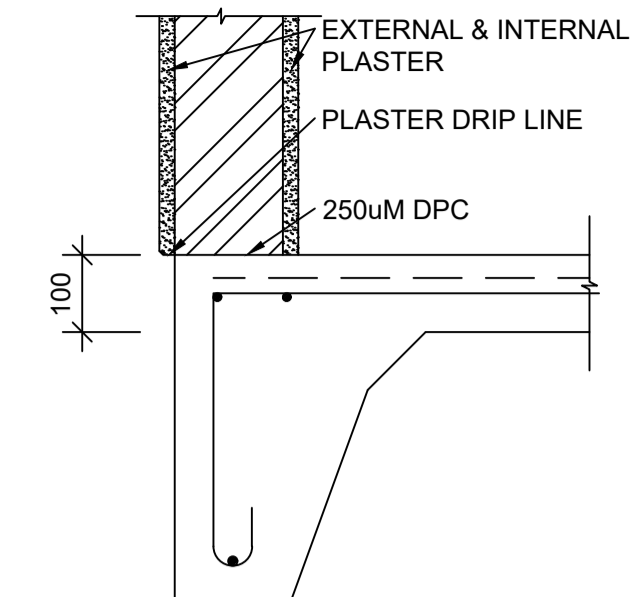


WINDOW SCHEDULE						
ID	QTY	w (mm)	h (mm)	t (mm)	GLASS (m2)	NOTES
SH1212	4	1200	1200	3	0.97	ALUMINUM WINDOW FRAMES WITH 3mm CLEAR FLOAT GLASS
SH0612	0	600	1200	3	0.97	ALUMINUM WINDOW FRAMES WITH 3mm CLEAR FLOAT GLASS

DOOR SCHEDULE						
ID	QTY	w (mm)	h (mm)	t (mm)	NOTES	
D1	2	813	2032	40	SOLID HARDWOOD FLB DOOR - 900x2100 GI DOOR FRAME (2 x LH)	
D2	2	813	2032	40	HOLLOWCORE INT. DOOR - 900x2100 GI DOOR FRAME (1 x LH, 1 x RH)	



FINISHES

- STEEL FLOAT FINISH TO THE FLOOR SLAB, UNLESS SCREED FINISH TO BE ADOPTED.
- PLASTER AND PAINT TO ALL INTERNAL AND EXTERNAL WALLS
- INTERNAL DOORS ARE TO REMAIN UNPAINTED
- EXTERNAL DOORS TO HAVE TWO COATS POLYURETHANE SEALANT
- EXTERNAL AND INTERNAL WALLS TO HAVE 1 COAT 'ONE COAT PVA' OR SIMILAR APPROVED BY ENGINEER.
- FORGED OR ALUMINUM DOOR HANDLES ON EXTERNAL DOORS.
- INTERNAL DOORS TO HAVE CHROME PLATED DOOR HANDLES.
- ALL LOCKS TO BE SANS APPROVED AS WELL AS BY THE ENGINEER.
- FORGED WINDOW HANDLES AND SLIDES TO BE SANS APPROVED AND APPROVED BY THE ENGINEER.
- EXTERNAL DOOR LOCKS TO BE 3 LEVER AND INTERNAL DOORS 2 LEVER - SANS AND ENGINEER APPROVED.
- DOOR FRAMES MILD STEEL TREATED WITH RED OXIDATION WITH 2 COATS OF GLOSS ENAMEL.

FOUNDATIONS

- EXCAVATIONS FOR ALL FOUNDATIONS TO BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO CASTING OF ANY CONCRETE ACCORDING WITH A BASE PAD AS INSTRUCTED BY THE ENGINEER
- FINISHED FLOOR LEVEL (FFL) TO BE MIN 150mm ABOVE FINAL OUTSIDE GROUND LEVEL AND 100mm ABOVE APRON LEVEL.
- FOUNDATION LEVELS TO BE APPROVED BY THE ENGINEER PRIOR TO CASTING.
- SOIL POISONING TO NHRC PART 5 AND SANS 10124.
- SANS 250 MICRON PLASTIC MEMBRANE TO BE USED ON THE UNDERSIDE OF THE FOUNDATION SLAB (GREEN).

CONCRETE

- CONCRETE CLASS: BEAMS - 20MPa/19
PADS - 15MPa/19
- CONCRETE COVER: SLAB - 40mm FROM PLATFORM LEVEL
BEAM - 50mm
- ALL REINFORCING TO BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO ANY CONCRETE BEING CAST.
- THE STANDARD SANS 1200 SPECIFICATIONS WILL APPLY. (EXCLUDING PAY ITEMS)
- MINIMUM BEARING CAPACITY OF FOUNDATION MATERIAL = 50 KPa
- ALL CONCRETE TO BE PROPERLY CURED BY KEEPING SURFACES CONTINUOUSLY DAMP FOR AT LEAST 3 DAYS AFTER CASTING.

ROOF

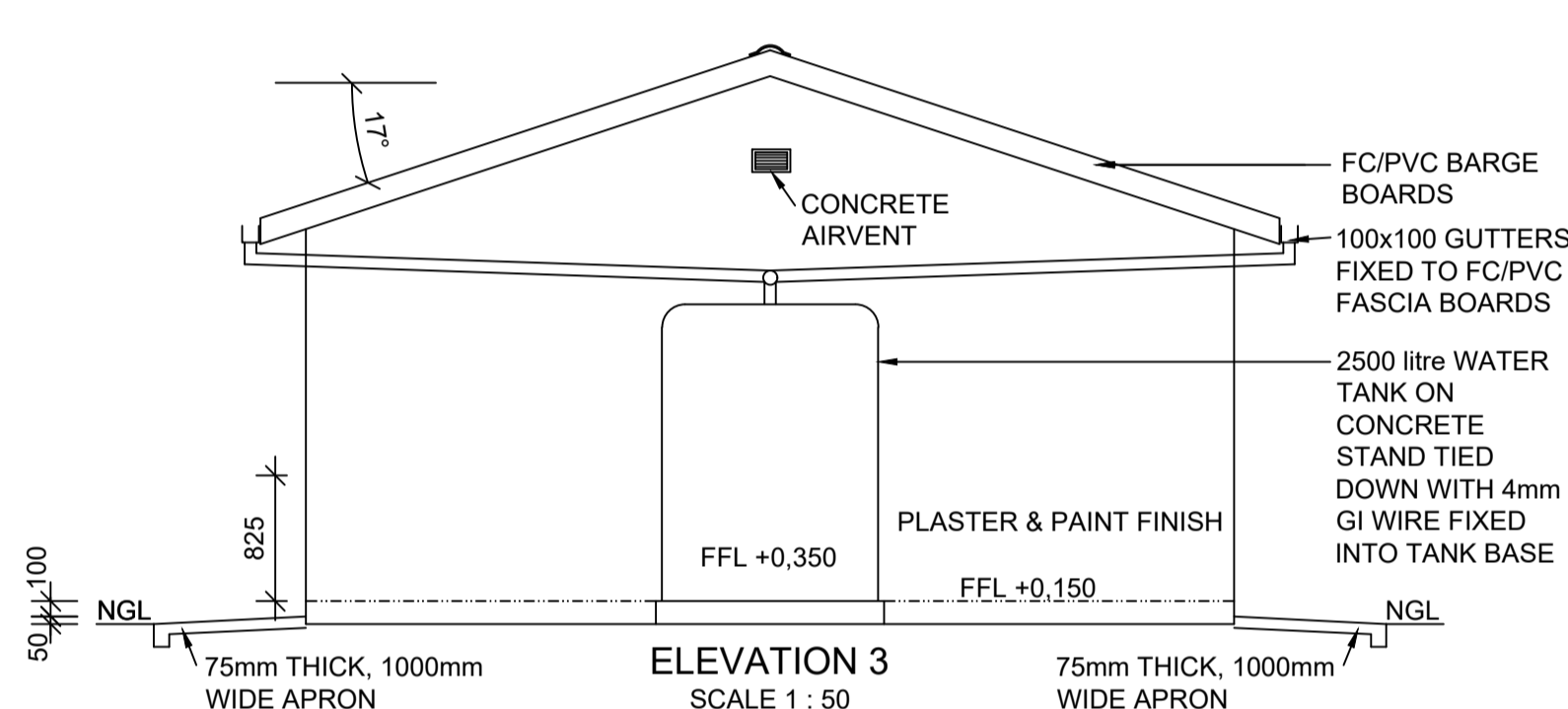
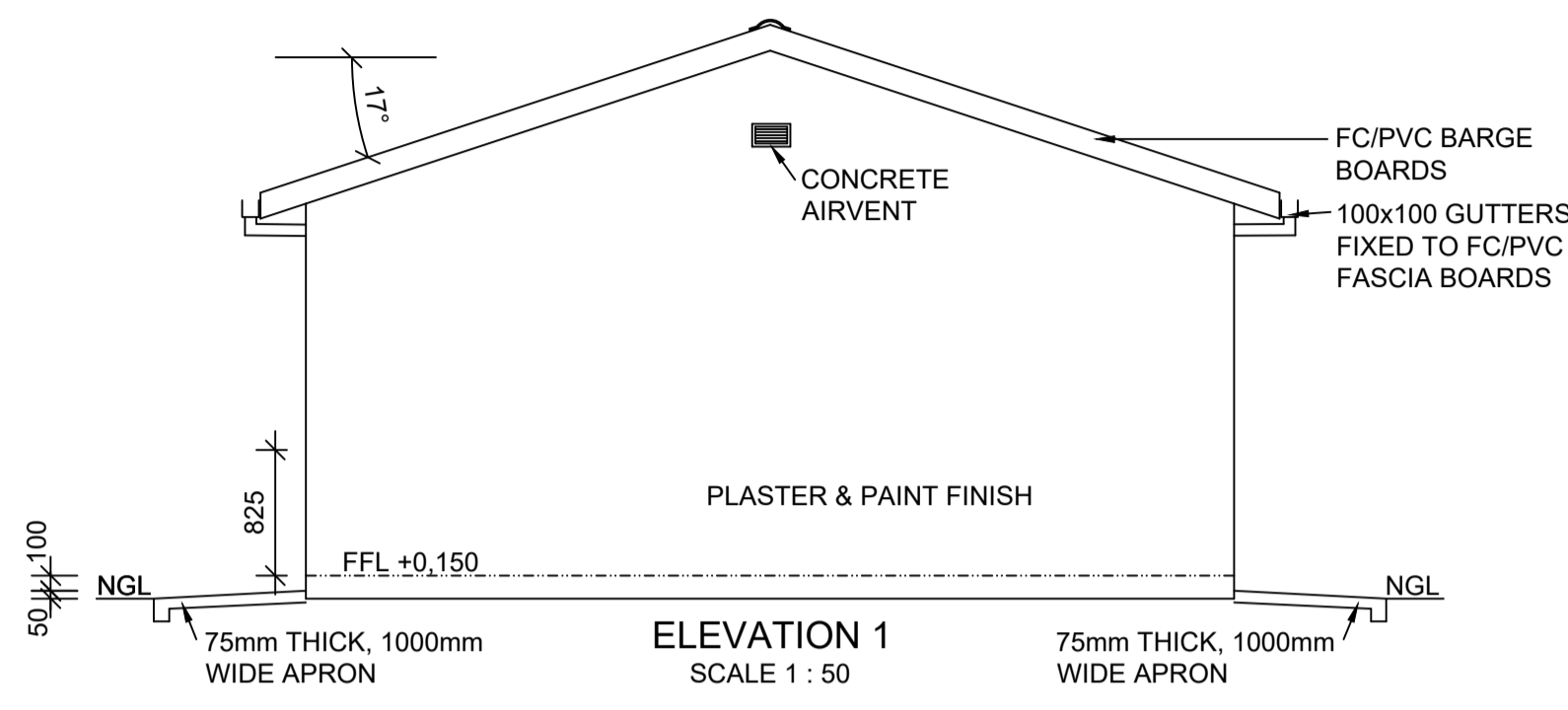
- MINIMUM 17° ROOF PITCH, WITH DOUBLE ROMAN CONCRETE ROOF TILES, ON TIMBER TRUSSES ON WOVEN PLASTIC UNDERLAY SECURED BETWEEN TRUSS AND BATTENS TO SUPPLIERS SPECIFICATIONS.
- 1:3 MORTAR BEAM FILLING TO ALL INTERNAL PARTITION WALLS, EAVES AND GABLE ENDS TO UNDERSIDE OF ROOF SHEETING.
- ALL ROOF FIXINGS TO MANUFACTURERS SPECIFICATIONS.
- 30 x 1.6 GI ROOF HOOP-IRON TIES TO BE BUILT IN A MINIMUM OF 2 BLOCK COURSES OR TIED INTO STEEL OF CONCRETE RING BEAM.
- STORMCLIPS REQUIRED ON ALL EXPOSED TILES OF THE EAVES/GABLES.

BLOCKWORK

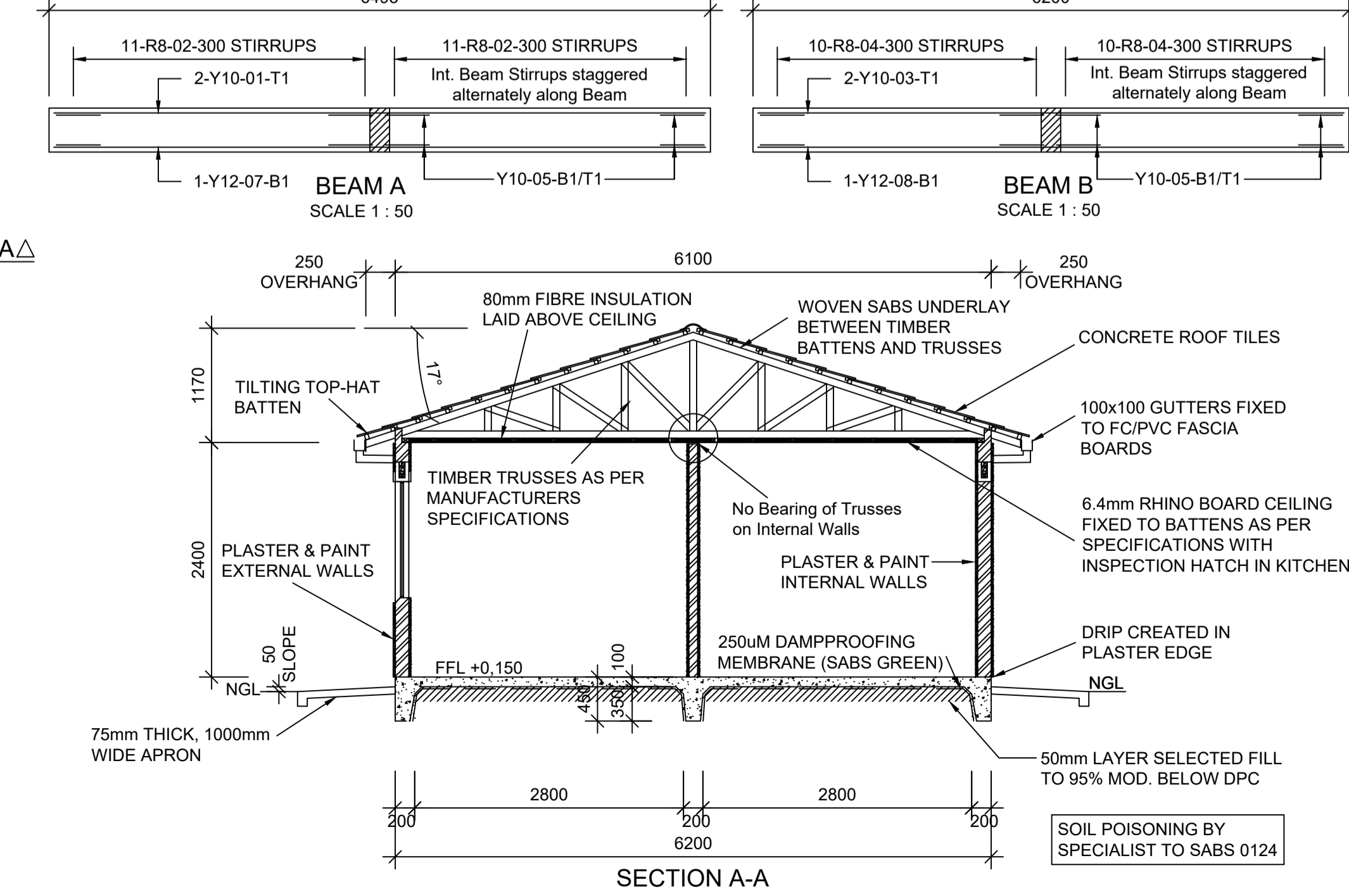
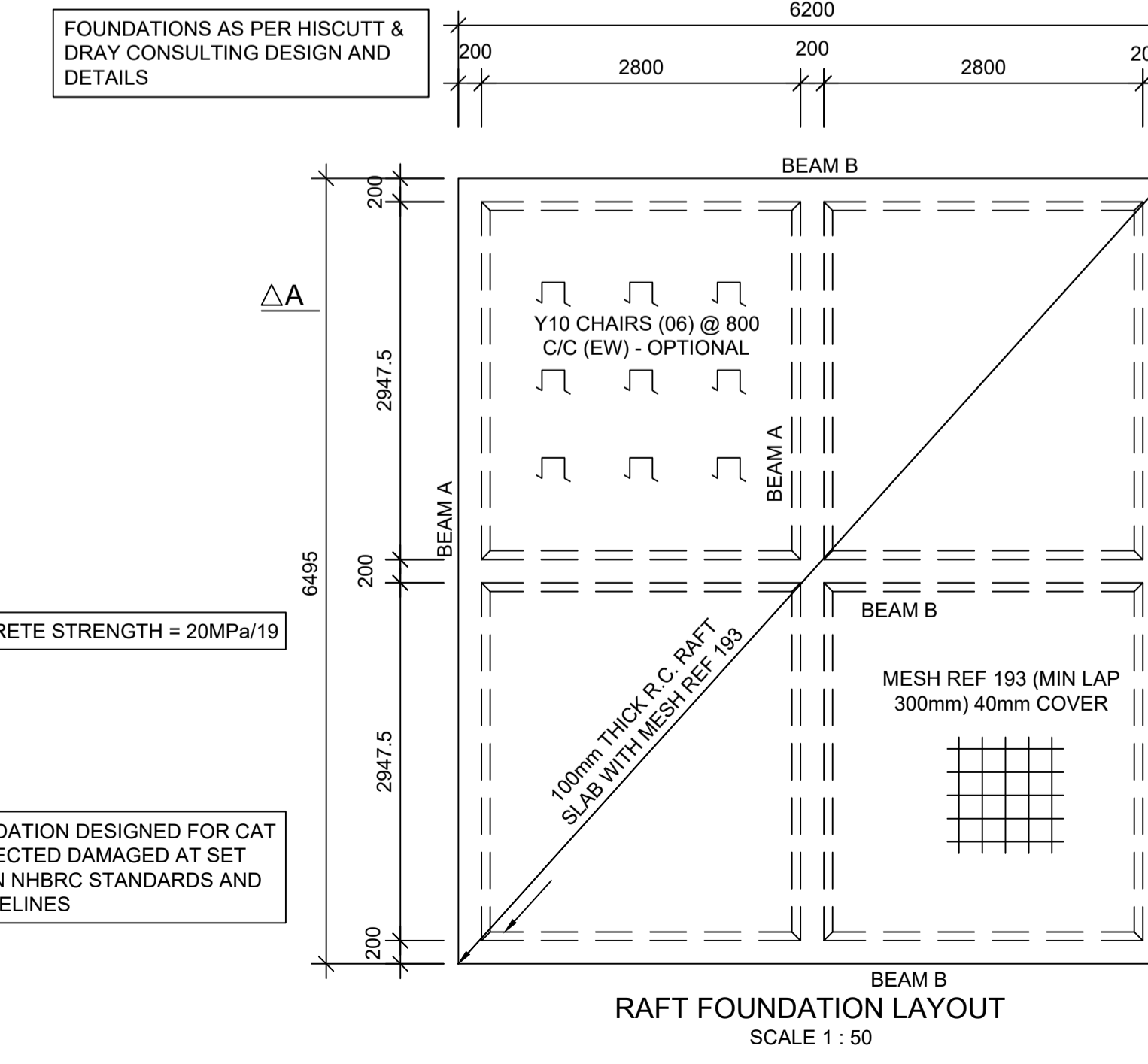
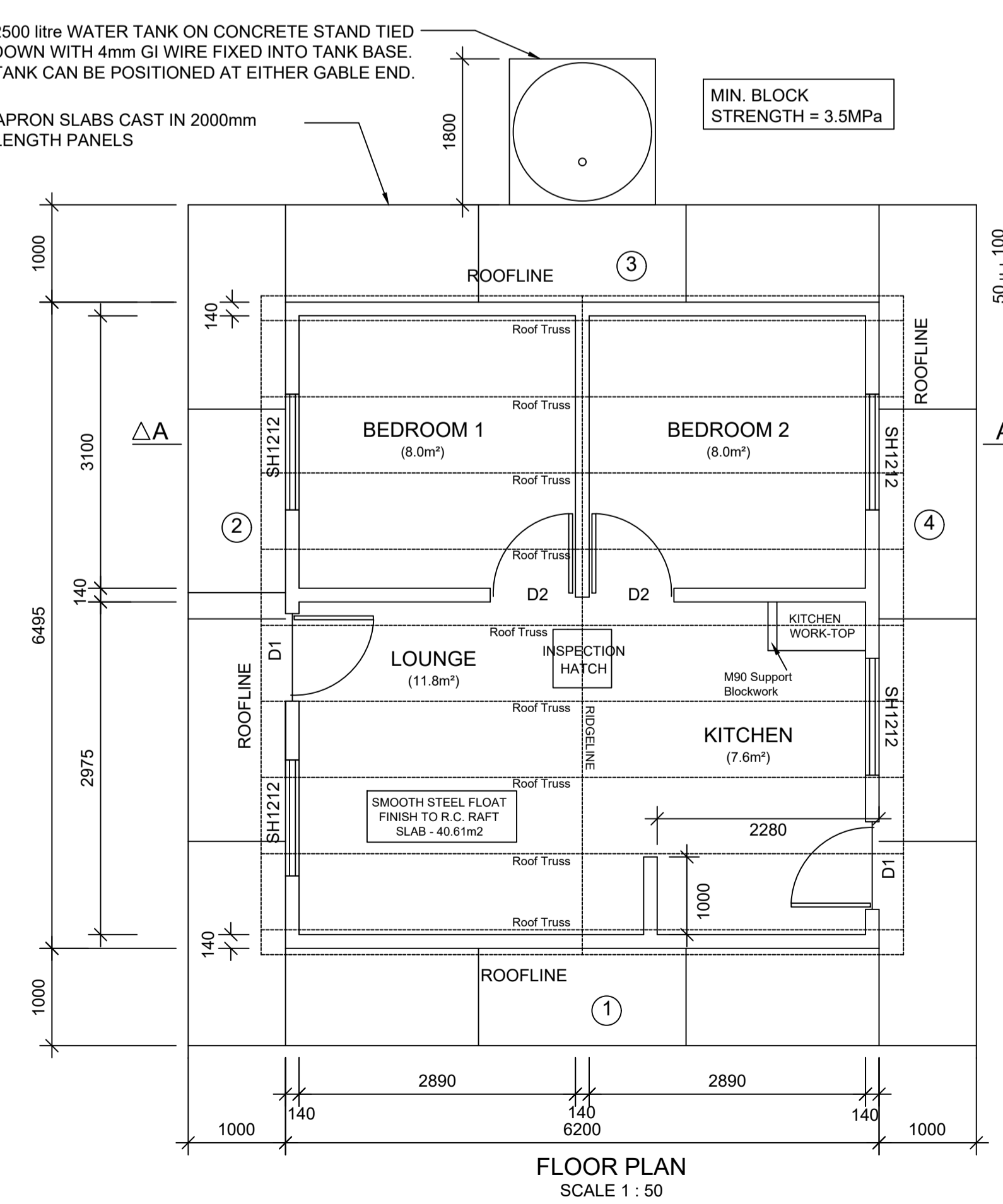
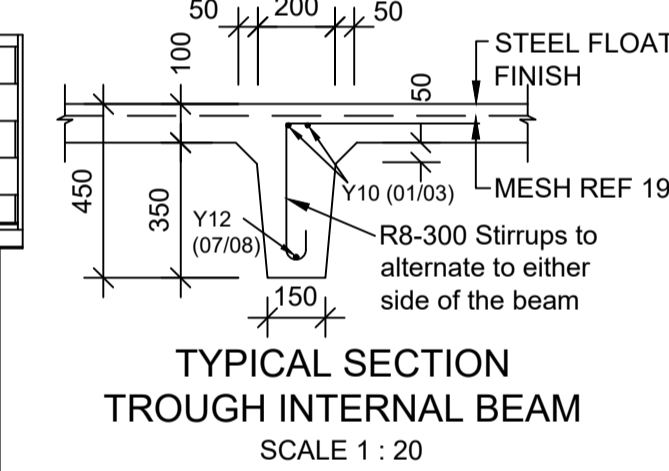
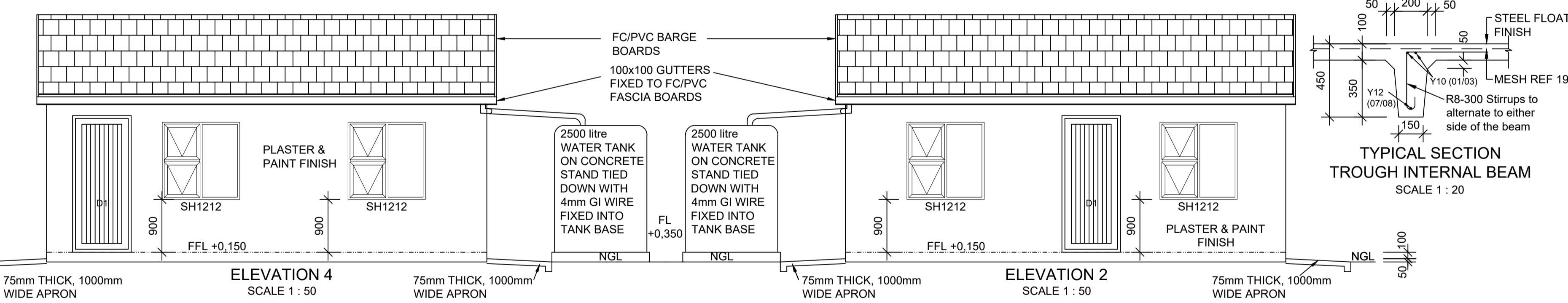
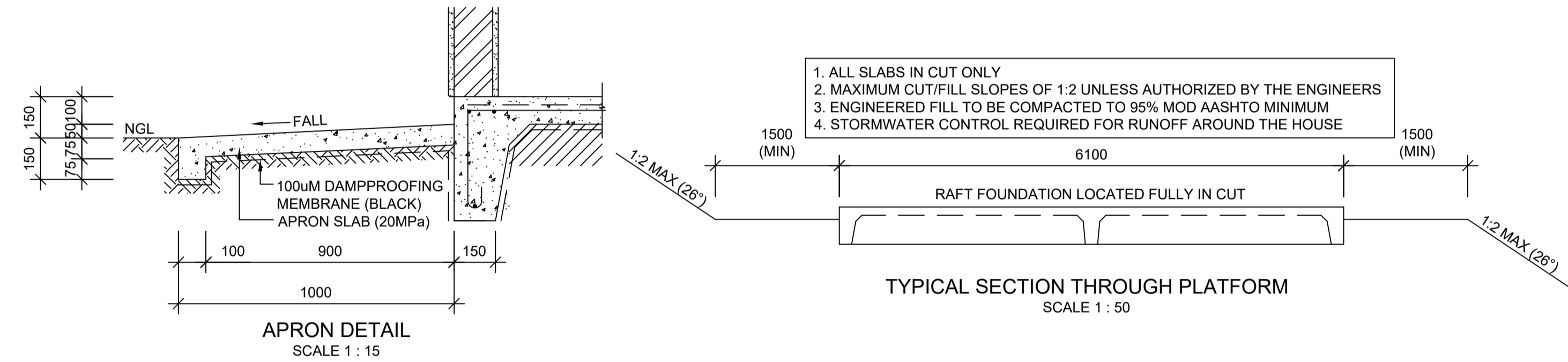
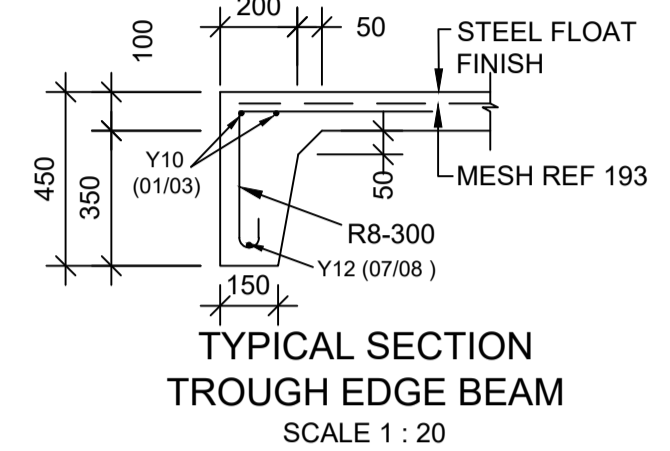
- ALL WALLS TO BE CONSTRUCTED WITH 390x190x140mm PRECAST SABS APPROVED LOAD BEARING BLOCKWORK
- BLOCKS TO HAVE MINIMUM SANS CRUSH STRENGTH OF 3.5MPa
- MORTAR SHALL BE CLASS II IN ACCORDANCE WITH SANS 10164-1. ALL JOINTS SHALL BE FLUSH. NO DRY JOINTS ARE PERMITTED. ALL PERPS TO BE 'BUTTERED' BEFORE PLACEMENT OF BLOCKS.
- ALL BLOCKWORK SHALL BE BUILT TO PLUMB WITH ALL THE CORNERS ACCURATELY CONSTRUCTED AND THE BONDING OF THE CORNERS SHALL PRESERVE THE SYMMETRY IN THE APPEARANCE OF THE WORK. INTERNAL WALL TO BE FLUSH JOINED.
- INTERNAL BLOCKWORK TO BE TIED INTO EXTERNAL SKIN WITH 1.6x700x30mm WIDE GPS HOOP IRON STRAPS.
- INTERNAL BLOCKWORK TO BE BUILT TO UNDERSIDE OF ROOF COVERING COMPLETE WITH BEAM FILLING.
- BRICKFORCE SHALL COMPRISE HARD DRAWN WIRES COMPRISING 2 MAIN DIAMETER WIRED OF NOT LESS THAN 2.8mmØ AND 2.5mmØ CROSS WIRES SPACED AT 330mm INTERVALS.
- DPC TO BE INSTALLED UNDER ALL EXTERNAL WALLS AND SANDWICHED BETWEEN TWO LAYERS OF CLASS 11 MORTAR.
- BRICKFORCE TO BE LAID IN CONTINUOUS LENGTHS TO ALL EXTERNAL AND INTERNAL BLOCKWORK IN EVERY SECOND COURSE AND EVERY COURSE ABOVE THE WINDOW AND DOOR LEVEL WITH THE MINIMUM OVERLAP OF ONE 'CROSS WIRE' SPACING.

GENERAL

- PLATFORM TO BE STRIPPED OF ALL VEGETATION AND TOPSOIL PRIOR TO OF PLACING FILL MATERIAL
- FILL MATERIAL TO BE COMPACTED IN A MAX. OF 300mm LAYERS TO 95% MOD
- ALL CUT AND FILL BANKS ARE NOT TO EXCEED A MAXIMUM SLOPE OF 1:2 (26°).
- BENCHING TO PLATFORM FILLS WHEN N.G.L. SLOPE EXCEED 1:6
- NO SERVICE TRENCHES TO BE LEFT OPEN FOR MORE THAN 2 DAYS
- ALL SERVICE TRENCHES TO BE COMPACTED TO 93% MOD ASHTO
- THE BUILDING PLATFORM MUST BE WELL GRADED AS INDICATED TO PREVENT ANY WATER PONDING AROUND THE RAFT
- ALL CONCRETE MUST BE WELL VIBRATED DURING THE PLACING USING MECHANICAL VIBRATION
- CONCRETE BLOCK EXTERNAL/INTERNAL WALL BUTT JOINT TO SANS RECOMMENDATIONS, OR AS INDICATED IN DRAWINGS.
- ANY DISCREPANCIES TO BE REPORTED BEFORE ANY WORKS IS PUT IN HAND
- NO STRUCTURAL ALTERATIONS ARE TO BE MADE WITHOUT APPROVAL AND AMENDED DRAWINGS
- DO NOT SCALE DRAWINGS, ONLY FIGURES DIMENSIONS TO BE USED.
- 1000x75mm APRON AROUND THE ENTIRE DWELLING AS PER DETAILS.
- NO ARTICULATION JOINTS IN WALLS ARE PROVIDED FOR.



MEMBER	No.	No. OF BARS	TOT No. OF BARS	MARK / CODE	S.C.	Ø	LENGTH	BENDING				
								A	B	C	D	E/R
BEAM A	3	2	6	01	20	Y10	6460	6460				
		22	66	02	85	R8	950	500	360	50		
		8	24	05	37	Y10	1500	750				
		1	3	07	20	Y12	6460	6460				
BEAM B	3	2	6	03	20	Y10	6000	6000				
		20	60	04	85	R8	950	500	360	50		
		3	08	20	Y12	6000	6000					
		1	6	06	83	Y10	940	300	50	250		
SPACERS (OPTIONAL)	4	1	24	06								



Site Class: H2 / C2
Construction Type: SLAB-ON-THE-GROUND FOUNDATION (STIFFENED RAFT)

REVISIONS		
Revisions	Description	Date

Client Name:
 J Dray

FRANKFORT EASTERN CAPE

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J Dray ECSA 201170040 12/06/2023
Competent Person PR. Number Signature DATE

Project Name:
 FRANKFORT 300 HOUSING PROJECT

Drawing Name:
 40m² HOUSE PLAN

Drawing No.:
 FRA/100/01

Scale	Designed	MWD	06/2023
AS SHOWN	Drawn	NJG	06/2023
	Checked	JD	06/2023

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FOR APPROVAL

PLAN, SECTIONS, ELEVATIONS