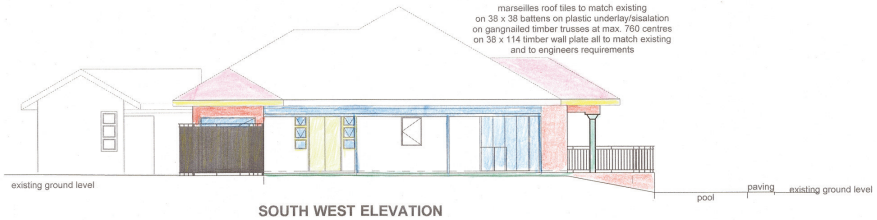
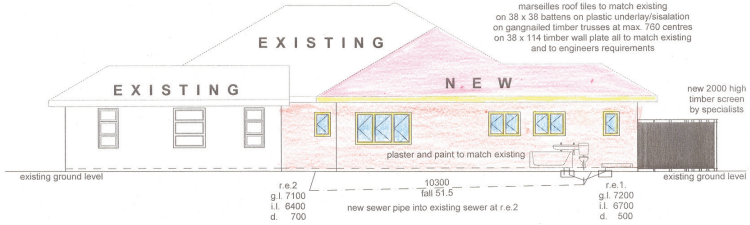
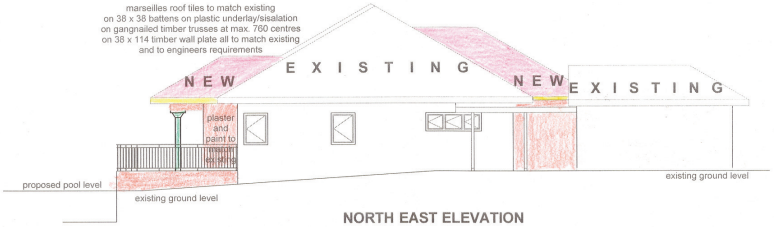


SOUTH WEST ELEVATION



NORTH WEST ELEVATION

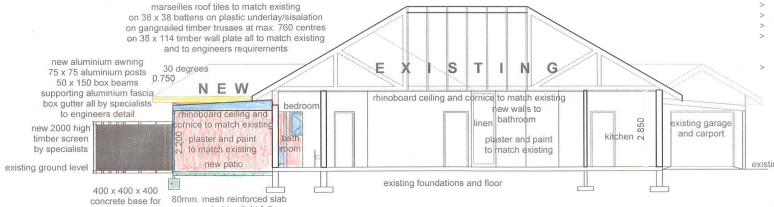


NORTH EAST ELEVATION

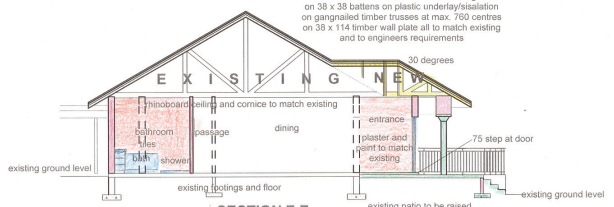
SOUTH EAST ELEVATION

r8's at 300 centres both ways
with minimum 400mm. lap

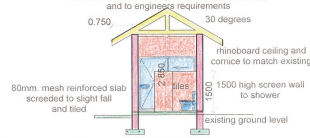
TYPICAL POOL SECTION



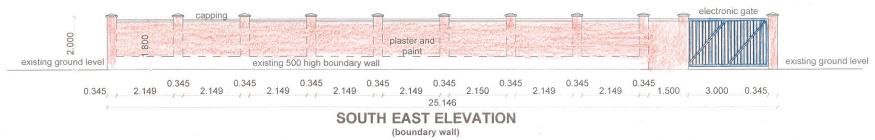
SECTION X-X



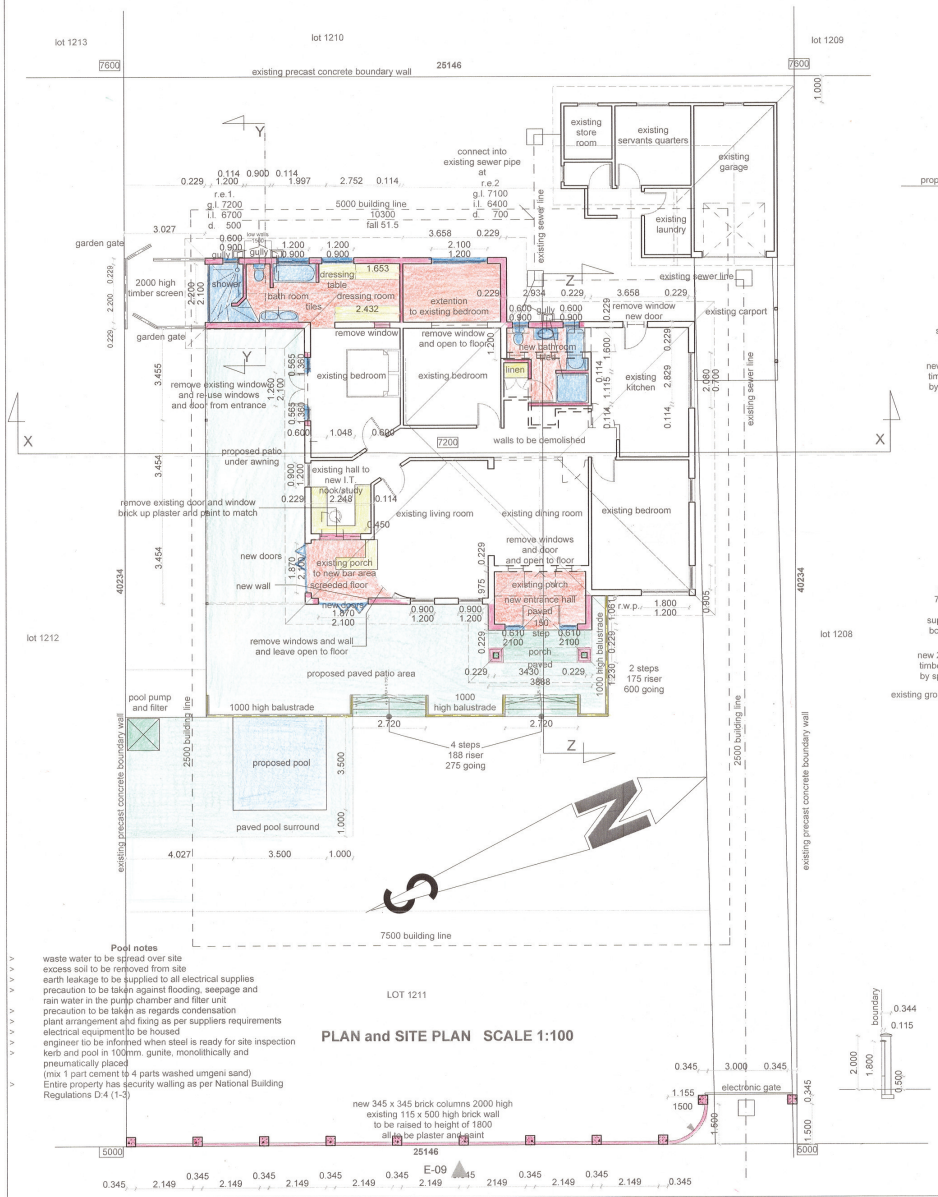
SECTION Z-Z



SECTION Y-Y



SOUTH EAST ELEVATION
(boundary wall)



PLAN and SITE PLAN SCALE 1:100

Pool notes

- waste water to be spread over site
- excess soil to be removed from site
- earth leakage to be supplied to all electrical supplies
- precaution to be taken against flooding, seepage and rain water in the pump chamber and filter unit
- precaution to be taken as regards condensation
- plant arrangement and fixing as per suppliers requirements
- electrical equipment to be housed
- engineer to be informed when steel is ready for site inspection
- kerb and pool in 100mm. gunite, monolithically and pneumatically placed
  (mix 1 part cement to 4 parts washed umgeni sand)
- Entire property has security walling as per National Building Regulations D:4 (1-3)

GENERAL NOTES

- All dimensions and levels to be checked on site prior to commencement of work. Any discrepencies to be reported to the author immediately.
- All building methods and materials to comply with The National Building Regulations.
- The work is to be set out from plans approved by the Local Authority only.
- All reinforced concrete work, walls, roofs, floor slabs and foundations to engineers requirements.
- All stormwater into existing soak pits
- Windows and doors to match existing.
- All new work is to match the existing
- All electrical conductors (power and telephone lines) are to enter the building from below and to be installed in accordance with SANS 10142-1
- Registered professional is responsible for the design and certification of structural aspects of the roof and supporting structure------i.e. foundations, slabs, walls, columns, roof members etc...

Existing areas	
House	140.38sq.m.
Porch's	12.84sq.m.
Garage	18.29sq.m.
Carport	12.34sq.m.
O/bldg	21.21sq.m.
New Areas	
O/bldg	45.64sq.m.
Porch	4.78sq.m.

Occupation Classification		H4
Schedule of areas		
Site area		1012.00sq.m.
Permitted F.A.R. (double storey)		N/A
Permitted Coverage	40%	506.00sq.m.
Existing F.A.R.		161.59sq.m.
Existing Coverage		205.06sq.m.
Proposed F.A.R.		45.64sq.m.
Proposed Coverage		76.32sq.m.
Total F.A.R.		207.23sq.m.
Total Coverage		281.38sq.m.

Additions and Alterations
For:- Mr. H. L. and Mrs. J. L. Young
No. 13 Balmoral Drive
Durban North
On:- Erf. 1211 Durban North

Architectural Design and Drawing Services
21 Richmond Avenue
Kloof
3610
031 7644912
0828730025
themadsens@mweb.co.za

Drawn by:- A. J. Madsen
Prof. Arch. Tech.
Reg. No. T0601

Drawing number:- 1331
Dated:- June 2013