



## FLEMING JOHNSTON ROAD 12.192m

SIDES (meters)	DIRECTIONS
A-B: 17.07m	A: 90°00'00"
B-C: 35.91m	B: 90°00'00"
C-D: 17.07m	C: 90°00'00"
D-A: 35.91m	D: 90°00'00"

SITE PLAN 79 FLEMING JOHNSTON ROAD SCALE 1:200 ERF 9364 BLOCK E UMBILO

OF THE TOWN LANDS OF DURBAN NO. 1737

ALL WORK TO COMPLY WITH SABS 0400 - CATEGORY 1 BUILDING NEW FIBRE GLASS SWIMMING POOL AND REFURBISHED FRONT BOUNDARY WALL

- CORNER BEACONS TO BE LOCATED AND EXPOSED BEFORE WORK COMMENCES
- CONTRACTOR IS TO CHECK ALL DIMENSIONS, SCHEDULES, DETAILS AND LEVELS BEFORE WORK IS PLACED IN HAND & REPORT ANY DISCREPANCIES TO THE DESIGNER/OWNER
- WRITTEN DIMENSIONS TO TAKE PREFERENCE TO SCALING
- TO ENSURE THAT NO CHANGES ARE MADE OVER LOCAL AUTHORITY SERVITUDE'S OR UNDER GROUND SERVICES, UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BY THE LOCAL
- TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWINGS TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT.
- BEFORE BUILDING STARTS ASCERTAIN WHERE UNDERGROUND CABLES/PIPES ARE LOCATED AT CITY ENG.

- IS TO COMPLY WITH SANS 10400-K, & SANS 10400-B
- FLOOR FINISH TO BE TILED AND LAID IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF SANS 10043 OR, IF NOT APPLICABLE, IN ACCORDANCE WITH THE MANUFACTURES
- GROUND FLOOR SLAB 100MM CONC SLAB REINF. WITH BRICK
- D.C.P & ANT GUARD BEFORE THROWING CONC.
- ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NATURAL GROUND LEVEL IF ON EXCAVATION THE SITE IS FOUND TO CONTAIN CLAY, SHALE, GROUND WATER OR OTHER SUSPECT SOIL CONDITIONS, THEN ALL FOUNDATIONS ARE TO BE BUILT TO PROFESSIONAL ENGINEERS DETAILS & UNDER HIS SUPERVISION
- NO BACKFILLING OF OVER EXCAVATED AREAS WILL BE PERMITTED.
- ALL WALLS RETAINING EARTH TO BE BUILT STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS
- WEEP HOLES AT 1500mm CENTERS MAX

# DRAINAGE/SANITATION

- TO COMPLY WITH SANS 10400-F & SANS 10400-P. WASTE PIPE Ø50 P.V.C.
- INSPECTION EYES ON ALL BENDS & JUNCTIONS. • NEW PLUMBING TO BE CONNECTED ACCORDING TO N.B.R'S.
- DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 1200 DB, SANS 1200 LB AND SANS 1200 LD.

- SWIMMING POOL
- TO COMPLY WITH SANS 10400-D; SANS 1390 AND SANS 10134 THE OWNER OF THE SWIMMING POOL SHALL ENSURE THAT ACCESS TO SUCH POOL IS CONTROLLED AND IF THE OWNER FAILS TO COMPLY WITH THE REQUIREMENTS SHALL BE GUILTY OF AN OFFENCE.
- A PRECAST WALL 1.8m HIGH TO ENSURE THAT NO PERSON CAN HAVE ACCESS
- A SELF CLOSING AND SELF LATCHING GATE THAT DOES NOT PERMIT THE PASSAGE OF A
- DIAMETER 100mm BALL WITH PROVISION FOR LOCKING IN SUCH WALL AND POOL. • THE STEEL GATE SHOULD COMPLY WITH SANS 1390
- DISCHARGES OR OVERFLOW FROM THE SWIMMING POOL SHALL BE DESIGNED AND CONSTRUCTED TO DISCHARGE INTO A SUITABLE SURFACE CHANNEL, STORM-WATER DRAIN OR NATURAL WATERCOURSE.

SITE AREA: (nett)	613m²
EXISTING FLOOR AREA: PROPOSED FLOOR AREA:	202.07m² 18.1605m² - pool and wall
TOTAL FLOOR AREA: (existing & proposed)	220.2305m <sup>2</sup>
EXISTING COVERAGE: PROPOSED COVERAGE:	180.80m² 0m²
TOTAL COVERAGE: (existing & proposed)	180.80m <sup>2</sup>

## NEW FIBERGLASS SWIMMING POOL AND REFURBISHED FRONT BOUNDARY WALL

FOR MR. S.F.GEE

ERF 9364 OF DURBAN 79 FLEMING JOHNSTON ROAD UMBILO, DURBAN, 4001

S. Gee OWNERS SIGNATURE: DATE: 01 / 10 / 2013

I NEAL McRITCHIE THE UNDER SIGNED BEING THE AUTHOR DO BY ACCEPT THAT THE INFORMATION REFLECTED ON THESE PLANS ARE TRUE AND CORRECT.

SIGN: MMcRitchie DATE: 01 / 10 / 2013

SCALE 1:100 & 1:200

ROGER HEATLEY CANDIDATE ARCHITECTURAL DRAUGHTSPERSON REG NO: CAD21342 Khg. Heatley

DRAWN:

NEAL McRITCHIE PROFESIONAL ARCHITECTURAL DRAUGHTSPERSON, REG NO: D2031 M Mc Ritchie

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