



**PART D: PUBLIC SAFETY**  
 ALL BALUSTADING TO COMPLY WITH SANS 10400 Part D  
 DIMENSIONS OF STAIRWAYS TO COMPLY WITH SANS 10400 Part M

**PART L: ROOFS**  
 ALL ROOFS TO COMPLY WITH SANS 10400 PART L  
 ALL TREATMENT OF TIMBER TO BE IN ACCORDANCE WITH 10005.  
 ROOF ASSEMBLY SHALL ACHIEVE A MINIMUM TOTAL R-VALUE OF 2.7.

**PART N: GLAZING**  
 ALL GLAZING TO COMPLY WITH SANS 10400 PART N

**PART O: LIGHTING AND VENTILATION**  
 ALL AREAS THAT ARE MECHANICALLY VENTILATED ARE TO BE IN ACCORDANCE WITH SANS 10400 PART O 4.3.3. FRESH AIR TO BE SUPPLIED AT RATE OF 7.25 L/s PER m² TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREA

**PART P: DRAINAGE**  
 ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THE ENTIRE LENGTH.  
 INSPECTION EYES (I.E.) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT MAXIMUM OF 2m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN.  
 ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL.  
 CLEANING EYES (C.E.) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.  
 ALL WASTES TO BE FITTED WITH 64mm RE-SEAL TRAPS.  
 ALL SOIL PIPES TO BE 110mm Ø EXCEPT URINALS WHICH ARE TO BE 75mm Ø OR 50mm Ø IN CASE OF WALL HUNG URINALS.  
 ALL SOIL VENTILATION PIPES (S.V.P.) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.  
 WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE LEVAT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.  
 50mm Ø - COLLECTOR CONDENSATE  
 100mm Ø - WC AND REFUSE FLOOR DRAIN  
 FOR ACCURATE DUCT SIZES REFER TO DETAIL DRAWING  
 WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SIPHON VENTED.  
 ALL ACCESS PANELS TO BE LOCATED AT PIPE JUNCTION. EXTERNAL PANELS TO BE FIBRE CEMENT FINISH TO MATCH SURROUNDING PLASTER/WALL FINISH.  
 ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH SANS 10400 PART P 4.3  
 ALL MATERIALS, PIPES, FITTINGS AND JOINTS TO COMPLY WITH SANS 10400 PART P 4.2  
 ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH SANS 10400 PART P 4.1  
 ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.18  
 DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH SANS 10400 PART P 4.19  
 ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH SANS 10400 PART P 4.20  
 ALL SANITARY FIXTURES TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.21  
 ALL SEWER & STORMWATER LAYOUTS TO ENGINEERS DESIGN & DETAILS  
 SIZES OF WASTEWATER PIPES -  
 32mm Ø - WBS  
 38mm Ø - SINKER AND SINK  
 ALL DRAINS TO BE LAD IN ACCORDANCE WITH SANS 10400 PART P 4.22

**PART T: FIRE PROTECTION**  
 ALL MATERIALS TO COMPLY SANS 10400 PART T  
 ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH SANS 10400 PART T 4.7  
 ALL ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH SANS 10400 PART T 4.12  
 ALL CEILINGS TO COMPLY WITH SANS 10400 PART T 4.13  
 ALL FLOOR COVERINGS TO COMPLY WITH SANS 10400 PART T 4.14  
 ALL INTERNAL FINISHES TO COMPLY WITH SANS 10400 PART T 4.15  
 SERVICE PIPES, CONDUITS & SLEEVES TO COMPLY WITH SANS 10400 PART T 4.41  
 AIR-CONDITIONING SYSTEMS AND ARTIFICIAL VENTILATION SYSTEMS TO BE IN COMPLIANCE WITH SANS 10400 PART T 4.43

**GENERAL NOTES**  
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.  
 FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.  
 ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL AND SPECIFICATION.  
 ANTIQUARDS AND DAMPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.S. REQUIREMENTS.  
 ALL WALLS TO BE REINFORCED WITH TWO COURSES OF BRICKWORK AT ALL CELL AND WALL PLATE LEVELS.  
 ALL EXTERNAL FACEWORK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK GALLIED AND PAINTED WITH BITUMEN.  
 ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00.  
 ALL LINTELS SHALL BE SUPPORTED ON EITHER SIDE OVER LAPING THE STRUCTURE ON WHICH IT IS SUPPORTED BY A MINIMUM OF 150MM.

New concrete  
 New Brickwork  
**GROUND STOREY**  
 SCALE 1:50

**NUTTAL GARDENS RD**

**SITE BOUNDARY LINE**

**EXIST. BOUNDARY WALL**

**VALVE**

**FWH**

**CW 94.32**

**REV BY DATE DESCRIPTION**

REV	BY	DATE	DESCRIPTION
1	JPD	FEBRUARY 2014	ISSUED FOR PERMIT

**DESIGNSCAPE architects**

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**FKD TRUST PROPERTIES**

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**PROPOSED NEW HOUSE AT 77 NUTTAL GARDENS, ON SITE 10 & 11 OF 637 DURBAN**

**OCCUPANCY H4**

**GROUND FLOOR PLAN**

PROJECT FILE	DATE	DRAWN BY	SCALE
D13.021	FEBRUARY 2014	JPD	1:50

PROJECT No.	DRAWING No.	REV.
D13.021	3.101	G