CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

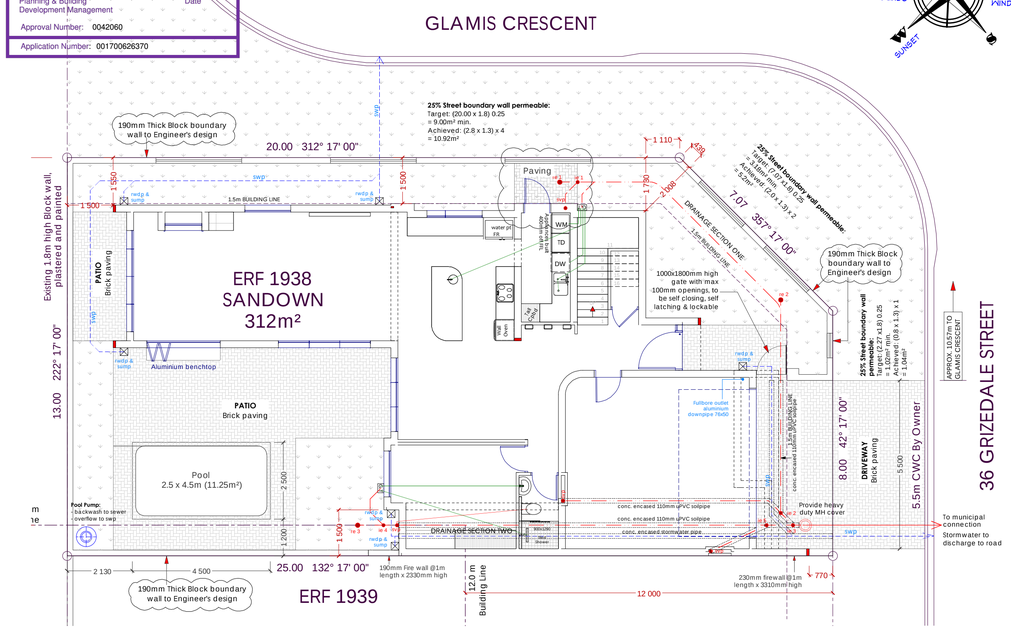
Building Control Officer / Delegatee

This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

Planning & Building Development Management — Date: 24 Mar 2026

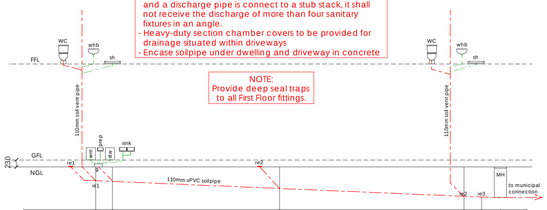
Approval Number: 0042060

Application Number: 001700626370



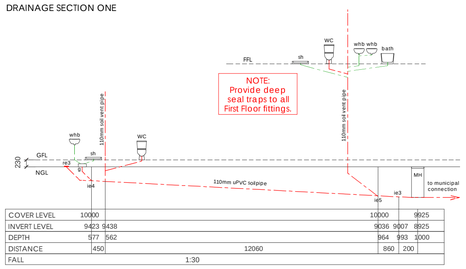
SITE PLAN SCALE 1:100

NOTES:
- 25mm Domestic water connection, refer back to water services for revision.
- 100mm Diameter Domestic sewer connection.
- SANS 10400-P 4.13.3a) Where a closed system is used and a discharge pipe is connect to a stub stack, it shall not receive the discharge of more than four sanitary fixtures in an angle.
- Heavy-duty section chamber covers to be provided for drainage situated within driveways
- Encase soilpipe under dwelling and driveway in concrete



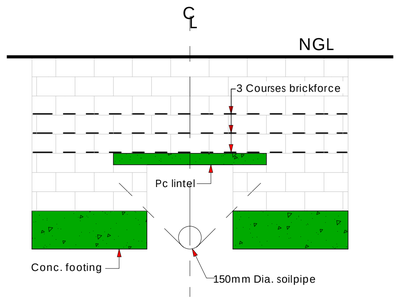
COVER LEVEL	10000	10000	10000		10000		9925	
INVERT LEVEL	9526	9508	9242		9026	9007	8925	
DEPTH	474	492	758		974	993	1000	
DISTANCE	540	7975	6490		570	200		
FALL	1:30							

DRAINAGE SECTION ONE

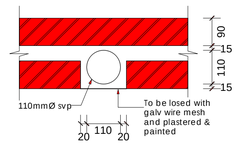


COVER LEVEL	10000		10000		9925	
INVERT LEVEL	9423	9438	9036	9007	8925	
DEPTH	577	562	964	993	1000	
DISTANCE	450	12060	860	200		
FALL	1:30					

DRAINAGE SECTION TWO



SEWERPIPE BRIDGE DETAIL
Scale 1:20

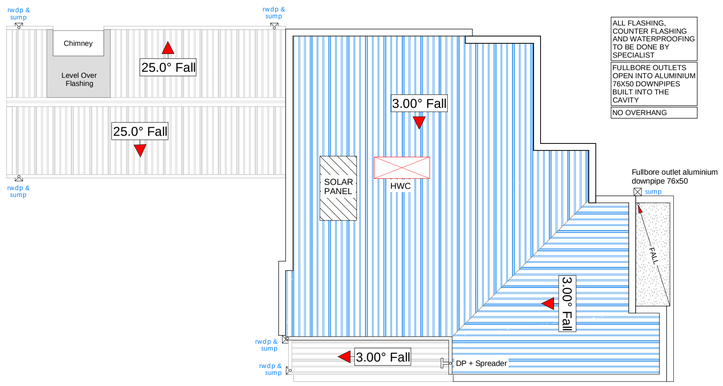


DP or SVP Inwall detail
scale 1:10

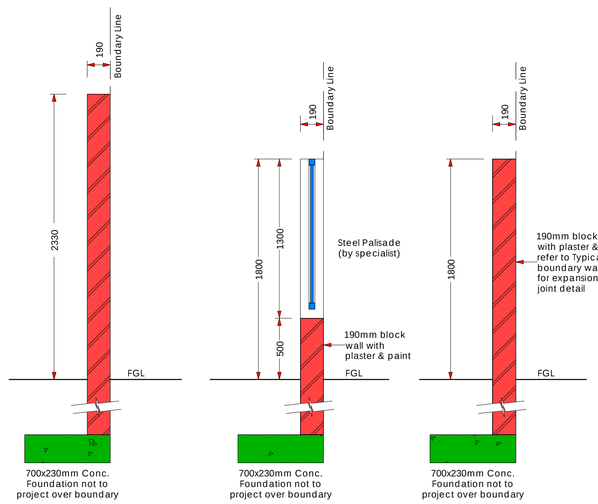
WATER DEMAND MANAGEMENT SYSTEM:

House Water use:
- All shower head and taps to be water efficient
- All cisterns to be dual flush: 3L & 6L taps with maximum flow rate of 6L/min. Shower heads with maximum flow rate of 7L/min. and demand or metering taps at wash hand basins.

Topping up or filling of swimming pools with municipal drinking water allowed subject to:
- The pool being covered with a non-permeable solid pool cover when not in use.
- Recovery of backwash water and the use of rainwater for pool topping up where practically possible.



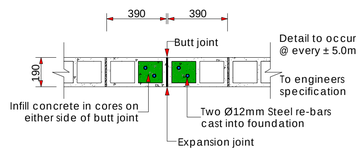
ROOF PLAN SCALE 1:100



Section Through Fire Block Wall
scale 1:25

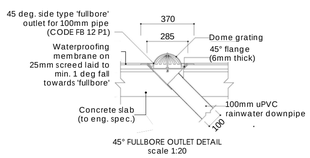
Section Through Palisade Block Wall
scale 1:25

Section Through Block Wall
scale 1:25

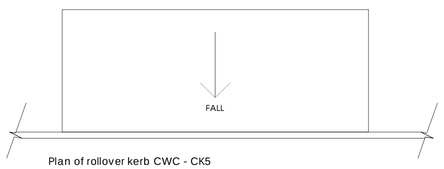


TYPICAL BLOCK BOUNDARY WALL DETAIL
Scale 1:20

SANDOWN
18 FEB 2026
DESIGN REVIEW COMMITTEE
APPROVED:

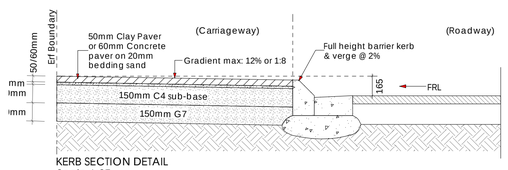


45° FULLBORE OUTLET DETAIL
scale 1:20



Plan of rollover kerb CWC - CK5
Scale 1:50

Elevation of rollover kerb CWC - CK5
Scale 1:50



KERB SECTION DETAIL
Scale 1:25

REVISION LIST:			
REV:	DATE:	DRAWN:	DETAILS:
2	17-02-2026	CMDS	First Council Submission
3	22-03-2026	CMDS	Second Council Submission

SIGNATURE(S):

Christopher Smith (SACAP Reg. Nr. D 0953)
66 Brander Ave, Bloubergrant, 7443 Mobile: 0663593029
Email: travellingdesigner11@gmail.com

Scale @ A1 | Drawn by: CMDS

Proposed New Residence for:	CASTELLI CONSTRUCTION	Legal Description :	Erf 1938	Address :	36 GRIZEDALE STREET, SANDOWN	Consent Plans	Print Date: 23/03/2026	DWG No: 2516	Sheet No: 1

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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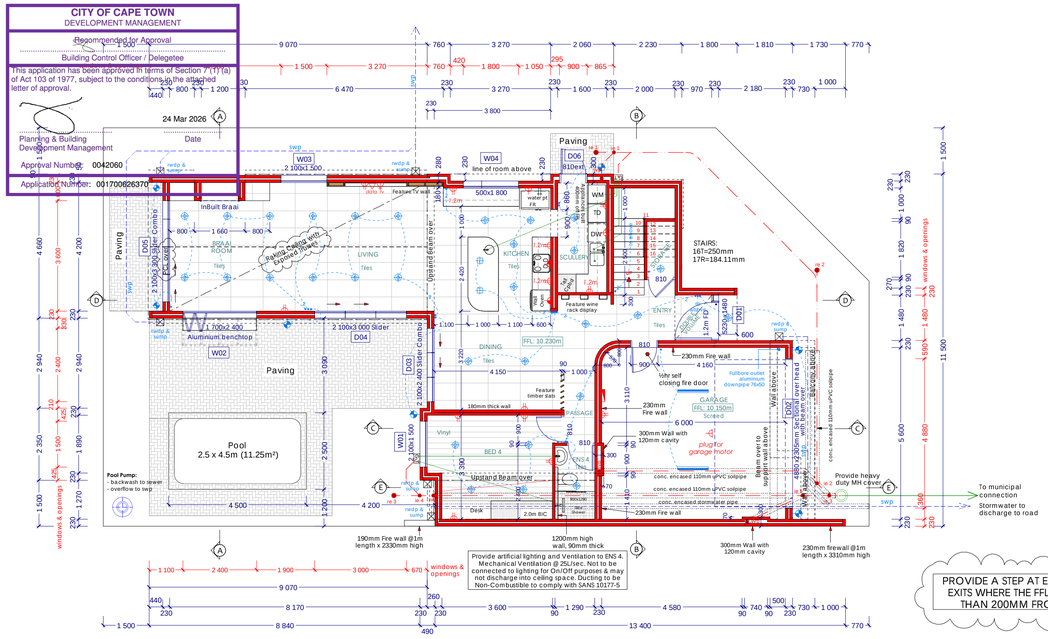
24 Mar 2026

Planning & Building Development Management

Date

Approval Number: 0042060

Application Number: 0017000626370



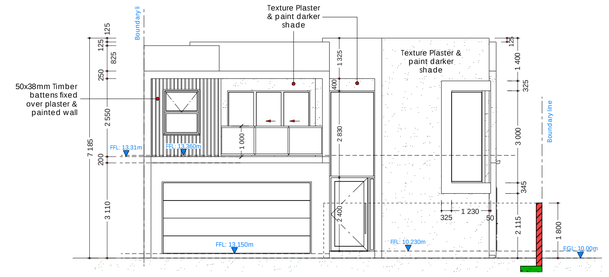
GROUND FLOOR PLAN SCALE 1:100

PROVIDE A STEP AT ENTRANCES/ EXITS WHERE THE FFL IS HIGHER THAN 200MM FROM NGL.

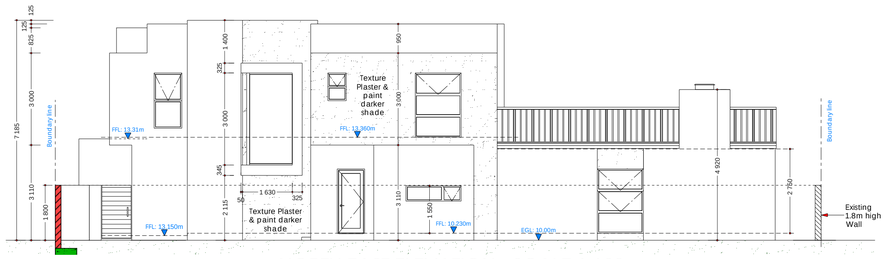
Electrical Legend

Symbol	Item
	Single socket
	Double socket
1.2m	1.2m (h) Double power point
	Stove Plug
	Single switch
2	Two way switch
	T.V
	Data
	Distribution Board
	Recessed LED Downlight
	Pendant Light (halogen)
	Chandelier
	Wall light (external)
	Flourescent light fitting
HWC	Solar Hot water cylinder
	Solar Panel
	Pantry light on door switch
	Ceiling Pan
	Heated towel rail

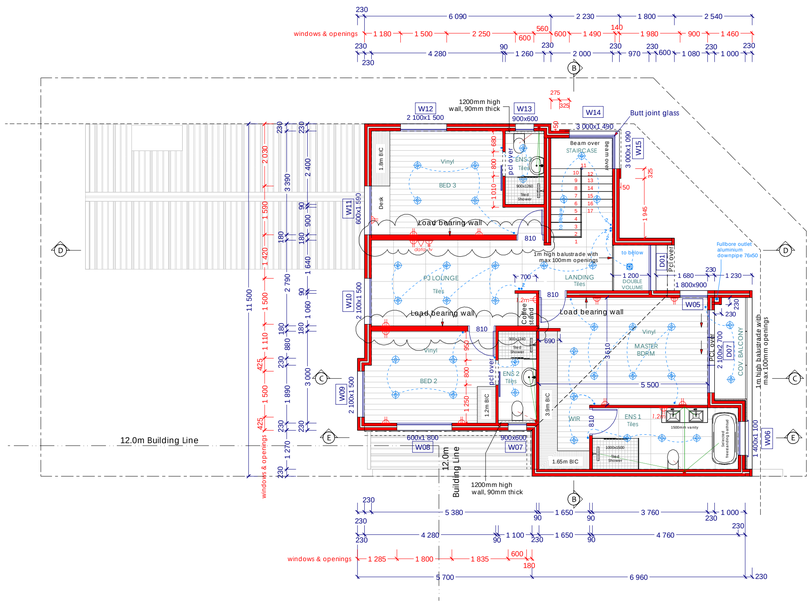
ALL STRUCTURAL SUPPORT SYSTEMS TO BE DESIGNED AND VERIFIED BY ENGINEER.



SOUTH EAST ELEVATION - SCALE 1:100



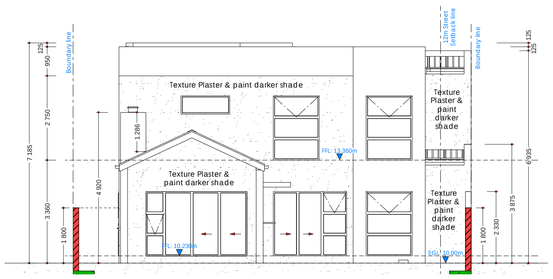
NORTH EAST ELEVATION - SCALE 1:100



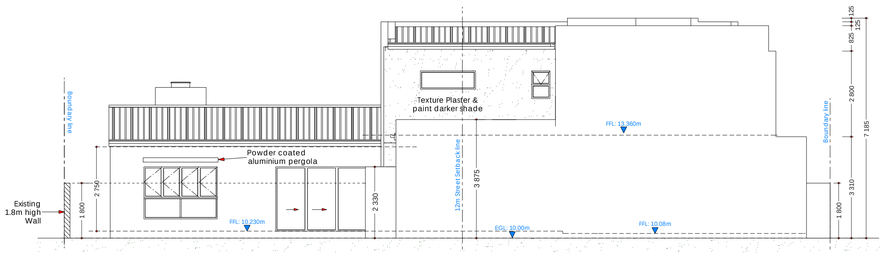
FIRST FLOOR PLAN SCALE 1:100

AREAS:	
GROUND FLOOR :	122.66 m²
GARAGE :	36.90 m²
COVERED DOUBLE VOLUME ENTRY :	0.89 m²
TOTAL GF AREA:	160.45 m²
FIRST FLOOR :	109.61 m²
COVERED BALCONY :	4.61 m²
DOUBLE VOLUME:	1.78 m²
TOTAL FF AREA:	116.00 m²
TOTAL AREAS	
TOTAL GF AREA:	160.45 m²
TOTAL FF AREA:	116.00 m²
TOTAL AREA	276.45 m²
SITE AREA:	312 m²
COVERAGE m²	165.45
COVERAGE:	53.03 %
FLOOR FACTOR:	0.89

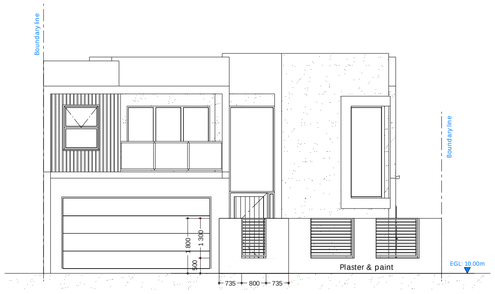
SANDOWN
18 FEB 2026
DESIGN REVIEW COMMITTEE
APPROVED:



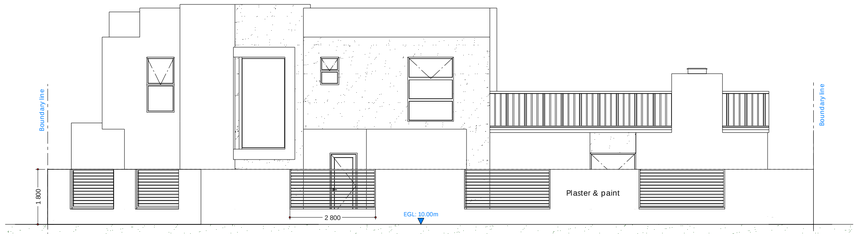
NORTH WEST ELEVATION - SCALE 1:100



SOUTH WEST ELEVATION - SCALE 1:100



SOUTH EAST ELEVATION STREET VIEW - SCALE 1:100



NORTH EAST ELEVATION STREET VIEW - SCALE 1:100

NOTES

General & Administrative
- Compliance: All work must comply with Local Authority regulations and all parts of SANS 10400 (South African National Standards).
- All building material to comply with SABS standards
- Site Check: Contractor to verify all levels and dimensions on site before work begins. Written dimensions take preference over scaling.
- Discrepancies: All work to be carried out in strict accordance with the drawings. Any errors or unclear info must be reported to the Architect immediately.
- Contractor to verify all colours & finishes with owner
- Boundaries: No part of the foundation or building may encroach on the site boundary.
- This drawing to be read in conjunction with all relevant consultants' drawings.
- Building envelope to comply with energy requirements per SANS 10400 XA 2021(Ed 2) & SANS 204
- All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.

Roof Construction
First floor roof and lower roof section over Bed 4 and Ens 4:
Galvanised Chromadek IBR Single length roof sheeting in Grey colour @ 3° roof pitch on sisalation on 75x50mm SA Pine purlins @1000 c/c max. on PVC underlay on 228x76 SA Pine Timber Grade 5 Rafters @1000mm c/c. Rafters to be tied into brickwork with 32x1,6mm Galv. hoop iron built minimum 600mm into
brickwork. Roof fixing to be in accordance with Part K 4.2.11. Roof to be endorsed by specialist/engineer.

Ground Floor Braai Room and Living Room:
IBR longspan roof sheeting @ 25° pitch over Radenshield Single Sided reflective aluminium radiant barrier over 75x50 Purlins @ 1000mm crs max.over counter purlins 75x50 @aid flat to lineup with trusses) over 50mm thick isoboard over the top of exposed trusses. Trusses to be tied into brickwork with 32x1,6mm Galv. hoop iron built minimum 600mm into brickwork. Timber ends built into brickwork to be treated with Carbolinium and wrapped in DPC. Roof fixing to be in accordance with Part K 4.2.11. Roof to be endorsed by specialist/engineer.
Infill between isoboard and purlins with 50mm isotherm insulation.

Insulation: SANS 10400 approved 405 Sisalation, lapped 200mm.
Size and spacing of trusses/rafters in accordance with SANS 10400-L 4.4
Any timber ends built into brickwork must be treated with Carbolinium and wrapped in DPC (Damp Proof Course).
Provide adequate wind bracing.
Flashings: Flashing and counter flashing required around chimney, parapet walls and where roof abuts with first floor walls. Flashings as per SANS 10400 Part-L (refer Annex B)

Concrete Roof Construction:
'Bituthene' waterproofing membrane (or equal) over 25mm concrete screed with min 1° fall to fullbore on concrete slab to Engineers specifications. Waterproofing by specialist.

Fascia Boards:
All fascia and barge boards to be 228x12mm 'Nutec Fibre-cement board. (to Manuf. spacs)

Gutters & Downpipes:
Seamless Aluminium Gutters and downpipes to be in accordance with SANS 10400-L 4.3.2.
Downpipes to discharge into sumps and taken to road.

Walls & Masonry:
External: Maxi bricks, 230mm cavity walls (unless otherwise shown) on 700x250mm Concrete strip foundation
Internal: 90mm (Non-bearing) on 600x200 Thickened slab. 180mm solid walls on 700x250mm Concrete strip foundation.
Cavity Specs: 2.5 galvanized wire ties per m². Cavities concrete filled to the underside of stepped DPC at ground level. Cavities closed min. 3 courses below wall plates. Hoop-iron for fixing roof to go through closure and to locate 7 to 10 courses below wall plate level alternatively. All cavities should be kept clean from excess concrete and dirt
Damp Proofing (DPC): Stepped DPC (375micron damp proof course) to external walls at ground level, first floor level and around all openings. Weepholes @ 1150mm c/c at all stepped DPCs (min 150mm above NGL).
Precast Lintels: Prestressed concrete over openings with minimum of 4 courses of brickwork over, where no RC beams have been designed. Prestressed concrete lintels to be laid to manufacturer's specifications to openings >900mm. All openings >3000mm require 4 courses of brickwork with brickforce in every course in accordance with Part K 4.2.9

Plaster and Paint colour to comply with Sandown Design Guideline specifications.

Gable walls to be anchored with galv. hoop iron straps embedded 600mm into walls @ 1000mm crs and fixed over first 3 rafters.

Street boundary wall: To be 25% visually permeable. Boundary wall to consist of 190mm Thick Block boundary wall, 1.8m high. Visually permeable sections to be Palisade Fence panels to comply with guidelines and kicker walls to be 500mm max. high.
Freestanding walls to comply with SANS 10400-K Plaster & Paint finish.
Expansion joints to be provided to boundary walling at max. 5000mm centers(where applicable), refer to detail and Engineers specifications.
No part of the wall construction to project over the boundary line.

Concrete & Floors:
Specified floor covering with SA Pine skirting.
Floor Build-up: 25mm screed over 100mm concrete slab on SANS 10400 approved 275 micron DPM (Damp proof membrane) on 50mm clean sand blindings on well compacted earth fill.

Ceilings:
Material: 6.5mm Skimmed Rhinoboard.
Fixing: Fixed to brandering (38x38mm) @ 400mm crs to underside of trusses or suspended from rafters or underside of first floor concrete slab.

Windows & Doors:
All standard windows and external doors in aluminium as per ex. Wispeco catalogue or similar. Colour to Owners selection and to comply with HOA guidelines. DPC to be wrapped around all window and door openings.
Internal Doors: Timber (40mm hollow core) ex. Rutherford catalogue or similar.
Glazing: All new glazing to comply with (SANS 10400 Part N). Safety glass required for areas >1m² or less than 500mm above floor level . Glazed Doors & sidelights to be glazed with safety glazing.
Fire Safety: 30-minute fire-rated door (40mm) required between Garage and House (with 10mm threshold).
Sectional overhead garage door by Specialist - provide outlet at ceiling for automatic door opener.

Light and Ventilation:
Lighting and ventilation to comply with local authority requirements.
Minimum natural light to be 10% of the floor area. Minimum ventilation to be 5% of the floor area in accordance with SANS 10400-O.
Artificial Ventilation to be in accordance with SANS 10400-O 4.3.2.
Mechanical extraction (25L/s) on separate switch for internal bathrooms and may not discharge into ceiling space. Ducting to comply with SANS 10177-5

Services (Plumbing & Electrical)
Plumbing:
110mm dia. Sewer Line @ min. 1:60 Fall to Municipal connection. All plumbing to comply with SANS 10400 - Part P. Any part of sewer line below building or driveway to be encased in concrete typical.
100mm dia uPVC stormwater pipe to discharge onto road as per plan. Any part of stormwater line below building or driveway to be encased in concrete.
Min. Class 1 copper water pipes to building.
All Plumbing pipes to be concealed.
Washing Machine/Dishwasher points: Supply/waste in 90mm deep recess; stopcock above counter; waste min 600mm above FFL.
Hot Water (Energy): Insulate hot water piping from geyser to comply. hot water system & water supply to comply with SANS 204. 50% of hot water generation to be alternate energy (Heat Pump or Solar Geyser) per SANS 204.
Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.
Water meter and connection pipe to be min. 19mm i.d.
Electrical:
Supply and fit single phase electrical connection from council.
Provide a Telkom connection laid to SABS 950/1969.
Light switches: 1200mm above FFL unless specified otherwise. Sockets: 400mm above FFL unless specified otherwise.

Chimney:
Chimneys to be min. 1000mm above roof plane & if less than 1.5m from adjacent structure to extend 1m min. above adjacent structure. Flashed with flashing and counter flashing in terms of SANS 10400-V 4.3.5
Chimneys laterally unsupported and higher than 4,0m shall be designed in accordance with SANS 10400-B.
No combustible material, such as timber joist, timber roof trusses shall be built within 200mm of the inside of such chimney.

Stairs:
External steps max. risers 180mm, min. treads 250mm.
Reinforced Concrete stairs to Engineers details - 16 treads @ 250mm & 17 risers @ 184.11mm.
Headroom - 2.1m minimum.
Provide 1000mm high balustrades by specialist with max. No opening to allow the passing of a 100mm dia ball to staircase. Style of balustrade Owners selection.

Balcony:
Waterproofing to Balconies to be in accordance with SANS 10400-L 4.3
Provide 1000mm high balustrades by specialist with max. No opening to allow the passing of a 100mm dia ball to all balconies. Style of balustrade Owners selection.

Waterproofing:
All waterproofing to be done by specialist

Structural Work:
All structural work to be referred to engineer.

Fire Protection:
Any separating element (wall and floor) between any garage and any habitable room shall have a fire resistance of not less than 30 min and the wall shall extend to the underside of the roof/slab.
Note wall between Garage, Kitchen, Scullery and Entrance hall to provide 30 minute fire resistance. Any door between such garage and any such room shall have a fire resistance of not less than 30 min and such doorway shall require a threshold of not less than 10 mm.

Swimming Pool
Pool to be constructed in strict accordance with local authority regulation.
Positioning of the pool to be confirmed by client before work commences.
Contractor to check all levels and dimensions on site before the commencement of work.
Construction: 190mm blockwork and plaster.
Reinforcement: 10mm Mild steel rods @ 400mm centers, central in blockwork and secured with wire ties.
Finish: Waterprooted fibre lining in approved colour.
Excavation: Hand-dug; soil to be removed from site (do not bank against any walls or fences).
Safety: All gates to pool/property must be self-closing and self-latching.
Backwash to discharge to sewer. Overflow to discharge to stormwater system
Topping up or filling of pool with Municipal drinking water only allowed subject to:
- Pool being covered with non-permeable solid pool cover when not in use.
- Recovery of backwash water and the use odf rainwater for pool topping up where practically possible

REVISION LIST:

REV:	DATE:	DRAWN:	DETAILS:
2	17-02-2026	CMDS	First Council Submission
3	22-03-2026	CMDS	Second Council Submission

SIGNATURE(S):

Christopher Smith (SACAP Reg. Nr. D 0953)
66 Brander Ave, Bloubergrant, 7443 Mobile: 0663593029
Email: travellingdesigner11@gmail.com

Scale @ A1 | Drawn by: CMDS

Proposed New Residence for: **CASTELLI CONSTRUCTION** | Legal Description : Erf 1938 | Address : 36 GRIZEDALE STREET, SANDOWN | Consent Plans | Print Date: 23/03/2026 | DWG No: 2516 | Sheet No: 2

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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Planning & Building Development Management — Date

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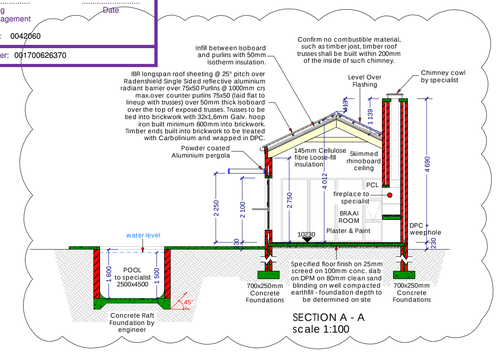
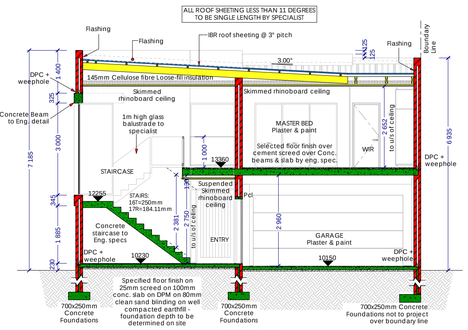
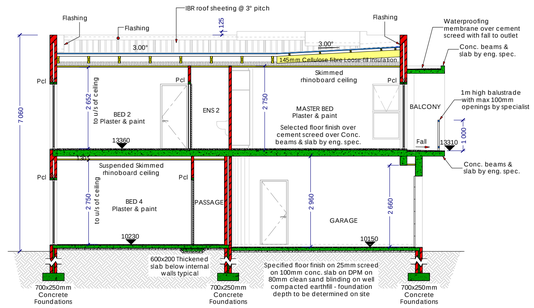
Application Number: 001700626370



SECTION A - A
scale 1:100



SECTION B - B
scale 1:100



SECTION C - C
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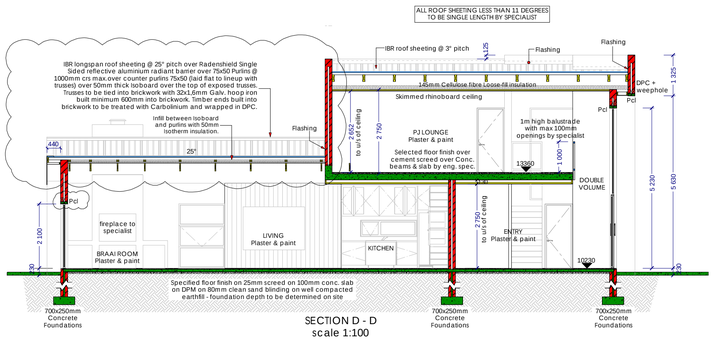

SECTION D - D
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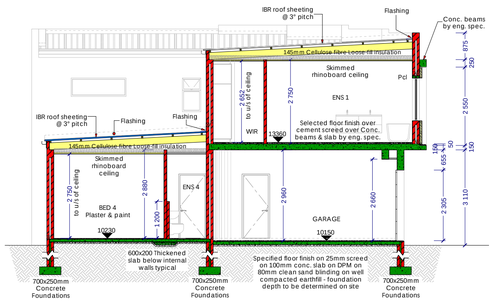


SECTION E - E
scale 1:100

ENERGY EFFICIENCY IN BUILDINGS - SANS 10400-XA AND SANS 204 - SUPPLEMENTARY SCHEDULE

36 GRIZEDALE STREET, SANDOWN — ERF 1938 — 16/02/2026

OCCUPANCY CLASSIFICATION OF BUILDING	H4	
DESIGN OCCUPANCY TIME	24 hrs/day	7 Days per week
BUILDING TOTAL NET HABITABLE FLOOR AREA	208.21 sqm	
CLIMATIC ZONE OF BUILDING	4	
MAXIMUM ENERGY DEMAND AND CONSUMPTION	Non prescribed/specified	

BUILDING ENVELOPE

4.4.1 - Orientation

Longer Axis of the building/Orientation : NORTH EAST

4.4.3 External Walls

Masonary - 230mm, cavity construction — R= min0.35 — Complies — *(SANS10400-XA (4.4.3)& SANS 204 Table 4 and advisory Note)*

4.4.4 Fenestration - natural environment control — *As per SANs 10400XA 4.4.3/ SANS 204 4.3.4*

CONDUCTANCE factor 1.4

SHGC factor 0.13

	Area		Target U-Value	SHG with Shading	SHG No Shading	
AREA Ground Storey	108.25	30.41%	3.8	0.49	0.4	Weighted average per Table 4 of SANS 10400-XA
AREA First Storey	99.96	32.25%	3.8	0.49	0.4	Weighted average per Table 4 of SANS 10400-XA
WINDOW AREA Ground Storey	32.92					30.41% ≤ 35% nett floor area
WINDOW AREA First Storey	32.24					32.25% ≤ 35% nett floor area

CONDUCTANCE A x U

GROUND STOREY	GLAZING	WIDTH	HEIGHT	A(sqm)	U-value	TOTAL
SOUTH WEST						
W2		2.4	1.7	4.08		0.00
				0.00		0.00
SUB-TOTALS:				4.08		0.00
NORTH WEST						
W1		1.5	2.7	4.05		0.00
D3		2.4	2.1	5.04		0.00
D4		3	2.1	6.30		0.00
D5		3.3	2.1	6.93		0.00
SUB-TOTALS				18.27		0.00
NORTH EAST						
W3		1.5	2.1	3.15		0.00
W4		1.8	0.5	0.90		0.00
D6		0.9	2.1	1.89		0.00
				0.00		0.00
SUB-TOTALS:				5.94		0.00
SOUTH EAST						
D1		1.48	3.13	4.63		0.00
				0.00		0.00
				0.00		0.00
				0.00		0.00
SUB-TOTALS:				4.63		0.00
TOTALS				32.92		0.00
	Conductance Gained		Max Cond.			
TARGET:	0.00	<	3.8	COMPLIES	YES	NO

SOLAR HEAT GAIN — A x S x E

SHADING	A	SHGC	P	H	P/H	direction	SEF	SHG
	4.08				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	4.05				#DIV/0!			0.00
	5.04				#DIV/0!			0.00
	6.30				#DIV/0!			0.00
	6.93				#DIV/0!			0.00
	3.15				#DIV/0!			0.00
	0.90				#DIV/0!			0.00
	1.89				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	4.63				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	SHG Gained		Max SHG					
TARGET:	0.00	<	0.40	COMPLIES:	YES	NO		

CONDUCTANCE A x U

FIRST STOREY	GLAZING	WIDTH	HEIGHT	A(sqm)	U-value	TOTAL
SOUTH WEST						
W7		0.6	0.9	0.54		0.00
W8		0.6	1.8	1.08		0.00
				0.00		0.00
				0.00		0.00
				0.00		0.00
SUB-TOTALS:				1.62		0.00
NORTH WEST						
W9		1.5	2.1	3.15		0.00
W10		1.5	2.1	3.15		0.00
W11		0.6	1.59	0.95		0.00
				0.00		0.00
				0.00		0.00
				0.00		0.00
SUB-TOTALS:				7.25		0.00
NORTH EAST						
W5		0.9	1.8	1.62		0.00
W12		1.5	2.1	3.15		0.00
W13		0.6	0.9	0.54		0.00
W14		1.49	3	4.47		0.00
SUB-TOTALS				9.78		0.00
SOUTH EAST						
W6		1.1	1.4	1.54		0.00
W15		1.09	3	3.27		0.00
D1		1.48	2.1	3.11		0.00
D2		2.7	2.1	5.67		0.00
				0.00		0.00
SUB-TOTALS:				13.59		0.00
TOTALS				32.24		0.00
	Conductance Gained		Max Cond.			
TARGET:	0.00	<	3.8	COMPLIES	YES	NO

SOLAR HEAT GAIN — A x S x E

SHADING	A	SHGC	P	H	P/H	direction	SEF	SHG
	0.54				#DIV/0!			0.00
	1.08				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	3.15				#DIV/0!			0.00
	3.15				#DIV/0!			0.00
	0.95				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	1.62				#DIV/0!			0.00
	3.15				#DIV/0!			0.00
	0.54				#DIV/0!			0.00
	4.47				#DIV/0!			0.00
	1.54				#DIV/0!			0.00
	3.27				#DIV/0!			0.00
	3.11				#DIV/0!			0.00
	5.67				#DIV/0!			0.00
	0.00				#DIV/0!			0.00
	SHG Gained		Max SHG					
TARGET:	0.00	<	0.40	COMPLIES:	YES	NO		

All fenestration air filtration shall be in accordance with SANS 613

4.4.5 Roof Assembly

Required R-value for location: R= min 3.7m2K/W - UP direction for climatic Zone 4

SANS XA Calculation: First Storey

		Size mm	R values
outdoor air film 7m/s			0.05
Profiled Metal Sheeting			0.00
Air space and foil reflectors			0.55
Isotherm		145	3.02
Plasterboard		10	0.05
Indoor air film			0.09
Total R			3.76

>3.7 — COMPLIES — YES

All construction to minimise air infiltration and leakage - *as per SANS 204 (4.4.3)*

4.5 - SERVICES

SANS XA Calculations

4.5.2 Hot Water Supply

Occupancy	Description	bedroom	capita
H4	to 2 people per bedroom	4	8

Usage	l/day/person	l/day
drinking, Food prep and cooking	18	144
personal washing and bathing	20	160
washing dishes	8	64
wc flushing	32	256
Total	624	litres

Hot water as per table 10 SANS 10400-XA	80-115 l/capita/day
Total hot water requirement per day	800 l of hot water
storage volume per capita	50 l of hot water
total storage required	400 l of hot water
50% of this needs to be solar	200 l per day with solar

Thus minimum of 1 x 200 solar supplied geyser to be installed. 50% of hot water will be provided by Solar Panel and 200l Solatherm domestic Geyser..

Water pipes <80mm diam - to be insulated to a min R value of 1.00 (25mm polyurethane foam)

4.4.5 Roof Assembly

Required R-value for location: R= min 3.7m2K/W - UP direction for climatic Zone 4

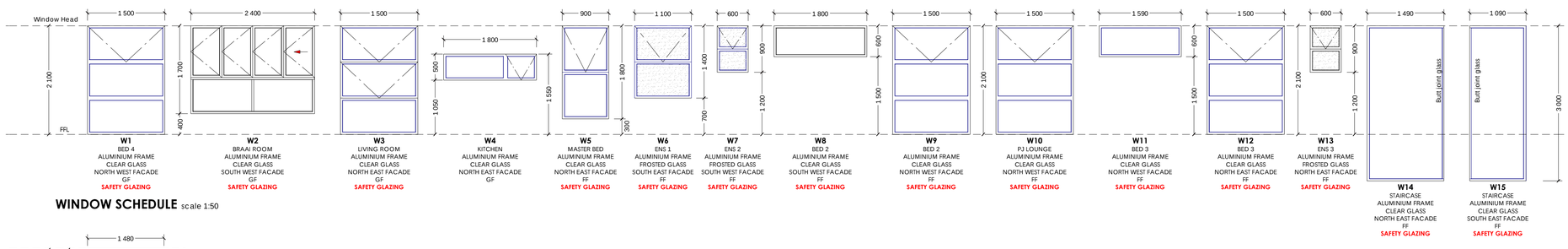
SANS XA Calculation: Living and Braai Room

		Size mm	R values
outdoor surface resistance			0.05
Profiled Metal Sheeting			0.02
Radenshield Single Sided			1.05
Isotherm		50	0.79
Isoboard		50	1.905
Total R			3.82

>3.7 — COMPLIES — YES

ENERGY EFFICIENCY NOTES:
-Any new geyser to have 80mm fibreglass insulation with R-value = 2. 50% hot water generation by alternate energy source.
-Insulated hot water piping to conform to SANS 204 R-value: 1 (25mm PU Foam Insulation)
-Geyser installation to be done in accordance with SANS 10252-1 & SANS 10106

LIGHTING:
-Lighting to be max 5w per sq/m as per SANS 204 - LED Energy saving lights to be used



WINDOW SCHEDULE scale 1:50

DOOR SCHEDULE scale 1:50

NOTE:
Brickwork openings sizes to be checked by window specialist before manufacturing special doors and windows.

NOTE:
All bathroom windows to be frosted glass.

INTERNAL DOOR NOTE:
All internal doors to be hollow core (patterned)

PART N: GLAZING
- Safety glazing is required where a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower as per Part N 4.4.2 (d).

- Safety glazing is required where it is used in any wall or balustrade to or immediately adjacent to a stairway, ramp, landing, pathway, patio, veranda or balcony as per Part N 4.4.2 (f).

- Safety glazing is required where glazing is used within 1800 mm of the pitch line of a stairway or the surface of a ramp, landing, pathway, patio, veranda or balcony.

SANDOWN
18 FEB 2026
DESIGN REVIEW COMMITTEE
APPROVED:

REVISION LIST:

REV.	DATE:	DRAWN:	DETAILS:
2	17-02-2026	CMDS	First Council Submission
3	22-03-2026	CMDS	Second Council Submission

SIGNATURE(S):

Christopher Smith (SACAP Reg. Nr. D 0953)
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Email: travellingdesigner11@gmail.com

Scale @ A1 | Drawn by: CMDS

Proposed New Residence for:	CASTELLI CONSTRUCTION	Legal Description :	Erf 1938	Address :	36 GRIZEDALE STREET, SANDOWN	Consent Plans	Print Date: 23/03/2026	DWG No: 2516	Sheet No: 3