STELLENBOSCH
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Application Number: TP1398/2025
Our File Reference Number: Erf 851, Kylemore
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 851, KYLEMORE

1 The above application refers.

2 The duly authorised decision maker has decided on the above application as follows:

2.1 That the following application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 851 -Kylemore for a departure:

2.1.1 To relax the common building line from 2.5m to 0.8m to 0m (adjacent to Erf 852) for the construction of the master bedroom, sunroom and a covered stoep.

2.1.2 To relax the common building line from 2.5m to 0m (adjacent to Erf 850) for the proposed additions in the form of a lean -to roof with a braai area.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

3.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation, Bylaws, or Regulations that may be applicable.

3.2 The development and building plans generally will be in accordance with the site plan/floor layout plans as referenced Drawing No. HK-KLE152508170-1, Drawn by: RCAD Architects, Dated: 08.09.2025, and attached as **Annexure B.**

3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.4 No stormwater may be discharged directly from the building roof onto the neighbouring property other than the adjacent public road.

4 The reasons for the above decision are as follows:

4.1 The proposal is subsequently in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

5 Matters to be noted:

None

6 You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7 Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law

8 **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9 Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10 The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

11 An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

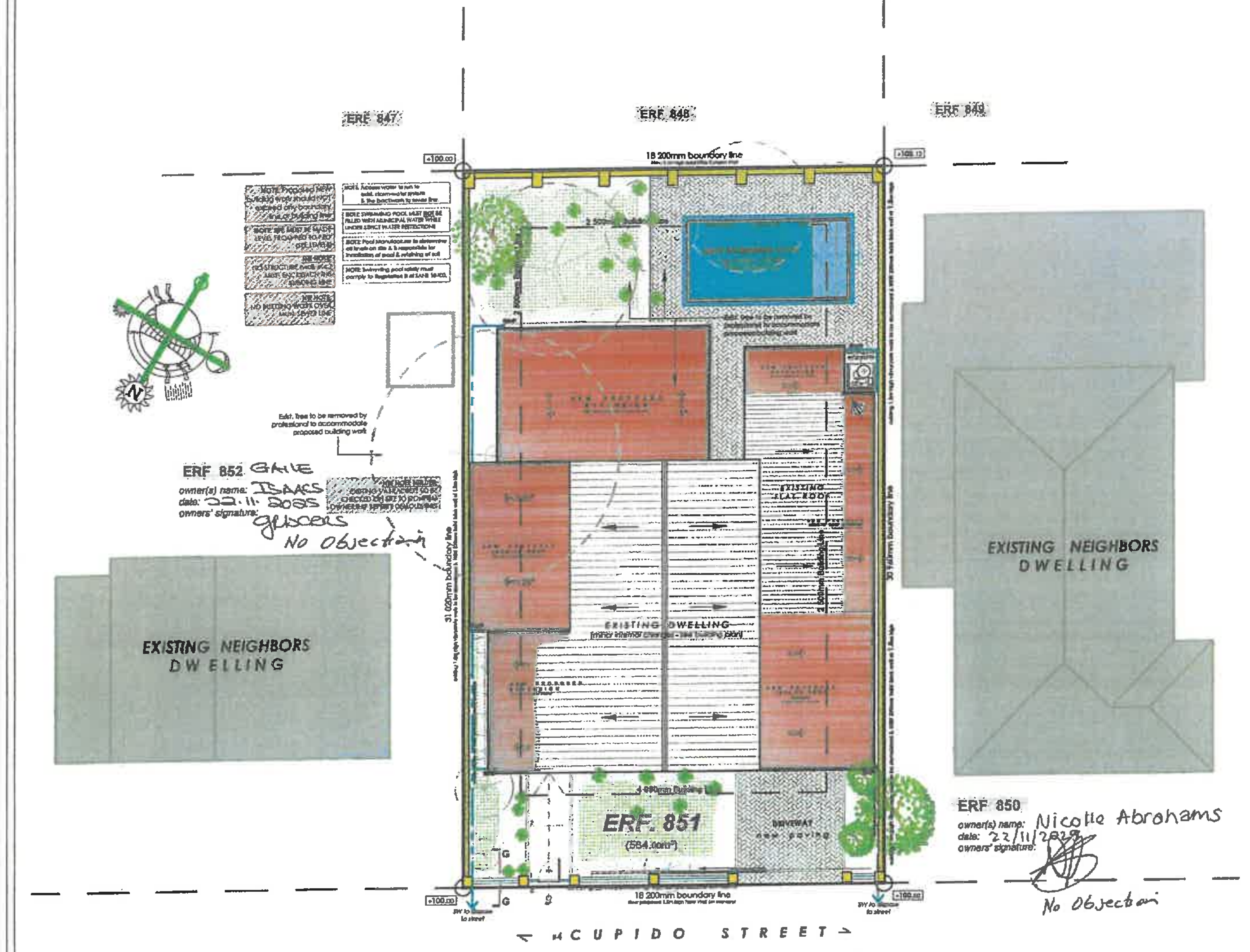
13 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

16/7/2026.

DATE



NOTE: Proposed new building work should NOT exceed any boundary line or building line.

NOTE: Access water to run to exist. storm-water system & the backwash to sewer line.

NOTE: SWIMMING POOL MUST NOT BE FILLED WITH MUNICIPAL WATER WHILE UNDER STRICT WATER RESTRICTIONS

NOTE: Pool Manufacturer to determine all levels on site & is responsible for installation of pool & retaining of soil

NOTE: Swimming pool safety must comply to Regulation 8 of SANS 10400.

Exist. Tree to be removed by professional to accommodate proposed building work

ERF 852 GAIE
owner(s) name: ISAACS
date: 22.11.2025
owners' signature:
No Objection

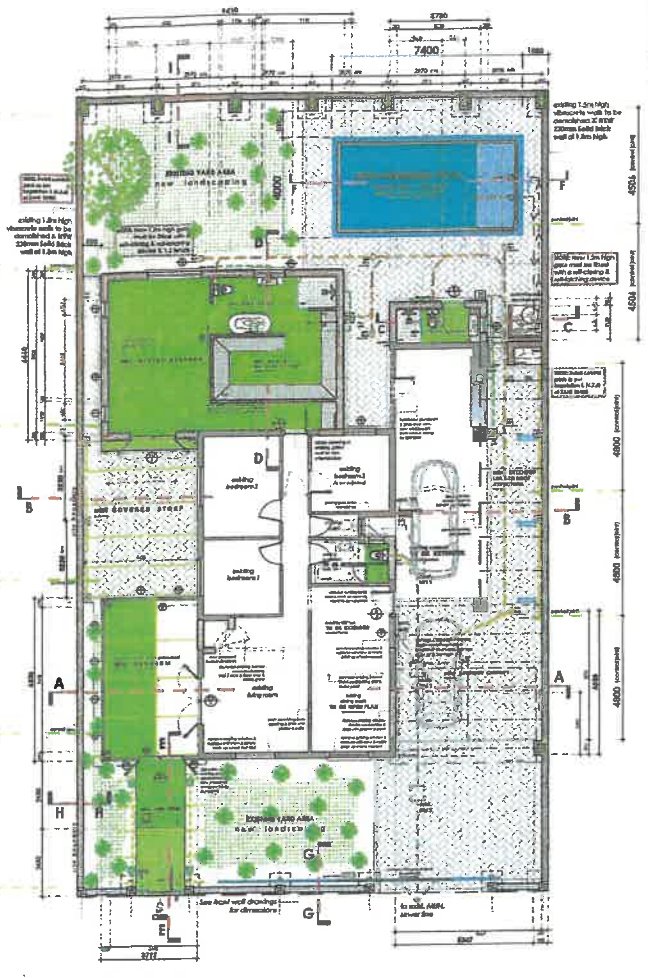
ERF 850
owner(s) name: Nicolle Abrahams
date: 22/11/2025
owners' signature:
No Objection

SITE & ROOF PLAN
SCALE 1:100

MIN MUNICIPAL STANDARDS ONLY.
MIN. GLAZED TILING TO ALL SANITARY FITTINGS 300mm ABOVE & 200 BESIDES, SHOWER TILING UP TO 1200 & FITTED WITH IMPERVIOUS CURTAIN.
ONE HIGH LEVEL AIRBRICK TO ALL ROOMS CONTAINING SANITARY FITTINGS
ALL GLAZING MORE THAN 1sqm OR WITHIN 500mm FROM FFL TO BE SAFETY GLASS.
ALL BRICKWORK OPENINGS TO HAVE PRECAST REINFORCED LINTELS WITH 250mm MIN. BEARING.
3 COURSES OF BRICKFORCE ABOVE LINTELS UP TO 3m SPAN AND 5 FOR MORE THAN 3m AND MORE OR EQUAL TO 4.8m.

DRAINAGE
ALL NEW DRAINAGE INSTALLATIONS MUST COMPLY TO PART P OF SANS 10400: 2010
ACCESSIBLE DUCT INSIDE OPEN PLAN OFFICE TO BE CONSTRUCTED TO COVER EXISTING DRAINAGE.
NEW 110Ø VENT PIPE TO BE INSTALLED.
DRAINAGE GENERAL NOTES:
WASTEPIPES TO BE 50Ø mm PVC
SOILPIPES TO BE 110Ø mm PVC
VENTPIPES TO BE 50Ø mm PVC
I.E. TO ALL BENDS AND JUNCTIONS.
ALL DRAINAGE BELOW SURFACE BED AND PENETRATING THROUGH FOUNDATION WALLS TO BE ENCASED IN min 200mm THK CONC. ALL ROUND TO ALL JUNCTIONS HAPPENING BELOW SURFACE BED WITH Y12 BAR STEEL REINFORCEMENT.

MIN. FALL OF PIPES AT 1:60



GROUND FLOOR PLAN
SCALE 1:100

DRAWING LEGEND
Existing Dwelling Walls
NEW 280mm cavity Clinkbrick walls
NEW Solid 110mm Clinkbrick wall
NEW Solid 220mm Clinkbrick wall

BUILDING CLASSIFICATION AND AREA TABLE

OCCUPANCY CLASSIFICATION:	DWELLING HOUSE
OCCUPANCY CODE:	H4

AREA SUMMARY

Existing Ground Floor	-	96.1 m²
Existing Covered Stoep	-	10.6 m²
Existing Carport	-	33.8 m²
Total Existing	=	140.5 m²
NEW EXTENDED SUNROOM AREA	-	10.2 m²
NEW EXTENDED CARPORT	-	19.7 m²
NEW EXTENDED LEAN-TO ROOF	-	20.6 m²
NEW OUTDOOR BATHROOM	-	6.0 m²
NEW MASTER BEDROOM / EN-SUITE / DRESSING ROOM	-	56.7 m²
NEW COVERED STOEP	-	27.1 m²
Total New	=	140.3 m²
TOTAL HOUSE	=	329.2 m²

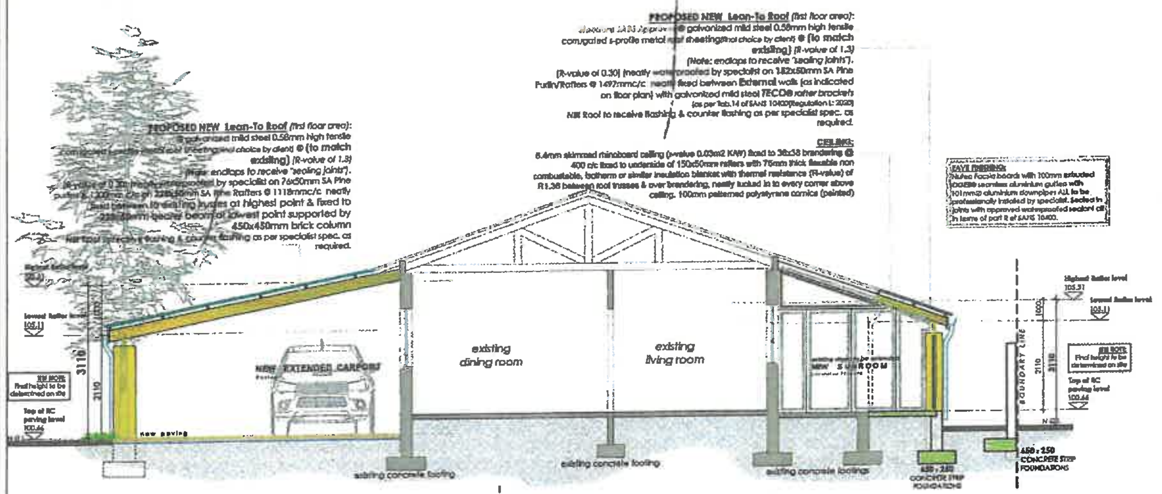
COVERAGE:

TOTAL COVERED AREA (Excl. First Floor)	280.8m²
SITE AREA:	564.0m²
Total	= 49.7% coverage

(Less Then = 50%) (COMPLY)

General Notes:

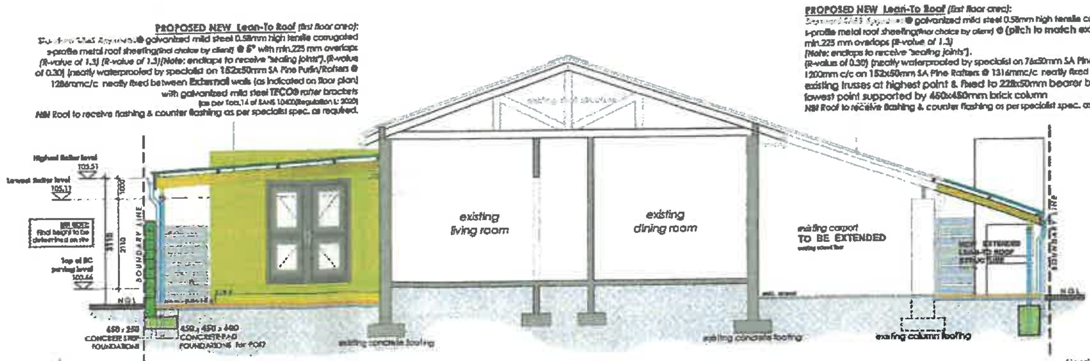
1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in strict accordance with the National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
   - ALL GLAZING MUST COMPLY TO THE REQUIREMENT OF SANS 10137 & SANS 10400 PART N.
   - ALL WINDOWS LOWER THAN 500mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS.
5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.
   - ALL GLAZING MUST COMPLY TO THE REQUIREMENTS OF SANS 10137 & SANS 10400 PART N.
   - ALL WINDOWS LOWER THAN 500mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS.
6. All cavities below floor level to be filled with concrete and dpc's to be stepped.
7. NOTE: Draughtsman/designer of these drawings is ONLY responsible for the drawing of the architectural Plans/drawings & for the approval thereof by the Local Authority/municipality & will NOT be held liable when registered owner & appointed registered & qualified contractor/builder deviates from APPROVED building plan (complying with SANS 10400 & The National building regulations). Application drawn by GAW Architecture in association with RCAD. NOTE: Draughtsman/designer of these plans will NOT be responsible for building inspection (if applicable) by local authorities' building inspector & appointment must be made by registered owner of Property or Appointed contractor of Local authority.



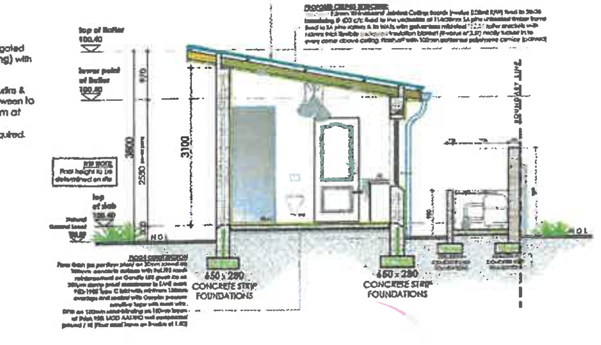
PROPOSED NEW Lean-To Roof (first floor area):
Standard SANS Approved® galvanized mild steel 0.58mm high tensile corrugated s-profile metal roof sheeting(final choice by client) @ (to match existing) (R-value of 1.3)
(Note: endlaps to receive "sealing joints").
(R-value of 0.30) (neatly waterproofed by specialist on 152x50mm SA Pine Purlin/Rafters @ 1497mmc/c neatly fixed between External walls (as indicated on floor plan) with galvanized mild steel TECO® rafter brackets (as per Tab.14 of SANS 10400(Regulation L: 2020)
NB! Roof to receive flashing & counter flashing as per specialist spec. as required.

CEILING:
6.4mm skimmed rhinoboard ceiling (r-value 0.03m2 K/W) fixed to 38x38 brandering @ 400 c/c fixed to underside of 150x50mm rafters with 75mm thick flexible non combustable, Isotherm or similar insulation blanket with thermal resistance (R-value) of R1.38 between roof trusses & over brandering, neatly tucked in to every corner above ceiling. 100mm patterned polystyrene cornice (painted)

SECTION A-A
SCALE 1:50

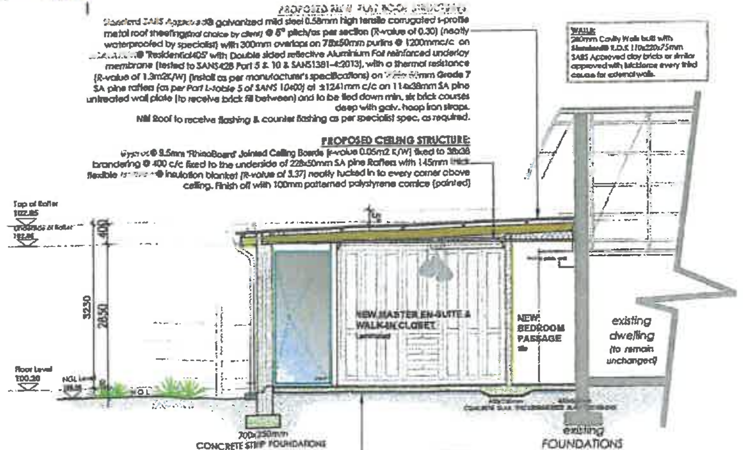

existing living room
existing dining room
existing carport TO BE EXTENDED
BOUNDARY LINE
450 x 250 CONCRETE STRIP FOUNDATIONS
450 x 450 x 460 CONCRETE PAD FOUNDATIONS for POST
existing concrete footing
existing column footing
NGL

SECTION B-B
SCALE 1:50


450 x 280 CONCRETE STRIP FOUNDATIONS
450 x 280 CONCRETE STRIP FOUNDATIONS
NGL
BOUNDARY LINE

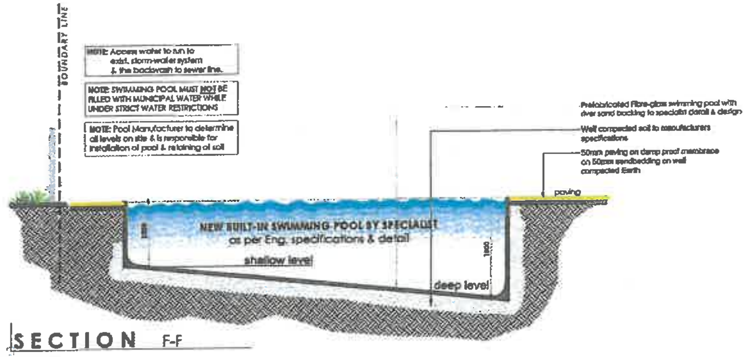
PROPOSED NEW FLAT ROOF STRUCTURE:
Standard SANS Approved® galvanized mild steel 0.58mm high tensile corrugated s-profile metal roof sheeting(final choice by client) @ 5° pitch/as per section (R-value of 0.30) (neatly waterproofed by specialist) with 300mm overlaps on 76x50mm purlins @ 1200mmc/c on [illegible] 'Residential405' with Double sided reflective Aluminium Foil reinforced underlay membrane (tested to SANS428 Part 5 & 10 & SANS1381-4:2013), with a thermal resistance (R-value of 1.3m2K/W) (install as per manufacturer's specifications) on [illegible] Grade 7 SA pine rafters (as per Part L-table 5 of SANS 10400) at ±1241mm c/c on 114x38mm SA pine untreated wall plate (to receive brick fill between) and to be tied down min. six brick courses deep with galv. hoop iron straps.
NB! Roof to receive flashing & counter flashing as per specialist spec. as required.

PROPOSED CEILING STRUCTURE:
Gyproc® 9.5mm 'RhinoBoard' Jointed Ceiling Boards (r-value 0.05m2 K/W) fixed to 38x38 brandering @ 400 c/c fixed to the underside of 228x50mm SA pine Rafters with 145mm thick flexible [illegible]® insulation blanket (R-value of 3.37) neatly tucked in to every corner above ceiling. Finish off with 100mm patterned polystyrene cornice (painted)


Top of Rafter 102.85
Underside of Rafter
400
3230
NEW MASTER EN-SUITE & WALK-IN-CLOSET
NEW BEDROOM PASSAGE
existing dwelling (to remain unchanged)
existing FOUNDATIONS
NGL
700x250mm CONCRETE STRIP FOUNDATIONS

FLOOR CONSTRUCTION
Floor finish (as per floor plan) on 30mm screed on 100mm concrete surface with mesh reinforcement on 80mm thick ISO board as high density 34kg/m³ rigid extruded polystyrene 100% closed cell insulation board of 50mm thickness and 600mm wide with shiplap joints on Gundle USB green or ex 250μm damp proof membrane to SANS mark 952-1985 Type C laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape with mesh wire. DPM on 100mm sandblinding on 100mm layers of thick 93% MOD AASTHO well compacted ground / fill (Floor must have an R-value of 1.00)

SECTION D-D
SCALE 1:50


BOUNDARY LINE
NEW BUILT-IN SWIMMING POOL BY SPECIALIST as per Eng. specifications & detail
shallow level
deep level
paving

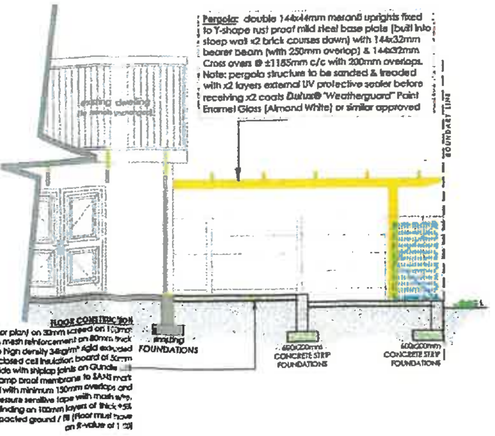
NOTE: Access water to run to exist. storm-water system & the backwash to sewer line.

NOTE: SWIMMING POOL MUST NOT BE FILLED WITH MUNICIPAL WATER WHILE UNDER STRICT WATER RESTRICTIONS

NOTE: Pool Manufacturer to determine all levels on site & is responsible for installation of pool & retaining of soil

Prefabricated fibre-glass swimming pool with river sand backing to specialist detail & design
Well compacted soil to manufacturers specifications
50mm paving on damp proof membrane on 50mm sandbedding on well compacted Earth

SECTION F-F
SCALE 1:50


existing dwelling (to remain unchanged)
existing FOUNDATIONS
450x200mm CONCRETE STRIP FOUNDATIONS
600x200mm CONCRETE STRIP FOUNDATIONS
BOUNDARY LINE
NGL

Pergola: double 144x44mm meranti uprights fixed to Y-shape rust proof mild steel base plate (built into stoep wall x2 brick courses down) with 144x32mm bearer beam (with 250mm overlap) & 144x32mm Cross overs @ ±1185mm c/c with 200mm overlaps.
Note: pergola structure to be sanded & treaded with x2 layers external UV protective sealer before receiving x2 coats Duluxe® "Weatherguard" Paint Enamel Gloss (Almond White) or similar approved

FLOOR CONSTRUCTION
Floor finish (as per floor plan) on 30mm screed on 100mm concrete surface with mesh reinforcement on 80mm thick ISO board as high density 34kg/m³ rigid extruded polystyrene 100% closed cell insulation board of 50mm thickness and 600mm wide with shiplap joints on Gundle USB green or ex 250μm damp proof membrane to SANS mark 952-1985 Type C laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape with mesh wire. DPM on 100mm sandblinding on 100mm layers of thick 93% MOD AASTHO well compacted ground / fill (Floor must have an R-value of 1.00)

SECTION E-E
SCALE 1:50

RCAD
Robert Cupido Architectural Design
Sacap Registered : PrSArchT ST2131

Client: Mr & Mrs Koen

Proposed
ADDITIONS & ALTERATIONS
on Erf.851,
94 Cupido street, Kylemore
- Stellenbosch -

SECTIONS A-A & B-E
ENERGY EFFICIENCY CALCULATIONS
XA CALCULATIONS
WINDOW & DOOR SCHEDULE
ELEVATIONS

HK-0123152308170	AS SHOWN
HK-0123152308170-1	08.09.2025
A0	RC / RC

FOR COUNCIL

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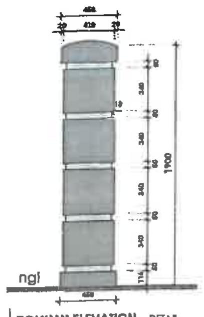
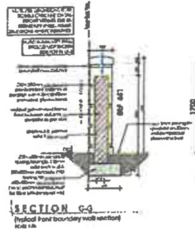
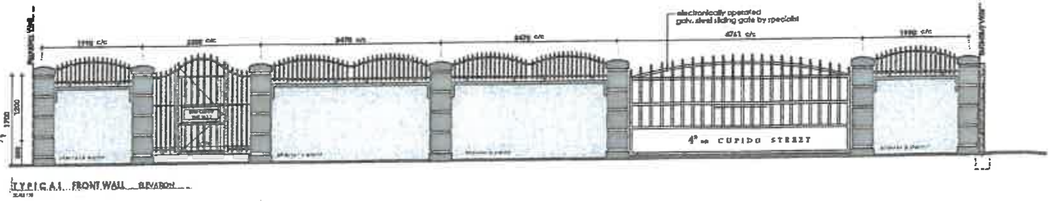


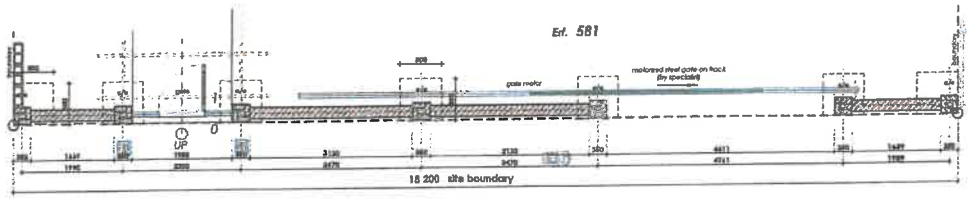
COLUMN ELEVATION DETAIL



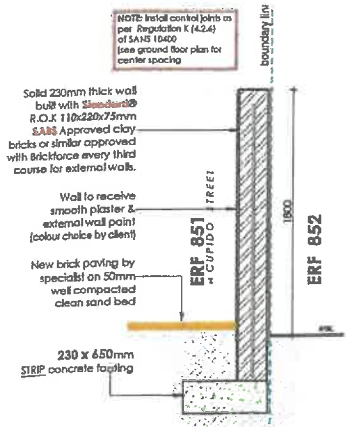
SECTION G-G


electronically operated galv. steel sliding gate by specialist
CUPIDO STREET

TYPICAL FRONT WALL ELEVATION



TYPICAL FRONT WALL PLAN



NOTE: Install control joints as per Regulation K (4.2.6) of SANS 10400 (see ground floor plan for center spacing

Solid 230mm thick wall built with Standard® R.O.K 110x220x75mm SABS Approved clay bricks or similar approved with Brickforce every third course for external walls.

Wall to receive smooth plaster & external wall paint (colour choice by client)

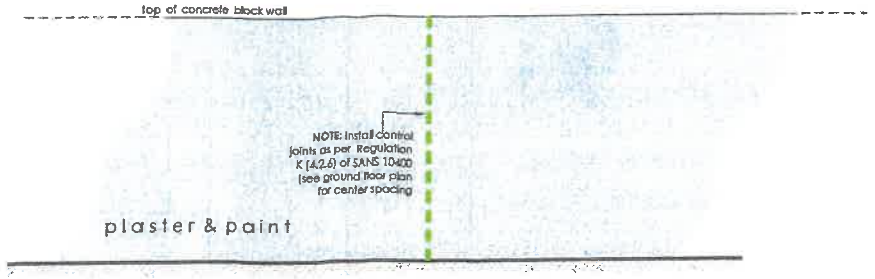
New brick paving by specialist on 50mm well compacted clean sand bed

230 x 650mm STRIP concrete footing

SECTION H-H

(concrete block wall)

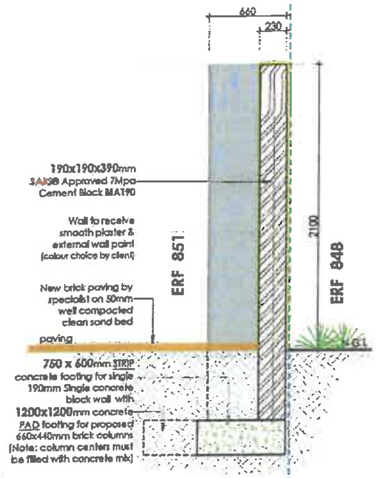
SCALE 1:20



NOTE: Install control joints as per Regulation K (4.2.6) of SANS 10400 (see ground floor plan for center spacing

TYPICAL FREE-STANDING BOUNDARY WALL ELEVATION

SCALE 1:50



190x190x390mm SABS® Approved 7Mpa Cement Block MA190

Wall to receive smooth plaster & external wall paint (colour choice by client)

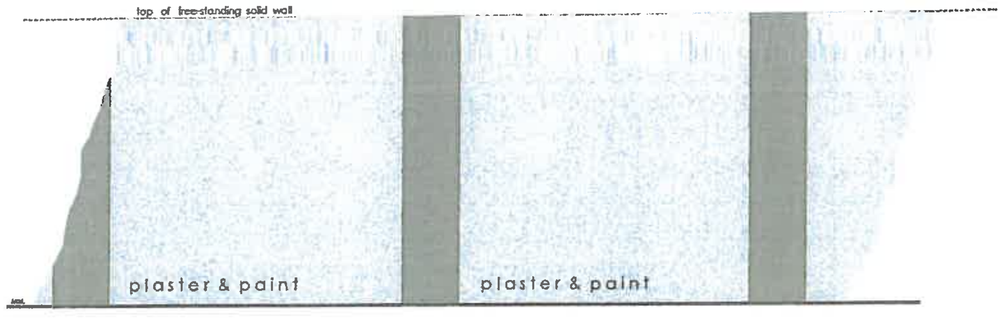
New brick paving by specialist on 50mm well compacted clean sand bed

750 x 600mm STRIP concrete footing for single 190mm Single concrete block wall with 1200x1200mm concrete PAD footing for proposed 660x440mm brick columns (Note: column centers must be filled with concrete mix)

SECTION I-I

(solid free-standing wall)

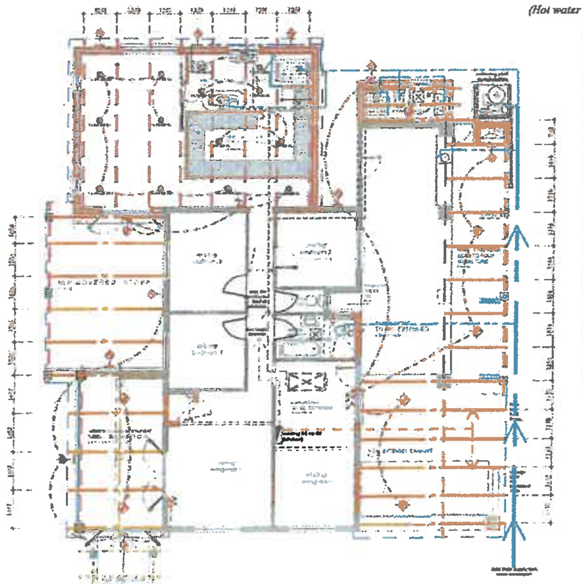
SCALE 1:50



TYPICAL SOLID BRICK FREE-STANDING BOUNDARY WALL ELEVATION

ENERGY CONSUMPTION CALCULATIONS

(Hot water & Electrical calculations)



TRUSS/RAFTER LEGEND

- 152 x 50mm sawn SA Pine RAFTERS as per Tab.14 of SANS 10400 (Regulation L: 2020)
- 227 x 50mm sawn SA Pine RAFTERS & Bearer Beams as per Tab.14 of SANS 10400 (Regulation L: 2020)

GROUND FLOOR PLAN

(Hot/Cold water & Electrical Layout)

SCALE 1:100

WATER DEMAND AND CONSUMPTION: (as per part XA of SANS 10400)

POPULATION (Pop): 4 people

CONSUMPTION (Cons): Pop. x Daily usage / capita
= 4 x 113L x 0.284
= 128L / day @ 55°C

REQUIRED:

PROVIDED:

NO NEED FOR ALTERNATIVE HEAT SOURCE - EXISTING HOT WATER CYLINDER IS CAPABLE OF CARRYING MINOR ADDITIONAL LOAD

INSULATION REQUIRED:

R-value - 1.0m² K/W = COMPLY

PROPOSED ADDITIONS:

New Master Bedroom	8x	LED Downlighter	3 W = 24
New Master En-suite	1x	Ceiling Light	20 W = 20
	4x	LED Downlighter	3 W = 12
New Outdoor Bathroom	1x	Ceiling Light	20 W = 20
New Sunroom	2x	Ceiling Light	20 W = 40
All External Wall Mounted	5x	Ceiling Light	15 W = 75
All External Ceiling Lights	11x	Ceiling Light	15 W = 165

TOTAL: 356 W

ALLOWED: (table 12 SANS 204 -

PROVIDED: 356W which is less than ... COMPLY

COMPLY

ENERGY CONSUMPTION: (as per part XA of SANS 10400)

ALLOWED:

Assume lights are on for 4 hours per day / year.

COMPLY

DRAWING LEGEND

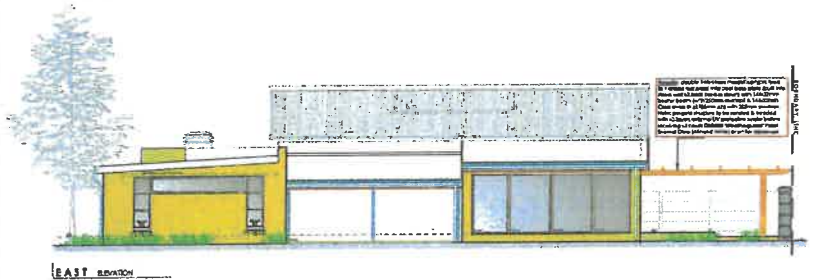
- ☒ extractor fans ducted to the outside & connected to separate switches
- ◐ 20W Ceiling fitted Lights
- ● 5W LED DL
- ◣ Exist. SABS approved Distribution Board (DB)
- ⊠ Position of Exist. 150/ Kwikot Geyser
- ─── Cold water supply line
- - - - Copper / Hot water supply line
- -·-·- Electrical feed

R-VALUE OF ROOF CALCULATION:

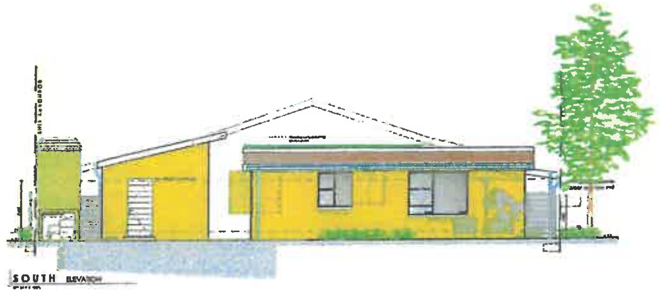
CLIMATIC ZONE:	4	MIN. REQUIRED TOTAL R-VALUE:	3.7m².K/W
ROOF ASSEMBLY:			
COMPONENT:			R-VALUE(m².K/W):
Standard SABS Approved® galvanized mild steel 0.58mm high tensile corrugated s-profile metal roof sheeting			0.35 m².K/W
non-combustible, lightweight foil finish isolation (underlay)			1.95 m².K/W
Isotherm Insulation			1.38 m².K/W
6.4mm rhino board ceiling			0.04 m².K/W
TOTAL R-VALUE PROVIDED:			3.73 m².K/W

R-VALUE OF FLOOR CALCULATION:

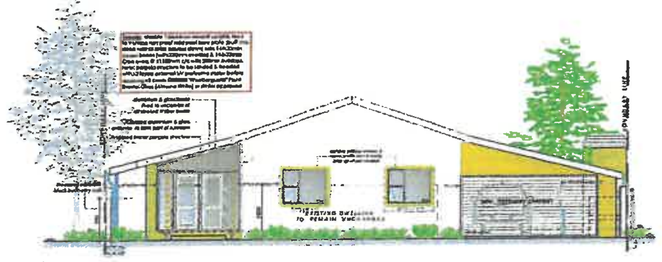
CLIMATIC ZONE:	4	MIN. REQUIRED TOTAL R-VALUE:	1.0m².K/W
FLOOR CONSTRUCTION:			
COMPONENT:			R-VALUE(m².K/W):
50mm Isoboard			1.68 m².K/W
TOTAL R-VALUE PROVIDED:			1.68 m².K/W



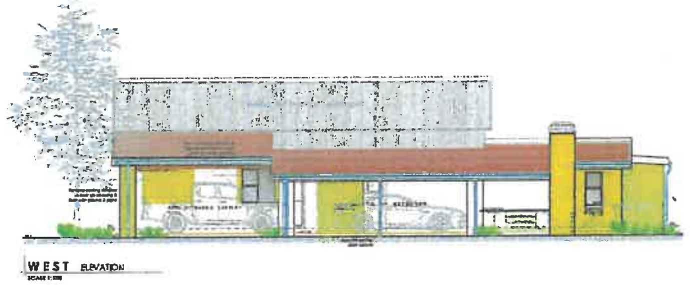
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

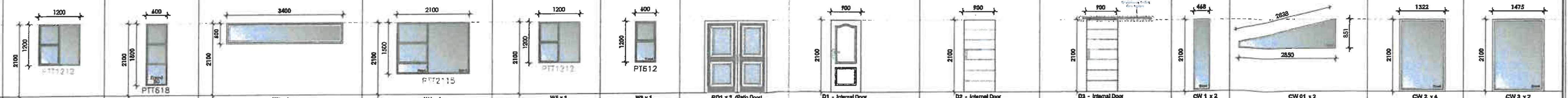


WEST ELEVATION

PROPOSED ADDITIONS

FENESTRATION SCHEDULE

Lintel height



FENESTRATION NR. & QUANTITY	W1 x 1	W2 x 2	W3 x 1	W4 x 1	W5 x 1	W6 x 1	PD1 x 3 (Patio Door)	D1 - Internal Door	D2 - Internal Door	D3 - Internal Door	CW 1 x 2	CW 01 x 2	CW 2 x 4	CW 3 x 2
GLASS & FRAME DESCRIPTION GLAZING PERFORMANCE VALUES ORIENTATION	Clear Glass, Aluminium U - value: 7.9 SHGC: n/a North-East	U - value: 7.9 SHGC: n/a North-West	U - value: 7.9 SHGC: n/a North-West	Clear Glass, Aluminium U - value: 7.9 SHGC: n/a South-East	Clear Glass, Aluminium U - value: 7.9 SHGC: n/a North-East	Clear Glass, Aluminium U - value: 7.9 SHGC: n/a South-East	aluminium & safety glass patio door U - value: 7.9 SHGC: n/a North-East & South-East	Swartland® MDF-Classique patterned Medium Duty / Semi-Interior Door (to receive x1 coat primer & x2 coats Dulux® Hi-Glo Luxurious medium sheen Enamel paint) n/a n/a	Swartland® MDF-Classique patterned Medium Duty / Semi-Interior Door (to receive x1 coat primer & x2 coats Dulux® Hi-Glo Luxurious medium sheen Enamel paint) n/a	Swartland® MDF-Classique patterned Medium Duty / Semi-Interior Door fitted with Hillaldam® Domestic Straightaway Sliding Door (to receive x1 coat primer & x2 coats Dulux® Hi-Glo Luxurious medium sheen Enamel paint) n/a	Custom Made Powder Coated Aluminium windows by specialist to be fully safety glass U - value: 7.9 SHGC: n/a North-West			
GLAZING AREA	0.6² window	0.8² window	0.8² window	1.2² window	0.6² window	0.4² window	glazing area only: 1.2m²		n/a	n/a	9.5² All glazing areas			

ENERGY EFFICIENCY CALCULATIONS:

BUILDING INFORMATION:

BUILDING CLASSIFICATION : H4
CLIMATIC ZONE : Zone 4
BUILDING ORIENTATION : North-East
BUILDING ENVELOPE : Dwelling House
DESIGN POPULATION: Max 2 persons per room

FENESTRATION PROVIDED DOES COMPLY WITH 20% OF FLOOR AREA, NO REGIONAL DESIGN REQ.

FENESTRATION DETAILS:

TOTAL FENESTRATION PROVIDED:

TOTAL FENESTRATION PER AREA PROVIDED:

FENESTRATION OUTCOME:

NETT FLOOR AREA (m²) :

- Nett Floor Area (only affected by Fene.) : 74.00m²
- 20% Floor Area : 14.80m²

TOTAL GLAZING AREA : 14.40m²

14.40m² < 74.00m²

(19.4%)
COMPLY

Less the 20%

COMPLY

GENERAL NOTES:

- ALL NEW WINDOWS & DOORS TO BE WHITE POWDER COATED ALUMINIUM FRAMING WITH SAFETY GLASS
- ALL PROPOSED WINDOWS MUST COMPLY TO SABS STANDARDS & WITH SANS 10400 PARTS N & XA.
- NOTE: OBSCURE GLASS (ALL BATHROOMS ONLY)

X-A CALCULATIONS

(Window & Door Schedule)

Scale 1:50

No Objection

24/11/2025

Nicole Abrahams

(GALLE R. ISAACS) (No Objection)

24/01/2025

1. Contractor and Sub-Contractor to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in strict accordance with the National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
   - ALL GLAZING MUST COMPLY TO THE REQUIREMENTS OF SANS 10137 & SANS 10400 PART N.
   - ALL WINDOWS LOWER THAN 500mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS.
5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be safety glass.
   - ALL GLAZING MUST COMPLY TO THE REQUIREMENTS OF SANS 10137 & SANS 10400 PART N.
   - ALL WINDOWS LOWER THAN 500mm FROM FLOOR MUST BE FITTED WITH SAFETY GLASS
6. All cavities below floor level to be filled with concrete and dpc's to be stepped.
7. NOTE: Draughtsman/designer of these drawings is ONLY responsible for the drawing of the architectural Plans/drawings & for the approval thereof by the Local Authority/municipality & will NOT be held Liable when registered owner & appointed registered & qualified contractor/builder deviates from APPROVED building plan (complying with SANS10400 & The National building regulations) Application drawn by DAW Architecture in association with RCAD. NOTE: Draughtsman/designer of these plans will NOT be responsible for building inspection (if applicable) by local authorities' building inspector & appointment must be made by registered owner of Property or Appointed contractor of Local authority.

RCAD
Robert Cupido Architectural Design

Sacap Registered : PrSArchT 872131

Mr & Mrs Koen

Proposed
ADDITIONS & ALTERATIONS
on Erf. 851,
Cupido street, Kylemore
- Stellenbosch -

SECTIONS A-A & E-E
ENERGY EFFICIENCY CALCULATIONS
XA CALCULATIONS
WINDOW & DOOR SCHEDULE
ELEVATIONS

AS SHOWN
08.09.2025
A0
RC
RC

FOR COUNCIL

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