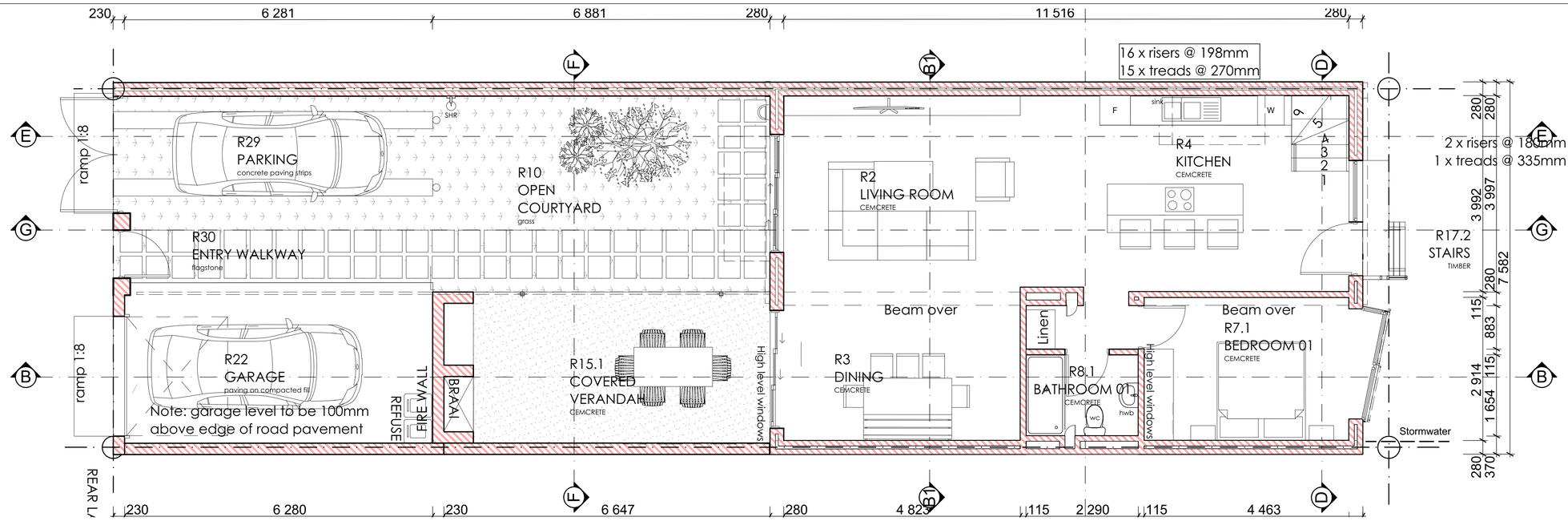
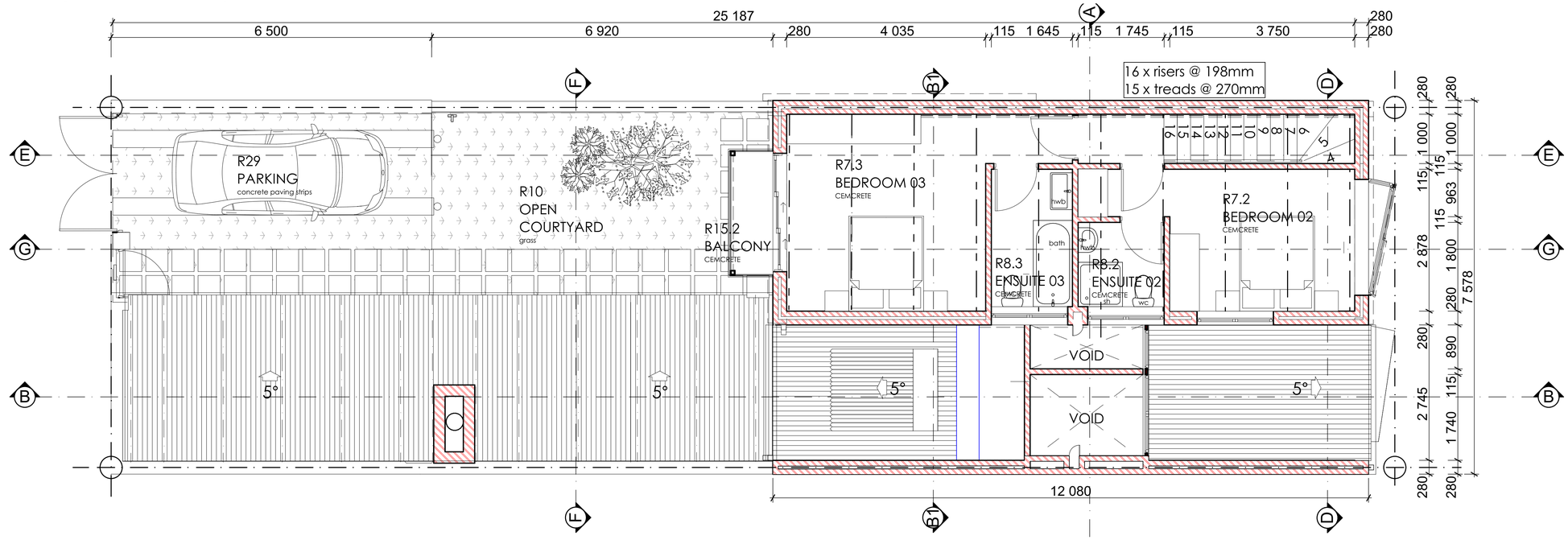


type_G18 (Showhouse) GROUND FLOOR 1:50 @ A1



G18

type_G18 (Showhouse) FIRST FLOOR 1:50 @ A1

NOTES:

ALL DOWNPIPES AND FULLBORES TO RUN INTO GULLEYS WITH PIPES INTO WATER TANK AS PER ENGINEER SPEC VIA LEAF BEATER CONNECTIONS.
2. ALL SOIL PIPES AND WASTE WATER PIPES TO BE CONCEALED.
3. ALL SOIL PIPES UNDER BUILDING AND IN PARKING AREA TO BE ENCASED IN CONRETE SLEEVE AND WITHOUT BENDS.
4. ALL HOT WATER PIPES TO BE INSULATED.

PLUMBING NOTE:
LAG ALL HOT WATER PIPES.
CONTRACTOR TO LIASE WITH BUILDING INSPECTOR REGARDING STACK PIPES IN CAVITY WALLS.

ALL PAINT COLOURS TO BE CONFIRMED BY CLIENT AND TO BE AS PER KABELJAUWS ARCHITECTURAL GUIDELINES

WALLS:
280mm load bearing cavity wall with 15mm smooth plaster and paint to spec unless specified otherwise. 110 internal non-load bearing wall, plastered and painted to spec unless specified otherwise.

DOORS AND WINDOWS:
As per door and window schedule. All external doors to be aluminium (Color TBC: powdercoated) and all internal doors to be timber unless specified otherwise. Ironmongery to be to manufacturers specifications. Brick on edge external cills where indicated.

CONCRETE:
All reinforced concrete foundation footings and floor slabs to engineers drawings and specifications. Surface bed to engineers specifications on approved DPM on clean backfill compacted in layers not exceeding 150mm. Fill foundation wall with mass concrete up to surface bed - AS PER ENGINEER

CEILING:
Main house
6mm NUTEC Everite ceiling board to underside of SAP timber purlins spaced @ centres and between exposed rafters.

TIMBER SKIRTING AND CORNICES:
Skirting: 58mm PENCIL ROUND SKIRTING.

BALUSTRADES:
Timber posts with timber half circle handrail (TBC)

GUTTER AND DOWNPIPES:
Powder coated Watertite aluminium gutters and downpipes to match roof color (color to be confirmed by client) with minimum bends. Profile to be confirmed by architect.

CONCRETE VERANDAH FLATROOF:
Waterproofing to be laid to fall on reinforced concrete roof slab all to Engineer & supplier's spec. Screed to fall toward fullbores- AS PER ENGINEER.

ROOF SHEETING:
Bluescope Colorbond 'zinculime' corrugated roof sheeting in single length sheets fixed on timber purlins on timber rafters at by specialist on SAP wall plate. All to specialist specification and details.

INSULATION:
Double Sisolation to be laid over purlins and 140mm Isotherm to be laid between purlins, all to manufacturers specification.

STAIRS
Internal stairs to be timber / steel combination. 'Floating' risers with steel reinforcement. Steel reinforcement in the form of welded sqaure hollow section with L-shape bracket to be fixed into brick wall. - AS PER ENGINEER

NOTES

THE DESIGN OF THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.
FOR INFORMATION ONLY UNLESS OTHERWISE STAMPED & SIGNED.

ALL STRUCTURAL WORK TO ENGINEERS SPECIFICATIONS.

ALL MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE CURRENT NATIONAL BUILDING REGULATIONS INCLUDING ALL AMENDMENTS AS WELL AS THE BY-LAWS OF THE APPLICABLE LOCAL AUTHORITY.

ALL MATERIALS MUST BE FIXED AND FINISHED OFF IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER OF SUCH MATERIALS.

DRAWING ISSUED FOR INFORMATION ONLY UNLESS OTHERWISE STAMPED & SIGNED.

G18

G18 information:

3 bedrooms
3 bathroom
1 carport
Covered braai area
Open courtyard

Total floor area:
140.52m²

Covered exterior:
21.75m²

Carport:
22.13m²

Registered Person	Steff Mulder
Registration no.	Pr Arch 7618
Practice	CMAI Architects
Address	No 10 Sawtooth Building Thesen Island Knysna

REVISIONS

REV	DATE	DESCRIPTION

KABELJAUWS BEACH
— est. 2016 —

PROJECT
KABELJAUWS BEACH
UNIT_**G18**

DRAWING
FLOORPLANS

SCALE
DATE 2017.07.24 ~~2017.07.24~~

DRAWN SMN
CHECKED

DRAWING NO. 205 01 02 2000 2017.07.24
REVISION 00

17/10/2019 - X:\Dropbox\KABELJAUWS BEACH\ARCHITECTS\REVIT SKETCHUP\LIVE\01 LIVE MASTER PLANS\01 RESIDENTIAL\01 HOUSES\G18 (SHOWHOUSE)\02 SKETCHUP\G18SHOWHOUSE FLOORPLANS 2017.07.03 01.07.03 02_2017.10.09_MUNICIPAL.pln