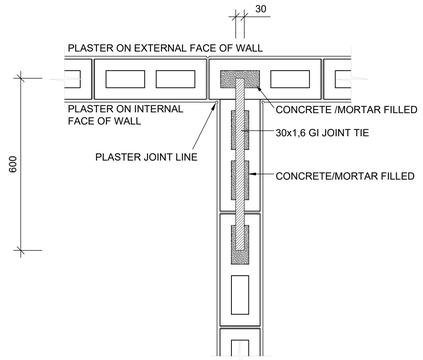
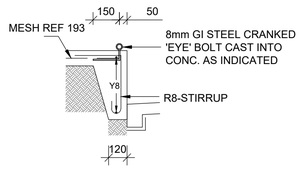
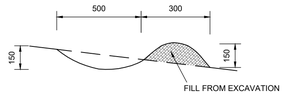


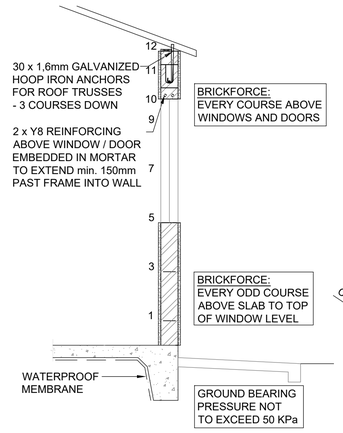
BUTT JOINT DETAIL PLAN
SCALE 1 : 10



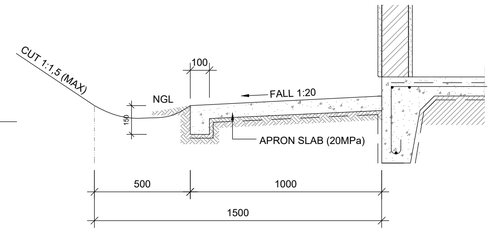
EYE BOLT DETAIL
SCALE 1 : 20



SECTION A-A CUT-OFF DRAIN



ADDITIONAL BRICKFORCE REQUIREMENTS
Scale 1:25



SECTION E-E
SCALE 1 : 15

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FINISHES

1. STEEL FLOAT FINISH TO THE FLOOR SLAB - UNLESS SCREED TO BE APPLIED.
2. PLASTER AND PAINT TO ALL INTERNAL AND EXTERNAL WALLS
3. INTERNAL DOORS ARE TO REMAIN UNPAINTED
4. EXTERNAL DOORS TO HAVE TWO COATS POLYURETHANE SEALANT.
5. EXTERNAL AND INTERNAL WALLS TO HAVE 1 COAT 'ONE COAT PVA' OR SIMILAR APPROVED BY ENGINEER.
6.FORGED OR ALUMINUM DOOR HANDLES REQUIRED ON ETERNAL DOORS.
7. INTERNAL DOORS TO HAVE CHROME PLATED DOOR HANDLES.
8. ALL LOCKS TO BE SANS APPROVED AS WELL AS BY THE ENGINEER.
9. FORGED WINDOW HANDLES AND SLIDES TO BE SANS APPROVED AND APPROVED BY THE ENGINEER.
10. EXTERNAL DOOR LOCKS TO BE 3 LEVER AND INTERNAL DOORS 2 LEVER - SANS AND ENGINEER APPROVED.
11. DOOR AND WINDOW FRAMES TO REMAIN BARE GALVANIZED.

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FOUNDATIONS

1. EXCAVATIONS FOR ALL FOUNDATIONS TO BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO CASTING OF ANY CONCRETE.
2. ALL FOUNDATIONS TO BE FOUNDED ON SOUND INSITU MATERIAL, NO FOUNDATION WILL BE ALLOWED ON ANY FILL.
3. FINISHED FLOOR LEVEL (FFL) TO BE MIN 150mm ABOVE FINAL OUTSIDE GROUND LEVEL, AND 100MM ABOVE APRON LEVEL.
4. FOUNDATION LEVELS TO BE APPROVED BY THE ENGINEER PRIOR TO CASTING.
5. SOIL POISONING TO NHBRC PART 5 AND SANS 10124.
6. SANS 250MICRON PLASTIC MEMBRANE TO BE USED ON THE UNDERSIDE OF THE FOUNDATION SLAB.

CONCRETE

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

ROOF

1. MINIMUM 17° ROOF PITCH, WITH DOUBLE ROMAN CONCRETE ROOF TILES OR SIMILAR APPROVED ON STEEL TOP-HAT PROFILE BATTENS ON WOVEN PLASTIC UNDERLAY SECURED BETWEEN TRUSS AND BATTENS TO SUPPLIERS SPECIFICATIONS.
2. 1:3 MORTAR BEAM FILLING TO ALL INTERNAL PARTITION WALLS, EAVES AND GABLE ENDS TO UNDERSIDE OF ROOF SHEETING.
3. ALL ROOF FIXINGS TO MANUFACTURERS SPECIFICATIONS.
4. 30x1.6 GI ROOF HOOP-IRON TIES TO BE BUILT IN A MINIMUM OF 2 BLOCK COURSES OR TIED INTO STEEL OF CONCRETE RING BEAM

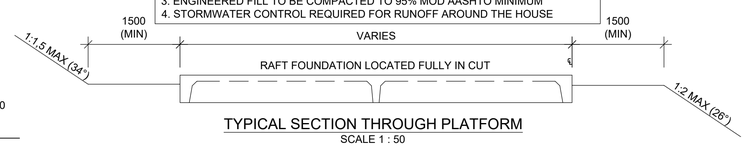
BLOCKWORK

1. ALL WALLS TO BE CONSTRUCTED WITH 390x190x140mm PRECAST SANS APPROVED LOAD BEARING BLOCKWORK
2. BLOCKS TO HAVE MINIMUM STRENGTH OF 3,5MPa
3. 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.
4. 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 JOINTED
5. INTERNAL BLOCKWORK TO BE TIED INTO EXTERNAL SKIN WITH 1,6x700x30mm WIDE GPS HOOP IRON STRAPS.
6. INTERNAL BLOCKWORK TO BE BUILT TO UNDERSIDE OF ROOF SHEET COMPLETE WITH BEAM FILLING
7. 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
8. DPC TO BE INSTALLED UNDER ALL EXTERNAL WALLS
9. 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.

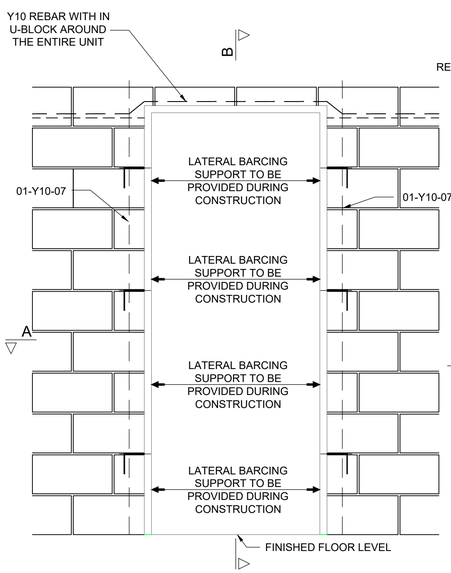
GENERAL

1. PLATFORM TO BE STRIPPED OF ALL VEGETATION AND TOPSOIL PRIOR TO OF PLACING FILL MATERIAL
2. FILL MATERIAL TO BE COMPACTED IN 300mm LAYERS TO 95% MOD
3. ALL CUT AND FILL BANKS ARE NOT TO EXCEED A MAXIMUM SLOPE OF 1:2 (26°).
4. PROVIDE BENCHES TO FILLS OF PLATFORMS WHEN N.G.L. SLOPE EXCEED 1:6
5. NO SERVICE TRENCHES TO BE LEFT OPEN FOR ORE THAN 2 DAYS
6. ALL SERVICE TRENCHES TO BE COMPACTED TO 93% MOD AASHTO
7. THE BUILDING PLATFORM MUST BE WELL GRADED AS INDICATED TO PREVENT ANY WATER FROM PONDING AROUND THE RAFT
8. PROVIDE P.C. LINTOLS OVER ALL DOORS AND WINDOWS EXCEPT WHERE "CLISCOE" RENDERING DETAIL IS USED.
9. ALL CONCRETE MUST BE WELL VIBRATED DURING THE PLACING USING MECHANICAL VIBRATION
10. CONCRETE BLOCK EXTERNAL/INTERNAL WALL BUTT JOINT TO SABS RECOMMENDATIONS
11. ANY DISCREPANCIES TO BE REPORTED BEFORE ANY WORKS IS PUT IN HAND
12. NO STRUCTURAL ALTERATIONS ARE TO BE MADE WITHOUT APPROVAL AND AMENDED DRAWINGS
13.DO NOT SCALE DRAWINGS, ONLY FIGURES DIMENSIONS TO BE USED.
14. 1000x75mm APRON AROUND ENTIRE DWELLING AS PER DETAILS.
16. CONCRETE FILLED U-BLOCK WITH A SINGLE Y10 REINFORCEMENT REQUIRED IN COURSE ABOVE WINDOW AND DOOR FRAMES OF EXTERNAL WALL BLOCKWORK - IF NO INTERNAL LATERAL STABILITY WALL REQUIRED.

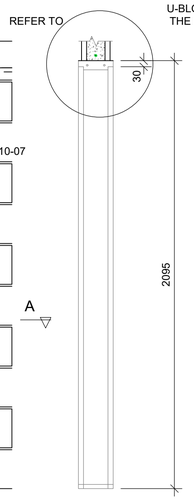
1. ALL SLABS IN CUT ONLY
2. MAXIMUM CUT/FILL SLOPES OF 1:1,5 UNLESS AUTHORIZED BY THE ENGINEERS
3. ENGINEERED FILL TO BE COMPACTED TO 95% MOD AASHTO MINIMUM
4. STORMWATER CONTROL REQUIRED FOR RUNOFF AROUND THE HOUSE



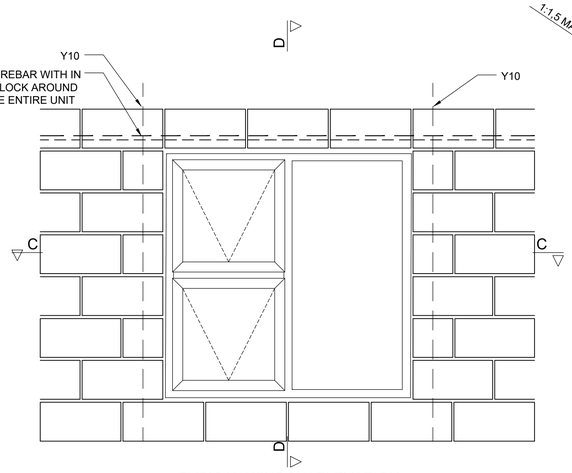
TYPICAL SECTION THROUGH PLATFORM
SCALE 1 : 50



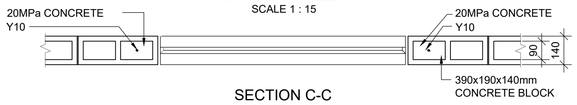
TYPICAL DOOR ELEVATION
SCALE 1 : 15



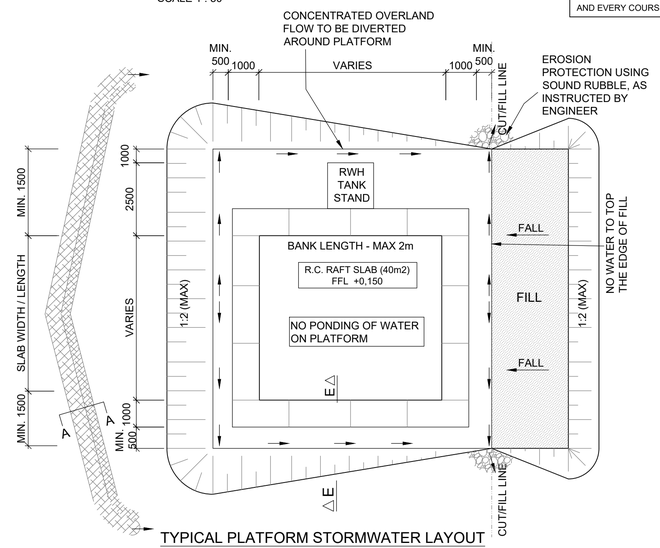
SECTION B-B
SCALE 1 : 15



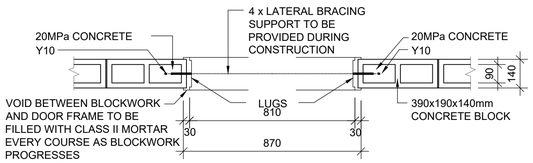
TYPICAL WINDOW ELEVATION
SCALE 1 : 15



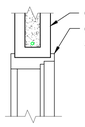
SECTION C-C
SCALE 1 : 15



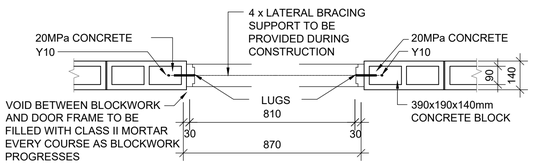
TYPICAL PLATFORM STORMWATER LAYOUT
SCALE 1 : 100



SECTION A-A
(140 DOOR FRAME FOR A M140 BLOCK APPLICATION)
SCALE 1 : 15



WINDOW DETAIL 2



SECTION A-A
(ALTERNATIVE 90 DOOR FRAME FOR A M140 BLOCK APPLICATION)
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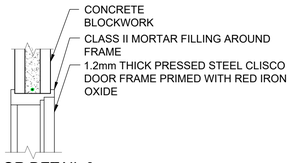
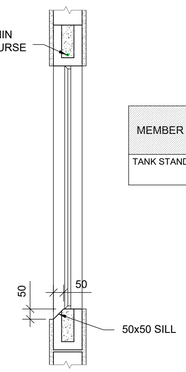
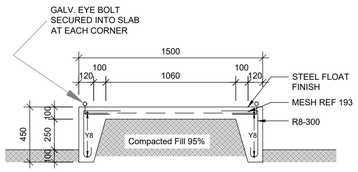


DOOR DETAIL 3

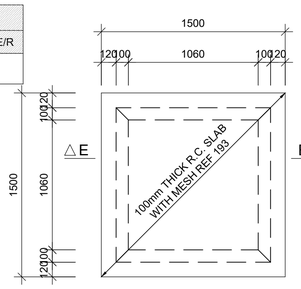


SECTION D-D
SCALE 1 : 15

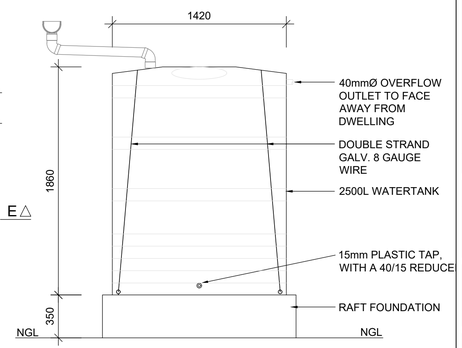
MEMBER	No.	No. OF BARS	TOT No. OF BARS	MARK / CODE	S.C.	Ø	LENGTH	BENDING				
								A	B	C	D	E/R
TANK STAND	4	2 4	8 16	01 02	35 85	Y8 R8	1600 750	1400 300	300	40		



SECTION E-E
SCALE 1 : 20



RAFT FOUNDATION LAYOUT
SCALE 1 : 25



WATERTANK ELEVATION
SCALE 1 : 20

Site Class:	ALL
Construction Type:	SLAB-ON-THE-GROUND FOUNDATION (STIFFENED RAFT)

REVISIONS

Revisions	Description	Date

Client Name:

FRANKFORT
EASTERN CAPE

Hiscutt & Dray Consulting

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

Project Name:

FRANKFORT 300 HOUSING PROJECT

Drawing Name:

TYPICAL 40m² HOUSE DETAILS , PLATFORM & TANK STAND

Drawing No.:

FRA/DET/100-02

Revisions

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

FOR APPROVAL

HOUSE DETAILS , PLATFORM & TANK STAND