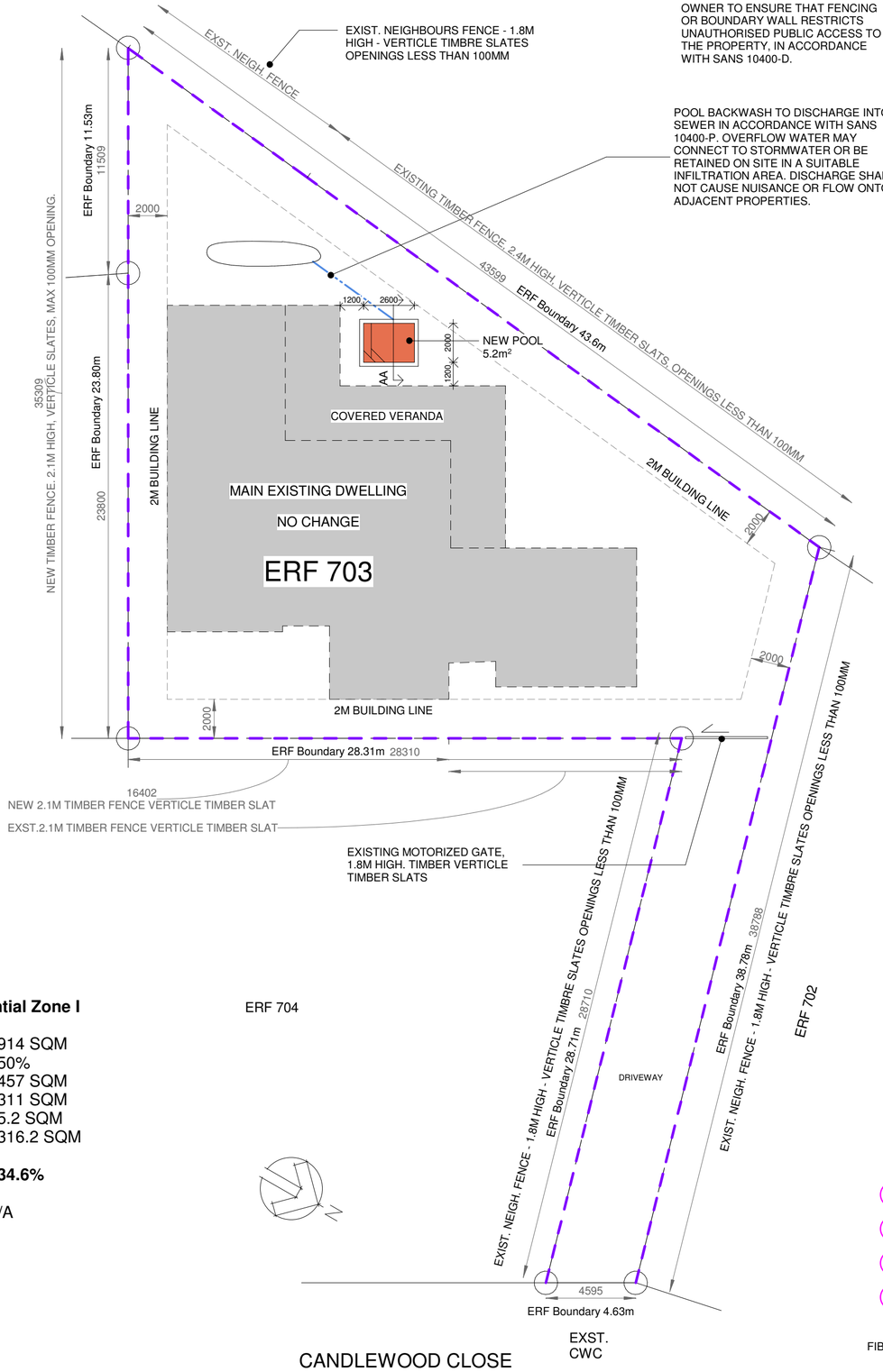
STAMPS



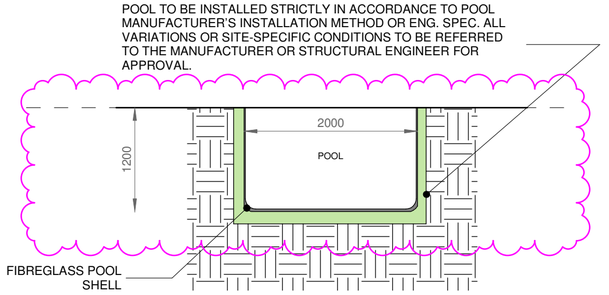
1 Site Plan
1 : 200

ERF INFO & CALCULATIONS

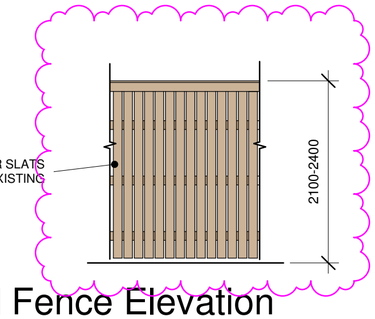
ZONING	**Single Residential Zone I**
TOTAL STAND (ERF) AREA	= 914 SQM
ALLOWABLE COVERAGE %	= 50%
ALLOWABLE COVERAGE SQM	= 457 SQM
EXISTING COVERAGE (from exst. plans)	= 311 SQM
NEW POOL	= 5.2 SQM
COVERAGE TOTAL	= 316.2 SQM
ACTUAL SITE COVERAGE	**= 34.6%**
F.A.R	N/A

LINETYPES

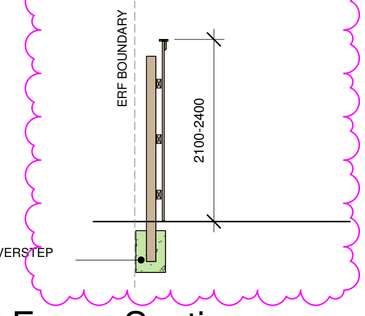
- ELECTRICAL CABLE
- WATER MAIN LINE IN
- STORMWATER
- FOUL WATER
- GREY WATER
- OVERHEAD
- TIMBER FENCE
- BUILDING LINES



2 Section AA
1 : 50



4 Typical Fence Elevation
1 : 50



3 Typical Fence Section
1 : 50

STRUCTURAL & REGULATORY COMPLIANCE NOTE

1. THIS DRAWING IS FOR PLANNING AND COUNCIL SUBMISSION PURPOSES ONLY.
2. ALL POOL CONSTRUCTION SHALL COMPLY WITH SANS 10209 – DESIGN AND CONSTRUCTION OF PRIVATE SWIMMING POOLS, AND RELEVANT PARTS OF SANS 10400 (BUILDING REGULATIONS), INCLUDING PART B (STRUCTURAL DESIGN), PART D (PUBLIC SAFETY), AND PART H (FOUNDATIONS).
3. ALL REINFORCED CONCRETE WORKS, INCLUDING THE POOL COLLAR / RING BEAM / BASE SLAB (IF ANY), SHALL BE DESIGNED OR VERIFIED BY A COMPETENT PERSON (STRUCTURAL) IN ACCORDANCE WITH REGULATION A19 OF THE NATIONAL BUILDING REGULATIONS.
4. IF NO STRUCTURAL ENGINEER IS APPOINTED, THE POOL MANUFACTURER OR INSTALLER MUST SUPPLY:
   • A VALID CERTIFICATE OF COMPLIANCE (COC) IN TERMS OF SANS 10209, AND
   • A STRUCTURAL CERTIFICATION OR DESIGN APPROVAL FOR THE POOL SHELL AND METHOD OF INSTALLATION.
5. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY STRUCTURAL OR GEOTECHNICAL FAILURE ARISING FROM SITE CONDITIONS, INCORRECT INSTALLATION, POOR WORKMANSHIP, OR DEVIATION FROM MANUFACTURER'S INSTRUCTIONS.
6. CONTRACTOR IS TO VERIFY ALL SITE LEVELS, DIMENSIONS, AND GROUND CONDITIONS PRIOR TO CONSTRUCTION.

AB&HvD ARCHITECTS LANDSCAPE ARCHITECTS

AB&HvD is a collaborative trading name used for branding purposes only. All architectural services are provided under the professional registration of **Hanneke van Deemter (Professional Architect, SACAP Reg no. 5815).**

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ALL DIMENSIONS TO BE CROSS REFERENCED BETWEEN ALL DRAWINGS AND BE SITE CHECKED BEFORE COMMENCING WORK. DO NOT SCALE FROM THIS DRAWING, IF IN DOUBT SEEK CLARIFICATION BEFORE PROCEEDING

GENERAL NOTES:

ALL WORK TO COMPLY WITH N.B.R AND SATISFY SANS 10400-2010/11 STANDARDS AND SABS 10400-1990. ALL MATERIALS SABS APPROVED. BUILDING CONTRACTOR TO BE REGISTERED MEMBER OF M.B.A. AND N.H.B.R.C. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE ANY WORK OR ORDERING OF MATERIALS IS CARRIED OUT. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES OR QUERIES TO BE REFERRED TO THE CLIENT OR ARCHITECT. FINAL LEVELS, DEPTHS OF EXCAVATIONS, HEIGHT OF PLINTHS ETC. TO BE DETERMINED BY CONTRACTOR ON SITE AND VERIFIED WITH ARCHITECT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DESIGNERS DRAWINGS AND SPECIFICATIONS , ENGINEERS DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT HE FULLY UNDERSTANDS THE DRAWINGS AND MUST LIASE DIRECTLY AND IMMEDIATELY WITH THE DESIGNER/ENGINEER IF IN DOUBT.
THE SELECTION AND CHOICE OF ALL FINISHES, FITTINGS, MATERIALS AND COLOUR SHADES ETC. TO BE DISCUSSED AND CONFIRMED WITH CLIENT/ARCHITECT. ALL PLUMBING, DRAINAGE AND ELECTRICAL WORKS TO BE CARRIED OUT AS PER SABS SPECIFICATIONS AND AS PER LOCAL AUTHORITY REQUIREMENTS. COMPLIANCE CERTIFICATES ARE TO BE ISSUED ON THE COMPLETION OF STRUCTURAL WORK, ELECTRICAL WORK, PLUMBING AND DRAINAGE, ROOF STRUCTURES. EXCAVATION-CONTRACTOR TO SUPERVISE ALL EXCAVATIONS.
NO DRAINAGE AND ELECTRICAL WORK TO BE COVERED UNTIL INSPECTED AND APPROVED BY THE RELEVANT INSPECTORS. ALL STRUCTURAL TIMBER TO BE GRADE 5 S.A PINE OR AS SPECIFIED BY ENGINEER. CONTRACTOR TO PROVIDE ON SITE TOILET AND REMOVE RUBBLE AND KEEP SITE CLEAN AND LITTER FREE AT ALL TIMES.ALL OPERATIONS TO BE CONFINED WITHIN THE BOUNDARIES OF THE SITE. NO BUILDING MATERIAL OR RUBBLE TO ENCROACH ON NEIGHBOURING PROPERTIES OR STREET.PUBLIC SAFETY TO BE ADHERED TO ACCORDING TO PART D OF SANS OF 10400 OF 2010.

THIS DRAWING ILLUSTRATES THE PROPOSED POOL LOCATION AND GENERAL CONSTRUCTION CONCEPT ONLY. THE STRUCTURAL ADEQUACY OF ALL SUPPORTING ELEMENTS, EXCAVATION STABILITY, GROUNDWATER CONTROL, AND CONCRETE DESIGN REMAINS THE RESPONSIBILITY OF THE ENGINEER OR THE POOL MANUFACTURER'S CERTIFIED ENGINEER. WE, THE DESIGNER'S ROLE, IS LIMITED TO LAYOUT AND COMPLIANCE WITH PLANNING REGULATIONS.

POOL:

POOL WALLS / FLOOR TO ENG. SPEC. BACKFILL TO MANUFACTURERS / ENG. SPEC. POOL SERVICED BY PUMP, BACKWASH TO SEWER, OVERFLOW WATER TO CONNECT TO SW DRAIN OR RETAINED ON SITE. NO DISPERSED WATER TO BE A NUISANCE TO NEIGHBOURING PROPERTIES. IF THE PROPERTY IS NOT FULLY ENCLOSED A POOL FENCE TO BE INSTALLED AS PER FOLLOWING - MIN 1.2M HIGH VERTICAL STEEL BAR SAFETY FENCE, MAX. 100MM OPENINGS. GATES/DOORS LEADING FROM THE STREET TO POOL AREA TO BE FITTED WITH SELF-CLOSING AND SELF-LATCHING DEVICES. POOL FENCING NOT LESS THAN 1 METRE FROM POOL EDGE. SELF CLOSING GATE 813MM WIDE, POOL FENCE 1.2M HIGH, 1M PAVED SURROUND. PROPERTY TO BE FULLY ENCLOSED AND NOT ACCESSIBLE VIA ANY PUBLIC AREAS.

Revisions

1	2026/01/30	BOUNDARY FENCE UPDATED
2	2026/03/09	MATERIAL COLOURS ADJUSTED

Signatures

Owner/s: Melville Moorcroft Jacqueline Moorcroft

Architect: Hanneke van Deemter Pr. Arch. 5815

Client: Melville & Jacqueline Moorcroft

Project: 5 Candelwood Close, Brenton-On-Lake

Drawing Title: Site Plan + Section

Drawing Status: For Comment

Project number 25/03 Date 2025/10/21

Drawn by ANB Checked by HVD

Sheet No. 100 Rev: 2

Page Size: A2 Scale As indicated