



FIRST FLOOR PLAN  
SCALE 1:100

Client:



JOHANNESBURG WATER  
Tutume Hall,  
65 Niami Pitsa Street,  
Newtown, Johannesburg

THESE NOTES SERVE AS AN ADDENDUM TO THE SPECIFICATION IN THE BILL OF QUANTITIES (BOQ). IN THOSE CASES WHERE THE BOQ SPECIFICATIONS DIFFER FROM THESE NOTES, THESE NOTES SHALL TAKE PRECEDENCE.



Engineer:

T.Chikwata Pr Eng (2014/0009) [Signature]

Drawn By: M. Minkulu Designed By: T.Mapumo Checked By: T.Chikwata

Signature: [Signature] Signature: [Signature] Signature: [Signature]

Date: October 2024 Date: October 2024 Date: October 2024

#### CONCRETE NOTES:

1.0 SETTING OUT AND GENERAL:  
1.1 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS.  
1.2 ALL DIMENSIONS AND HEIGHTS ARE TO BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND.  
1.3 REPORT DISCREPANCIES TO ARCHITECT OR ENGINEER.  
1.4 THIS DRAWING MUST NOT BE USED TO SCALE OFF. USE ONLY WRITTEN DIMENSIONS. CONTACT THE ENGINEER OR ARCHITECT WHERE CLARITY IS SOUGHT.  
1.5 FOR SETTING OUT DATA, SETTING OUT POINTS AND DATUM LEVELS REFER TO SURVEY INFORMATION AND ARCHITECT'S DRAWINGS.  
1.6 STRUCTURAL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND THE RELEVANT S.A.N.S. SPECIFICATIONS. ALL CONCRETE WORK IS TO BE DONE IN ACCORDANCE WITH S.A.N.S. 12000 AND EARTHWORKS IN ACCORDANCE WITH S.A.N.S. 12000.  
1.8 CONSULT RELEVANT ARCHITECTS, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS AND DETAILS AS RELEVANT FOR DRAINAGE, STORMWATER OUTLETS, RW/DPs AND HOLES AND SLEEVES FOR THESE SERVICES. NO HOLES ARE TO BE CORED WITHOUT ENGINEER'S WRITTEN APPROVAL.  
2.0 FOUNDATIONS  
2.1 ALL FOUNDATION EXCAVATIONS TO BE INSPECTED AND APPROVED IN WRITING BY THE ENGINEER BEFORE CONCRETE IS CASTING.

2.2 NO FOUNDATIONS ARE TO BE CAST IN FILL MATERIAL. A 50mm THICK LAYER OF 10MPa / 19mm BLINDING CONCRETE IS TO BE CAST UNDER ALL REINFORCED BASES, REINFORCED STRIP FOOTINGS AND GROUND BEAMS.  
2.3 ANY OVER EXCAVATIONS ARE TO BE MADE GOOD WITH 10MPa / 19mm CONCRETE AT THE CONTRACTOR'S EXPENSE.  
2.4 BACKFILLING OVER COLUMN BASES SHALL BE DONE WITH AN APPROVED MATERIAL COMPACTED IN LAYERS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.  
2.5 ALLOWABLE BEARING PRESSURE UNDER:  
CONCRETE BASES = 1500kPa  
STRIP FOOTINGS = 1000kPa  
3.0 CONCRETE  
3.1 CONCRETE CHARACTERISTIC 28 DAY STRENGTH: BASES: 25MPa / 19mm STRIP FOOTINGS: 25MPa / 19mm SURFACE BEDS: 30MPa / 19mm SUSPENDED SLABS & BEAMS: 30MPa / 19mm COLUMNS: 30MPa / 19mm  
3.2 CONCRETE MIX DESIGNS FOR ALL GRADES OF CONCRETE TO BE GIVEN TO ENGINEER FOR PERUSAL AND COMMENT. CONCRETE MIX DESIGNS FOR SURFACE BEDS TO HAVE MINIMUM BLEED CHARACTERISTICS.  
3.3 ALL CONCRETE TO BE ADEQUATELY CURED BY KEEPING SURFACES CONTINUOUSLY DAMP FOR AT LEAST 5 DAYS AFTER CASTING.

4.0 REINFORCEMENT  
4.1 CHARACTERISTIC STRENGTH: MILD STEEL: 250N/mm<sup>2</sup> HIGH YIELD STEEL: 450N/mm<sup>2</sup>  
4.2 ALL REINFORCEMENT TO BE CHECKED AND APPROVED BY ENGINEER BEFORE ANY CONCRETE IS CAST. 48 HOURS WRITTEN NOTICE TO BE GIVEN TO ENGINEER BEFORE TIME OF INSPECTION.  
4.3 LAP LENGTH TO REINFORCING TO BE MINIMUM 50 x SMALLER BAR DIAMETER, UNLESS OTHERWISE NOTED.  
4.4 MESH REINFORCEMENT REFERENCE 245 TO BE PLACED IN SLAB (TOP) MINIMUM LAPS = 300mm UNLESS OTHERWISE NOTED.  
4.5 THE CONTRACTOR MUST TAKE PARTICULAR CARE TO ENSURE THAT THE SPECIFIED COVER TO ALL REINFORCEMENT HAS BEEN ATTAINED THROUGHOUT BEFORE THE ENGINEER IS CALLED TO SITE FOR INSPECTION OF THE REINFORCEMENT.  
4.6 COVER TO REINFORCEMENT:  
STRIP FOOTINGS: 50mm BASES: 50mm COLUMNS AND WALLS: 30mm SUSPENDED SLABS: 30mm

4.7 CONTRACTOR IS TO CONDUCT HIS OWN INSPECTION OF REINFORCEMENT BEFORE CALLING THE ENGINEER FOR INSPECTION.  
5.0 FORMWORK AND DROPPING  
5.1 STRIPPING TIMES FOR:  
COLUMN AND WALL SHUTTERING: 1.5 DAYS.  
7 DAYS IN HOT WEATHER.  
12 DAYS IN COLD WEATHER.  
4 DAYS IN HOT WEATHER.  
7 DAYS IN COLD WEATHER.  
5.2 PROPPING TIMES FOR:  
SLABS AND BEAMS: 14 DAYS IN HOT WEATHER.  
21 DAYS IN COLD WEATHER.  
5.3 CANTILEVER SLABS AND BEAMS: 21 DAYS  
(SUBJECT TO CUBE TEST RESULTS BEING SUBMITTED TIMELY TO ENGINEER FOR APPROVAL)  
NO DE-PROPPING OF SUSPENDED ELEMENTS UNTIL INSTRUCTED BY ENGINEER.  
5.4 CONCRETE FINISHES: UNLESS NOTED OTHERWISE  
COLUMNS AND WALLS: OFF SHUTTER BEAMS AND SLAB SOFT: OFF SHUTTER SURFACE BEDS: POWER FLOAT SIDES OF GROUND BEAMS TO BE SHUTTERED.

#### SCHEDULE OF AREAS

PROPOSED FIRST FLOOR OFFICES	410m <sup>2</sup>
PROPOSED GRND FLOOR OFFICES	410m <sup>2</sup>
PROPOSED FIRST FLR. ABLUTION	153m <sup>2</sup>
PROPOSED GRND. FLR. ABLUTION	153m <sup>2</sup>
TOTAL	1126m <sup>2</sup>
STAND	8565m <sup>2</sup>
COVERAGE	7%
FAR	0.1m <sup>2</sup>

#### SHEET TITLE:

PROPOSED NEW OFFICES, MALE & FEMALE STAND BY ABLUTION FACILITIES  
PROPERTY DESCRIPTION : 87 ERAND A.H.  
CLIENT : .....

DATE: 31 OCTOBER 2024

OWNER'S SIGNATURE : .....

Project:  
JW14468 - NEW OFFICES AT MIDRAND DEPOT

Description:  
FIRST FLOOR PLAN

Issued For:

TENDER

Size: A1 Scale: As Shown Sheet No: 3 OF 8 Original Date: October 2024

Project No: JW14468 Drawing No: ARCH - 03 Revision: 0