

GROUND STOREY PLAN
SCALE 1:100

ROOF "R" VALUE	
OUTSIDE AIR	= 0.03
CONCRETE ROOF TILE	= 0.02
ROOF SPACE	= 0.28
SIGILLATION	= 2.5
CEILING BOARD	= 0.06
INSIDE AIR	= 0.16
TOTAL "R" VALUE	= 3.05
MIN "R" VALUE	= 2.7

GENERAL NOTES

ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS. DIMENSIONS ARE TO BE READ AND NOT SCALED OFF. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER AND CONSTRUCTED UNDER HIS SUPERVISION AND APPROVAL. NO WORK IS TO BE PERMITTED PRIOR TO THE PRINCIPAL OR FORMAL APPROVAL OF THE RELEVANT LOCAL AUTHORITIES AND THE RISK REMAINS WITH THE OWNER OR DEVELOPER AT ALL TIMES IF THIS IS NOT ADHERED TO. ALL LEVELS AND DIMENSIONS TO BE VERIFIED PHYSICALLY ON SITE BY CONTRACTOR. BEACONS TO BE FLAGGED PRIOR TO COMMENCEMENT OF ANY BUILDING WORK. ALL STRUCTURAL DEMOLITION WORK TO BE SUPERVISED BY A STRUCTURAL ENGINEER.

CONSTRUCTION NOTES

- FOUNDATIONS**
All existing foundations to be checked for structural stability and certified by a competent structural engineer
- WALLS**
-222 x 106 x 73 clay common minimum compressive strength 14Mpa plaster and paint both sides. Brick force every fourth course and two courses above all openings. 375 micron malthold dpc at bedding courses between mortar bed and to comply with PART K SANS 10400.
- Precast concrete lintols above all openings unless otherwise stated and to be constructed in accordance with PART K SANS 10400 4.2.9.3
- STAIRWAYS**
-Stairways to comply with SANS 10400 PART M 4.2.1-4.2.8
-Stair that contains more than 5 risers to comply with SANS 10400 PART M 4.3.2- 4.3.3
-note: certified structural engineer to approve design on stair.
- ROOFS**
-New concrete roof tiles on approved underlay on 38x38 pine bracing on 38x114 prefabricated timber trusses at centres to suit on 38x114 timber wall plate to match existing. Roof pitch to match existing and to comply with Part L of SANS 10400
-Derbigum SP 4mm torched on waterproofing to be laid in strict accordance to manufacturer's instruction to be laid on 32mm marine plywood on 38x38 SA Pine bracing @450 centers on 38x38 purlins @450 centers on 225x75 timber rafters @600 centers.
-Screed laid to falls on 200mm reinforced concrete roof slab as per engineer's detail Drainage and waterproofing to comply with Part L 4.3.
- GLAZING/ FENESTRATION:**
- All new fenestration to comply with SANS 204:2011 4.3.4
- Glazing material to comply with sams 10400:N-2010 4.3
- Thickness of glazing to comply with SANS 10400:N-2010 4.2.3
- All transparent glazing to be marked in accordance to SANS 10400:N-2010 4.3
- Glass balustrades to be toughened safety glass
- Thickness & max. panel dimensions of frame-less bath & shower enclosures shall comply with SANS 10400:N-2010 4.4.6 table 10
SEWER:
- All new sewer connect to existing sewer line
- All existing sewer to be checked and confirmed on site by engineer.
- STORMWATER:**
- All new storm water to be reticulated to existing storm water on site.

SCHEDULE OF AREAS	
AREA OF SITE AS PER TITLE DEED :	894 sqm
PERMITTED COVERAGE :	50%
PERMITTED FAR :	N/A
EXISTING COVERAGE :	117 sqm (13.08%)
PROPOSED COVERAGE :	38.03 sqm (4.25%)
TOTAL COVERAGE :	155.03 (17.35%)

PARKING REQUIREMENTS	
CLASSIFICATION :	H4 / DWELLING
REQUIRED :	2 BAYS PER DWELLING PLUS 1 FOR ANCILLARY UNIT
PROVIDED :	3 BAYS

endorsements

FLOOR PLANS
drawings

AMAFU SUBMISSION FOR APPROVED PLAN NO:242-09-15 FOR 122 CLARENDON ROAD, PARKHILL OF ERF 699 OF THE FARM DUIKERFONTEIN.

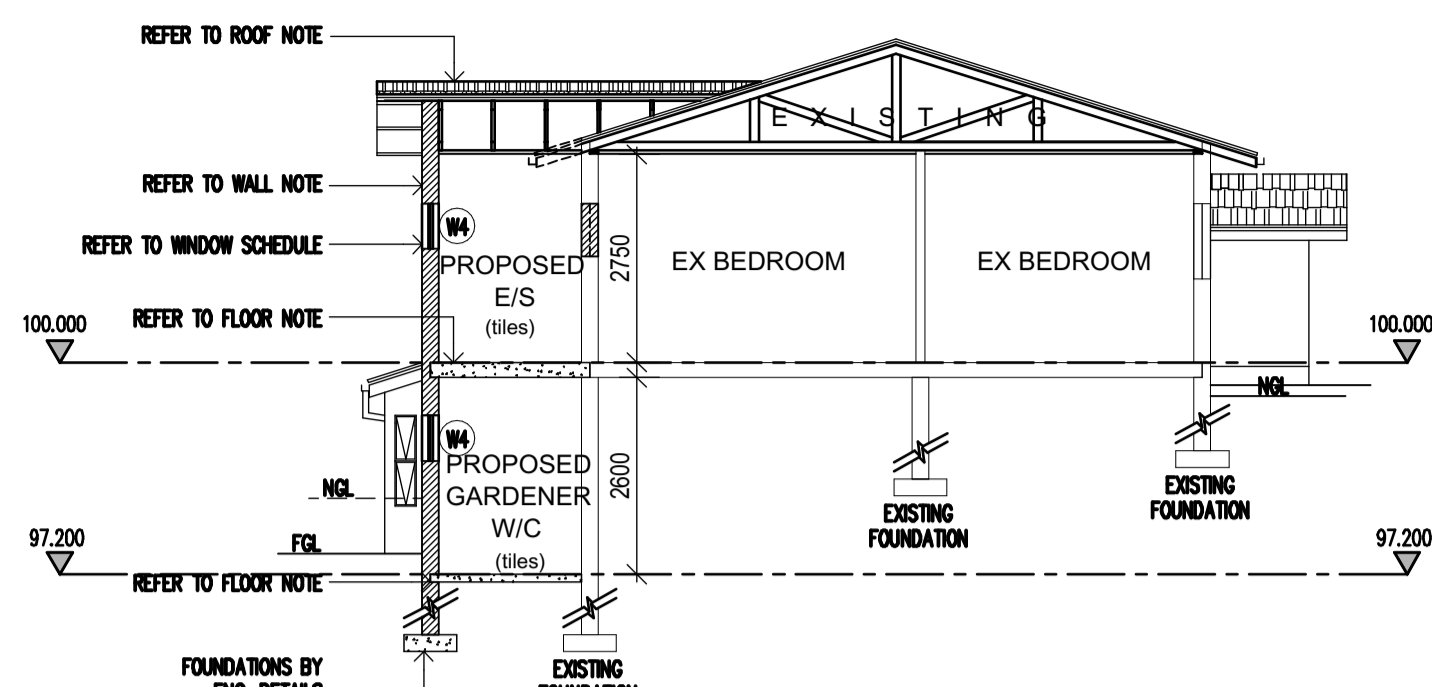
CLIENT SIGNATURE: [Signature]
[RATE NO.]: [TEL]:

author:	PG Pugen	technician:	LW Mbeje
issue date:	2023/04/24	revision:	
scale:	1:100		

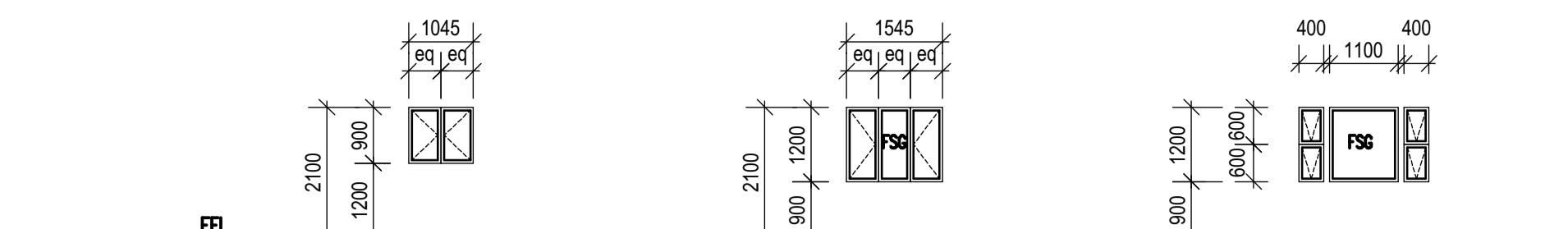
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N.B.R CLASSIFICATION - H4

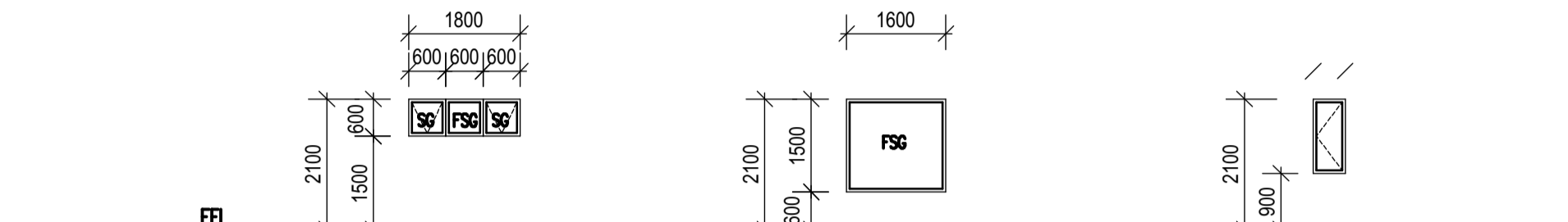
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SECTION A-A
SCALE 1:100

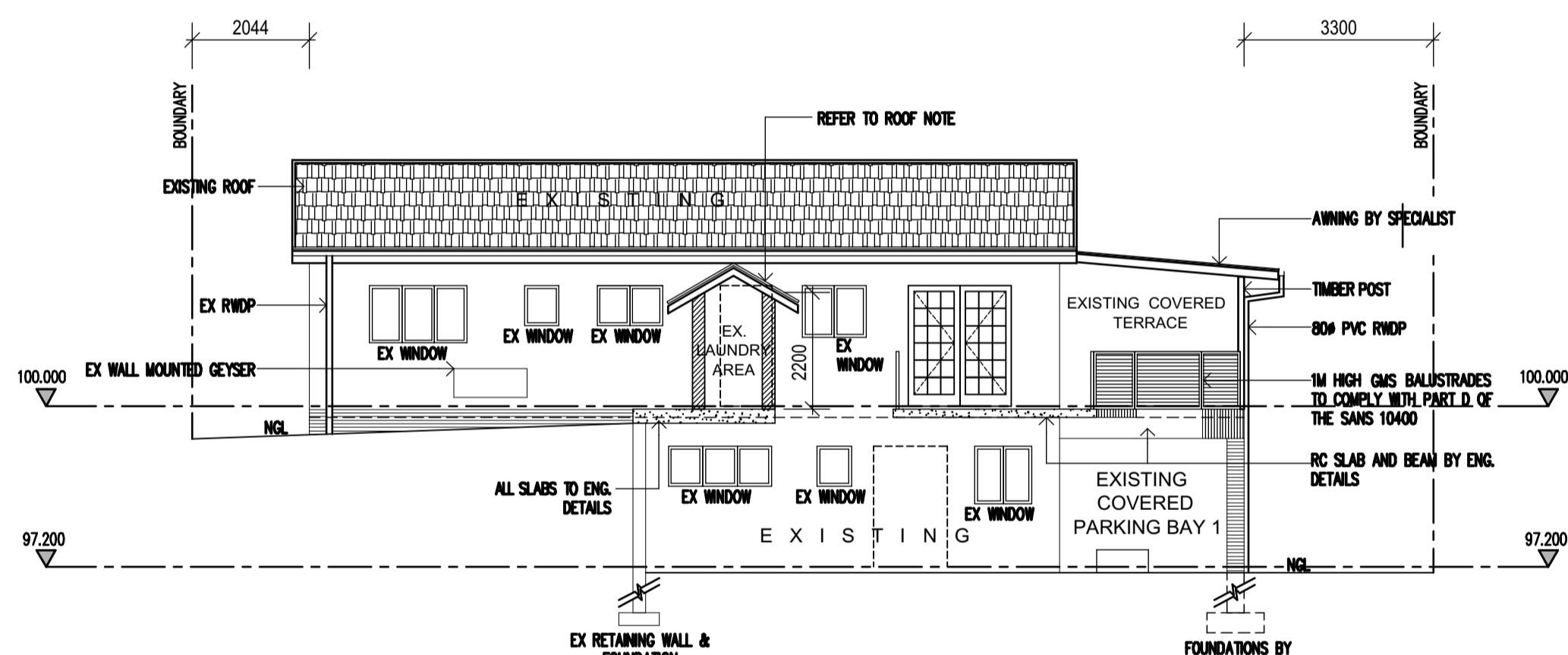


WINDOW NO.	W1	W2	W3 (AY WINDOW)
LOCATION	REFER TO PLAN	REFER TO PLAN	REFER TO PLAN
TYPE	TIMBER WINDOW BY SPECIALIST	TIMBER WINDOW BY SPECIALIST	TIMBER WINDOW BY SPECIALIST
GLAZING	4MM TOUGHENED SAFETY GLASS	4MM TOUGHENED SAFETY GLASS	4MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN	REFER TO PLAN

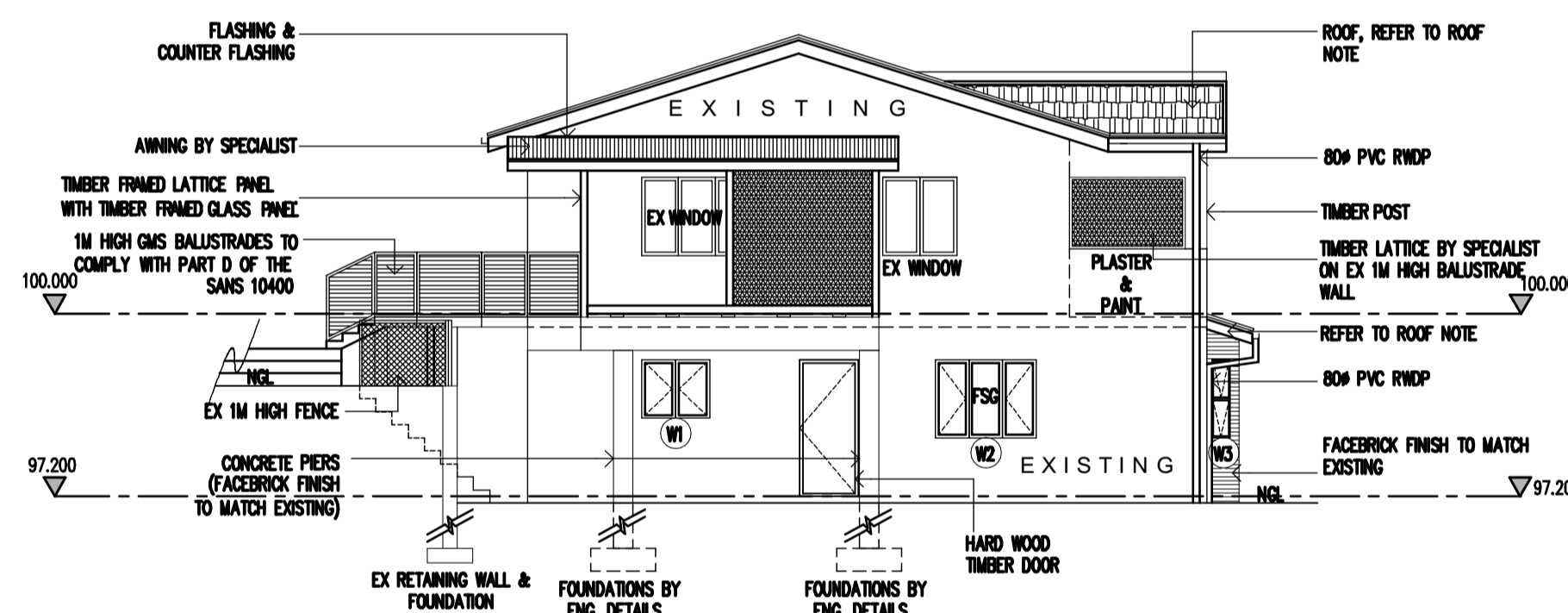


WINDOW NO.	W4	W5	W6
LOCATION	REFER TO PLAN	REFER TO PLAN	REFER TO PLAN
TYPE	TIMBER WINDOW BY SPECIALIST	TIMBER WINDOW BY SPECIALIST	TIMBER WINDOW BY SPECIALIST
GLAZING	4MM TOUGHENED SAFETY GLASS	5MM TOUGHENED SAFETY GLASS	4MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN	REFER TO PLAN

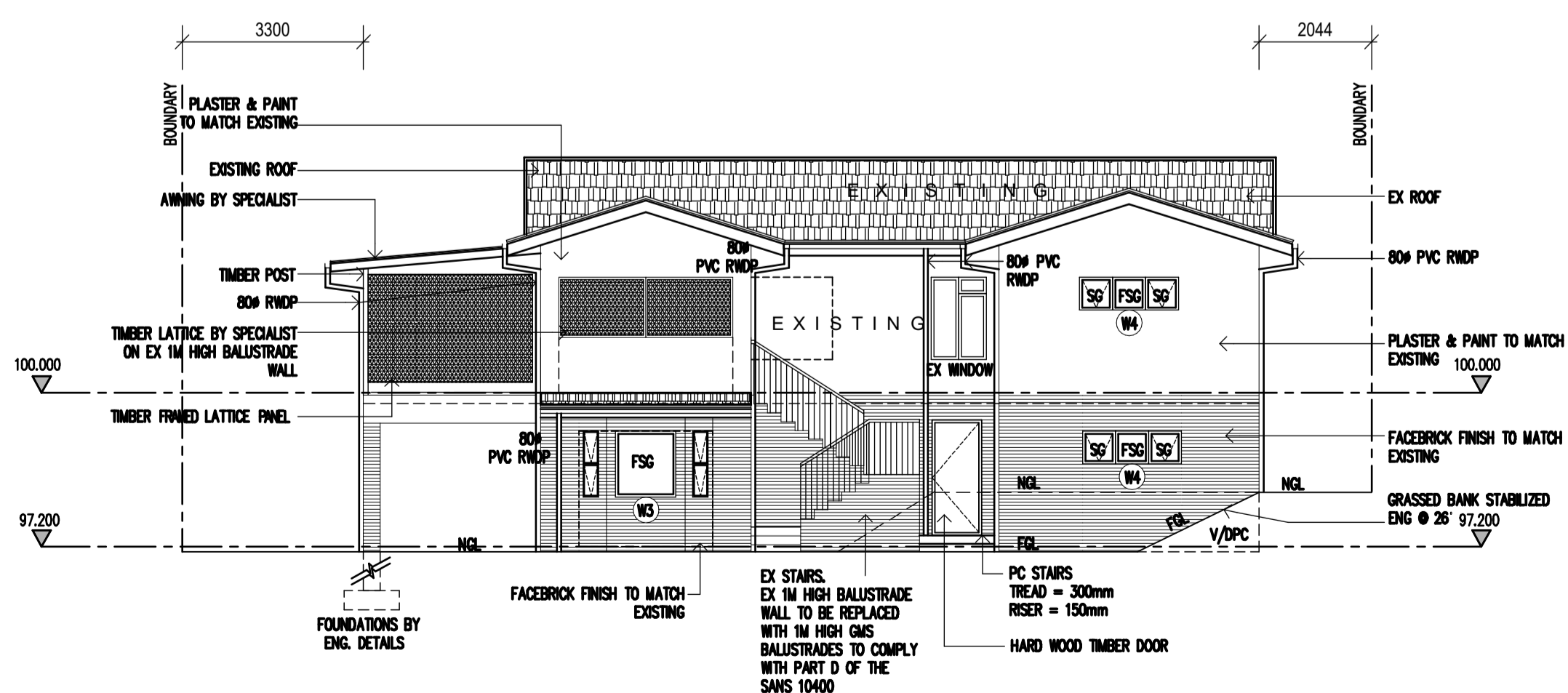
WINDOW SCHEDULE
SCALE 1:100



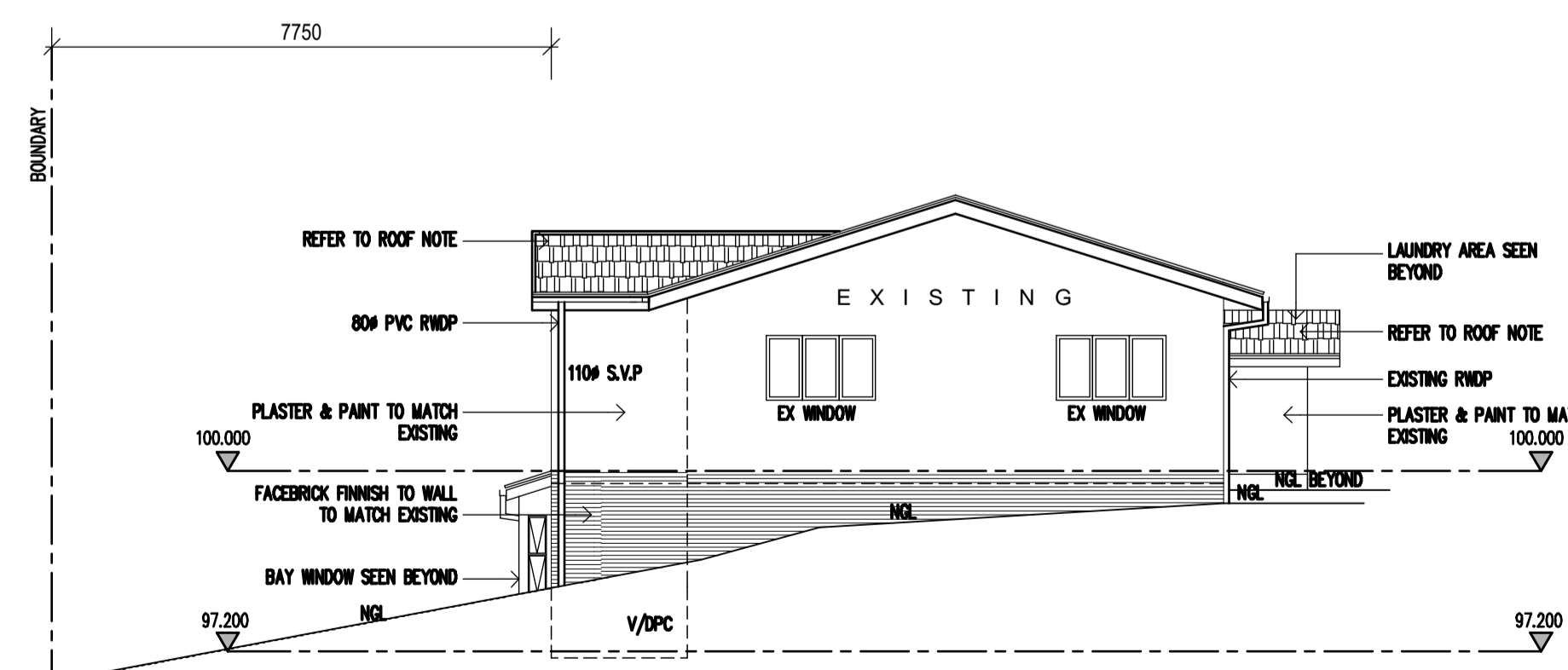
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

endorsements

ELEVATION AND SECTIONS

drawings

AMAFI SUBMISSION FOR
APPROVED PLAN NO:242-09-15
FOR 122 CLARENDON ROAD,
PARKHILL OF ERF 699 OF THE
FARM DUIKERFONTEIN.

CLIENT SIGNATURE: *[Signature]*
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project description

author: PG Pugenli	technician: LW Mbeje
issue date: 2023/04/24	revision:
scale: 1:100	

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NORTH WESTERN VIEW



POOL AREA



BACK ENTRANCE



NORTH WESTERN VIEW OF HOUSE



STREET ELEVATION



POOL AREA



FRONTSIDE VIEW 01



FRONTSIDE BAYWINDOW



TERRACE VIEW FROM BACKYARD



BACKSIDE VIEW FROM BACKYARD



FRONTSIDE VIEW 02

endorsements

SITE PICTURES

drawings

IMAGES OF EXISTING AT 122
CLARENDON ROAD, PARKHILL OF
ERF 699 OF THE FARM
DUIKERFONTEIN.

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author: PG Pugeni	technician: LW Mbeje
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N.B.R CLASSIFICATION - H4

E007

drawing no. za-122, Clarendon Rd. dbn-08/07/21