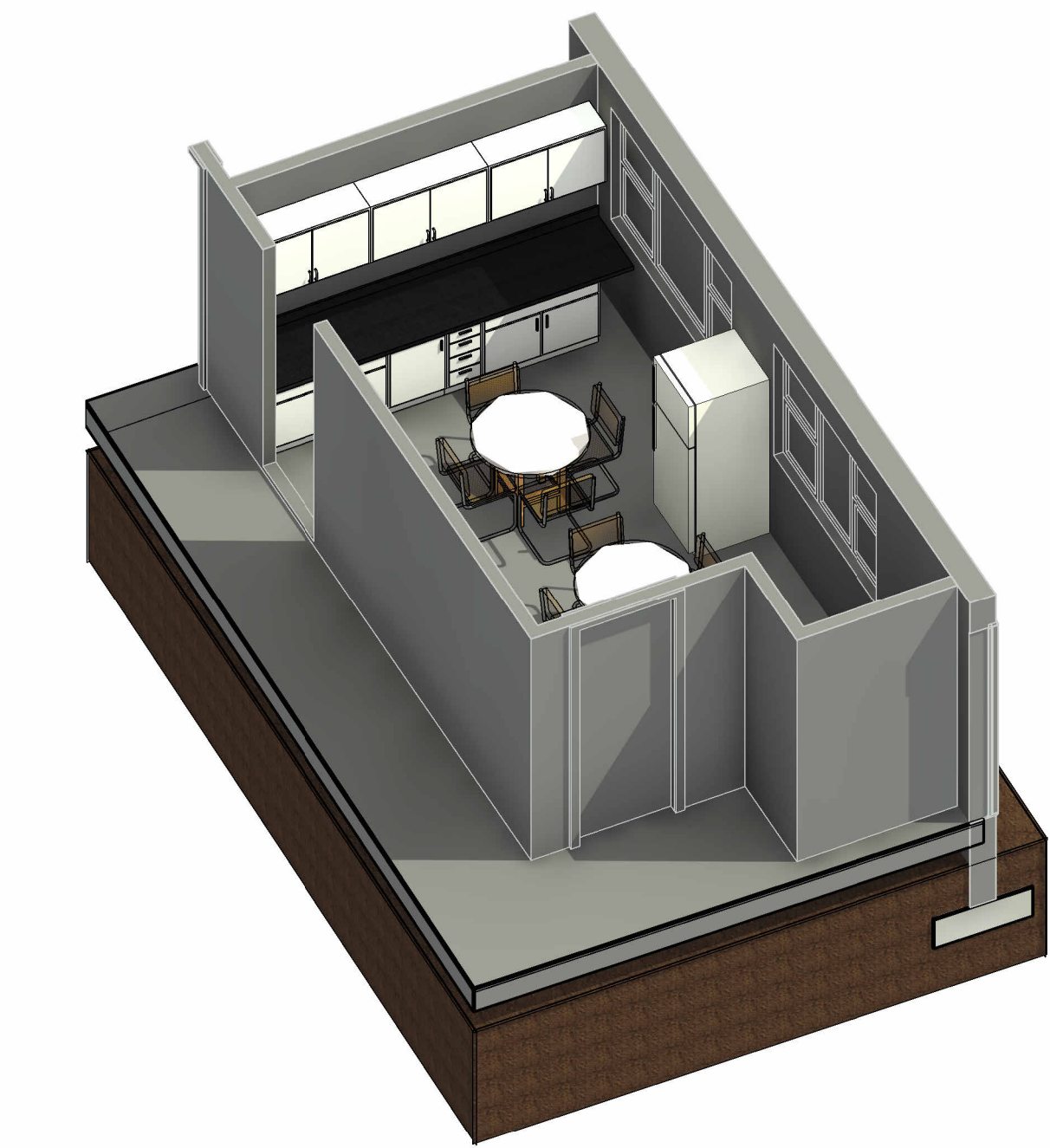
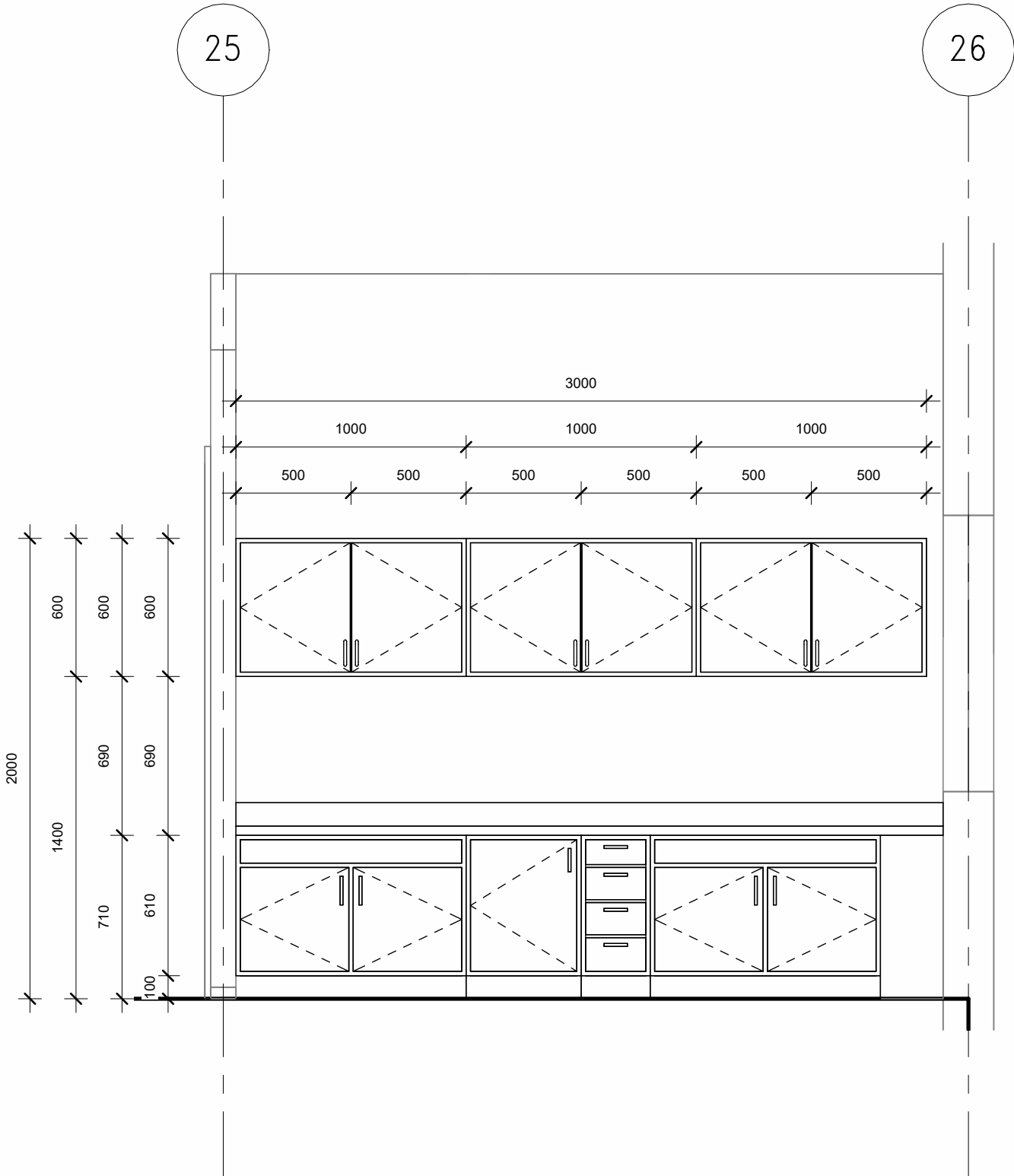
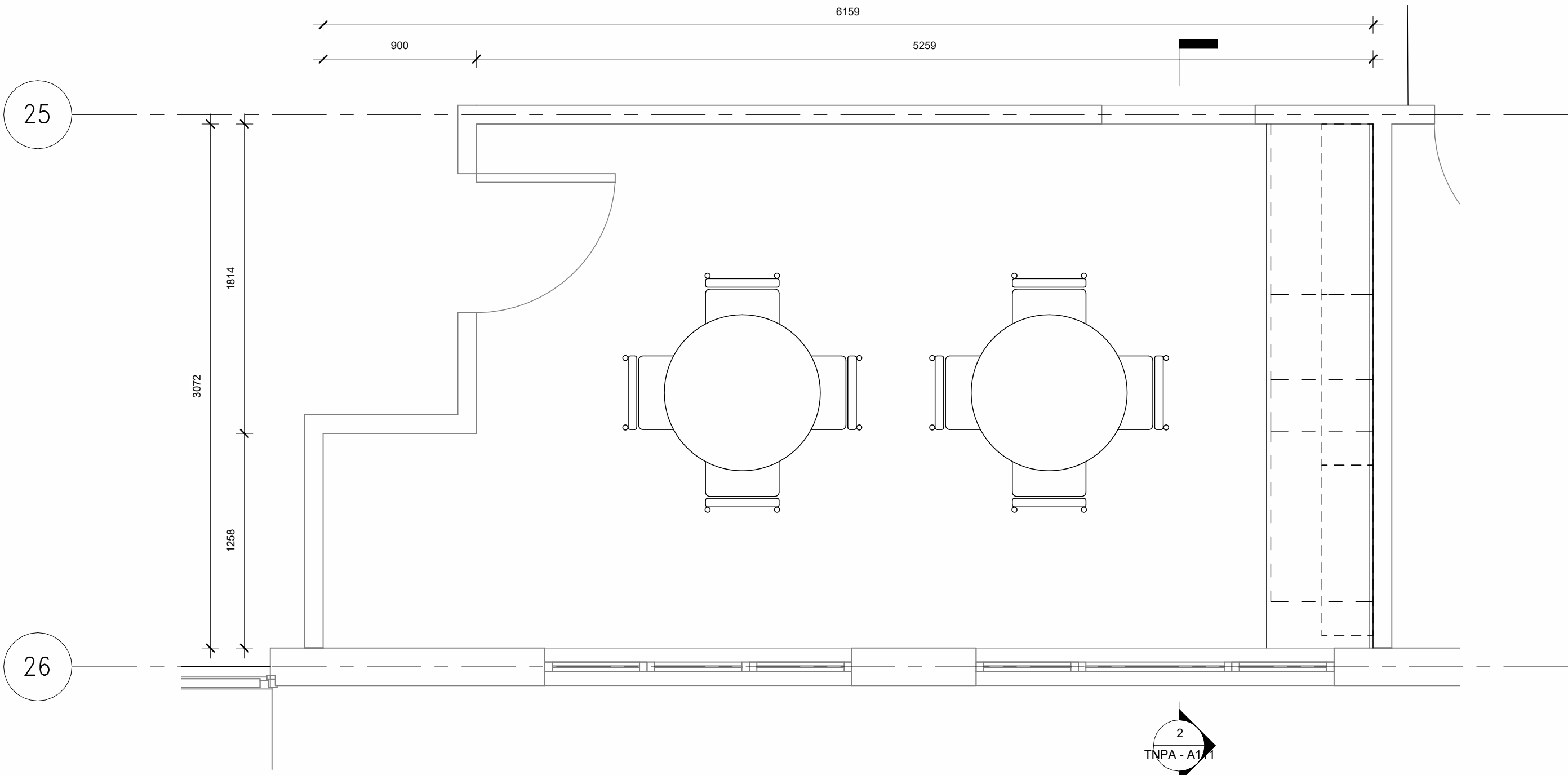




3 Kitchen
ISO



2 Section 8
1 : 25



1 Kitchen
1 : 25

CABINET SPECIFICATION

WORKTOPS:
WORKTOPS SHALL BE CONTINUOUS ACROSS FLOOR UNIT SERIES IN 32mm X 600 PARTICLE BOARD CUT ON SITE FROM LENGHTS OF 3050 TO 4100mm POST-FORMED ON LEADING EDGE AND LAMINATED WITH 0.7mm HIGH PRESSURE DECORATIVE LAMINATE IN COLOUR.

CARCASS:
CARCASS SHALL BE OF 16mm PARTICLE BOARD FOILED AND EDGED ON ALLFACES WITH 3,2mm MASONITE BACK FOILED MELAMINE ON EXPOSED FACE IN WHITE RENOLIT PVC FOIL. SIDE ARE PREDRILLED AND GROOVED FOR ASSEMBLY.

DOORS:
DOORS ARE 16mm PARTICLE BOARD FOILED AND EDGED ON ALLFACES WITH 3,2mm MASONITE BACK FOILED MELAMINE ON EXPOSED FACE IN WHITE RENOLIT PVC FOIL. DOORS ARE PREDRILLED FOR HINGES.

KICKPLATES:
THESE SHALL BE CONTINUOUS ALONG FLOOR UNIT PLINTHS IN 16mm X 180mm PARTICLE BOARD FOILED IN RENOLIT PVC FOIL OR PLAIN TO BE PAINTED, CUT ON SITE FROM 2750mm LENGHTS IN SELECTED COLOURS.

DRAWERS:
DRAWER BODIES SHALL BE OF 12mm PARTICLE BOARD SIDES, BACK AND FRONTS WITH 3,2m MASONITE BOTTOMS EDGED AND FOILED ON ALL SIDES IN WHITE MELAMINE PVC FOIL. DRAWER RUNNERS SHALL BE OF EPOXY COATED STEEL TWO PART TELESCOPIC SLIDES RUNNING ON NYLON RUNNERS. FRONTS ARE THE SAME AS DOORS

HANDLES:
HANDLES SHALL BE OF THE "D" TYPEIN SELECTED COLOURS AND FINISH. FIXED WITH SCREWS TO DOOR AND DRAWER FRONTS AFTER HINGING.

HINGES:
HINGES SHALL BE OF THE CONCEALED TYPE FITTED TO PREDRILLED FLOOR AND WALL UNITS.

GENERAL NOTES :

- ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400).
- QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT SANS SPECIFICATIONS.
- ALL STRUCTURAL WORK TO BE DESIGNED BY PROF. ENGINEER.
- ALL ELECTRICAL AND PLUMBING WORK TO BE CARRIED OUT BY REGISTERED ARTISANS.
- CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK IN HAND.
- CONTRACTOR IS RESPONSIBLE FOR SETTING OUT OF BUILDINGS.
- THIS DRAWINGS IS UNDER NO CIRCUMSTANCES TO BE SCALED. ONLY FIGURE DIMENSIONS TO BE USED. IF DIMENSIONS ARE MISSING, CONTACT ARCHITECT.
- A MINIMUM OF 50 % BY VOLUME OF ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING. SOLAR WATER HEATING SYSTEMS AS PER SANS 1307 AND SANS 10106. THE INSTALLATION OF SOLAR WATER HEATING SYSTEMS AS PER SANS 10254.
- ALL OPENINGS EXCEEDING 2,4m SPAN TO BE SPANNED BY PRECAST CONCRETE LINTELS OR SOLID CONCRETE BEAM TO PR. ENGINEER SPECIFICATIONS.
- THE ARCHITECT CANNOT BE HELD RESPONSIBLE FOR ANY DELAY OF PLAN APPROVAL, DUE TO ADMINISTRATIVE PROBLEMS BEYOND HIS CONTROL.
- THE OWNER TO INFORM ALL APPOINTED PROFESSIONALS WHEN WORK IS DUE TO START ON SITE AND IF ANY CHANGES ARE MADE AS TO HOW THE FUNCTIONAL REGULATIONS ARE TO BE SATISFIED, OR ANY CHANGES IN THE APPOINTMENT OF COMPETENT PERSONS ARE MADE BEFORE THE COMPLETION OF THE BUILDING, AND EXTENT THE ABOVE APPOINTMENT TO MEET THE REQUIREMENTS OF REGULATIONS A19(B) AND A19(I) WHERE APPLICABLE.

STRUCTURAL DESIGN

- THE STRUCTURAL SYSTEM OF THE BUILDING TO COMPLY WITH THE DETAILED REQUIREMENTS OF PART J, K, L, M, N OF SANS 10400.

PUBLIC SAFETY

- A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D.

SITE OPERATIONS

- THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F.

EXCAVATIONS

- THE EXCAVATIONS RELATING TO A BUILDING IS LESS THAN 3,0m DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G.

FOUNDATIONS

- A GEOTECHNICAL INVESTIGATION IN ACCORDANCE WITH THE RULES IS TO BE CARRIED OUT AND IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-H.
- A COMPETENT PERSON (CIVIL ENGINEERING) IN RESPECT OF DEEP FOOTINGS, SOIL BATHS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE TO BE APPOINTED.
- A COMPETENT PERSON (GEOTECHNICAL) IN RESPECT OF GEOTECHNICAL SOLUTIONS OR SOIL IMPROVEMENTS THAT ARE REQUIRED TO BE APPOINTED.

FLOORS

- ALL SUSPENDED FLOORS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND SANS 10082 AND DETAILED REQUIREMENTS OF SANS 10400-J.
- SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H, DETAILED REQUIREMENTS OF SANS 10400-J AND A COMPETENT PERSON (CIVIL ENGINEERING) IS TO BE APPOINTED IN RESPECT OF THE SLABS OR FILLS.

WALLS

- THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND DETAILED REQUIREMENTS OF SANS 10400-K.
- THE ROOF FRING IS IN ACCORDANCE WITH SANS 10400-B AND DETAILED REQUIREMENTS OF SANS 10400-K.
- THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L.

STAIRWAYS

- STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 1040-T AND THE DETAILED REQUIREMENTS OF SANS 10400-M.
- WALLS, SCREENS, RAILING OR BALUSTRADES TO SUCH STAIRWAYS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-S AND SANS 10400-T AND SANS 10400-K AND SANS 10400-T.

GLAZING

- THE TYPE OF FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-S AND DETAILED REQUIREMENTS OF SANS 10400-N.
- THE SELECTION OF THE GLAZING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N.

ROOFS

- ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L.
- LAY ROOFS AND RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L.
- THE ROOF ASSEMBLY AND CEILING ASSEMBLY IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L.
- GUTTERS AND DOWNPILES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R.
- THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-I AND SANS 10400-T.

LIGHTING AND VENTILATION

- THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIED WITH THE REQUIREMENTS OF SANS 10400-I AND THE DETAILED REQUIREMENTS OF SANS 10400-Q.
- THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-I AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q AND IS SUBJECT OF A RATIONAL DESIGN.

DRAINAGE

- THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P AND SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) AND SUBJECT OF AN AGREEMENT CERTIFICATE.

STORMWATER DISPOSAL

- THE MEANS FOR THE CONTROL OF DISPOSAL OF STORMWATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R AND SUBJECT OF A RATIONAL DESIGN.

DISABILITIES

- THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S AND THE SUBJECT OF A RATIONAL DESIGN.

FIRE PROTECTION

- THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T AND SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT.

SPACE HEATING

- THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V.

FIRE INSTALLATION

- THE FIRE INSTALLATIONS COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-W.
- THE SUPPLY OF WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W AND SUBJECT OF A RATIONAL DESIGN.

ENERGY EFFICIENCY IN BUILDINGS

- THE BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204.
- EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA.
- FENESTRATION IS IN ACCORDANCE WITH SANS 10400-XA.
- ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH SANS 10400-XA.
- FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XA.
- SERVICES THAT USE ENERGY OR CONTROL, THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204.
- HOT WATER SYSTEMS IS IN ACCORDANCE WITH SANS 10400-XA.
- ALL FENESTRATION, AIR FILTRATION WILL BE IN ACCORDANCE WITH SANS 613.
- BUILDING WITH FENESTRATION RATIO EXCEEDING 15 % OF THE NETT FLOOR AREA PER STOREY, SHALL COMPLY WITH SAS 204.
- MIDSTREAM - ZONE 1
- JOHANNESBURG - ZONE 1
- PRETORIA - ZONE 2

COUNCIL STAMP AND COMMENTS



PROPOSED NEW RESIDENCE
223 MAYDON ROAD
TRANSNET TNPA

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REV.

DATE

DWG TITLE: **Changeroom Kitchen**

DATE: **2024-10-23**

DESIGN BY:

DWG NUMBER: **TNPA - A111**

DRAWN BY:

SHEET SIZE: **A1**

REVISION NR :

DATE :