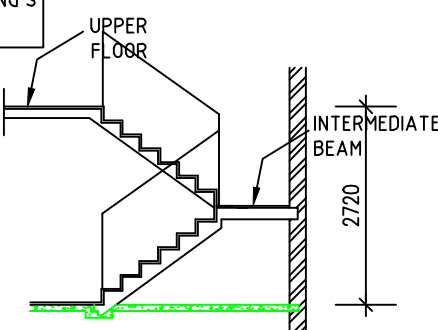
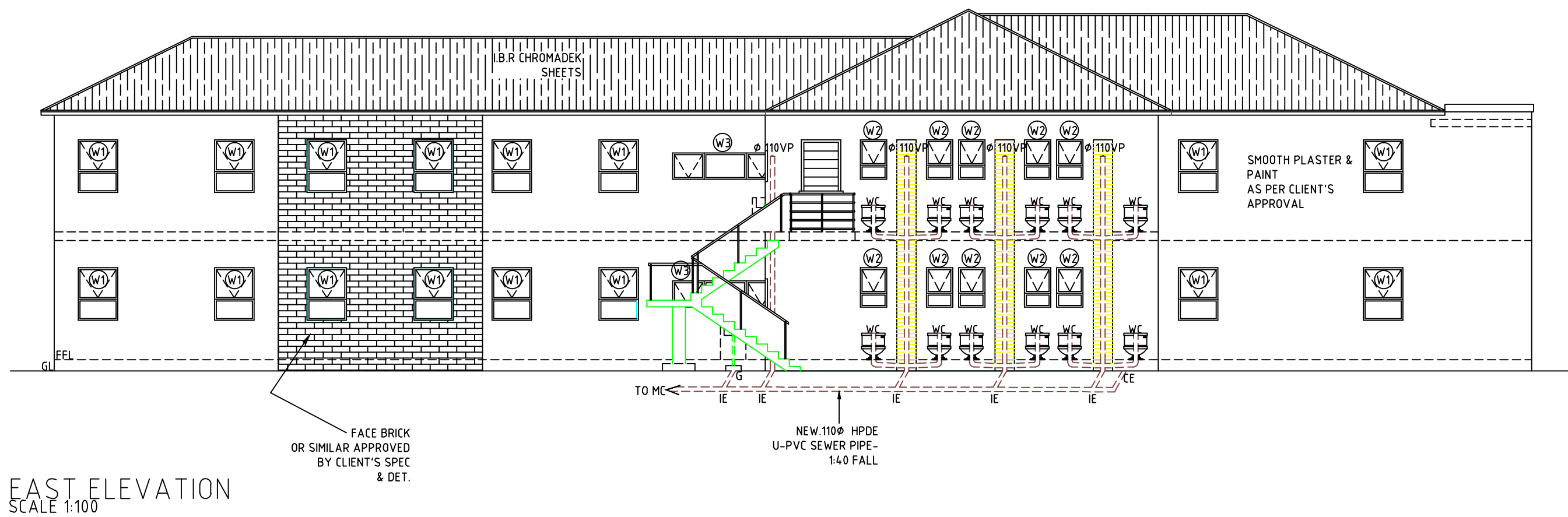
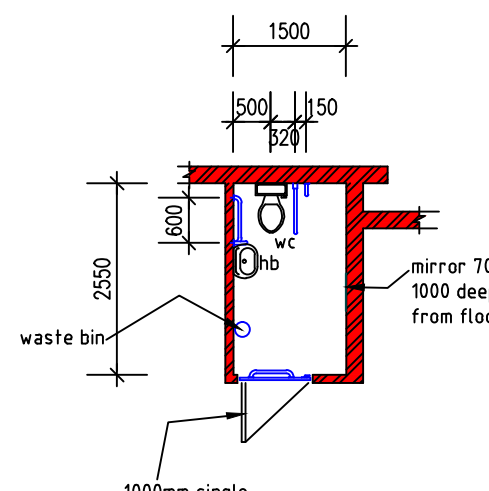


STAIR NOTES

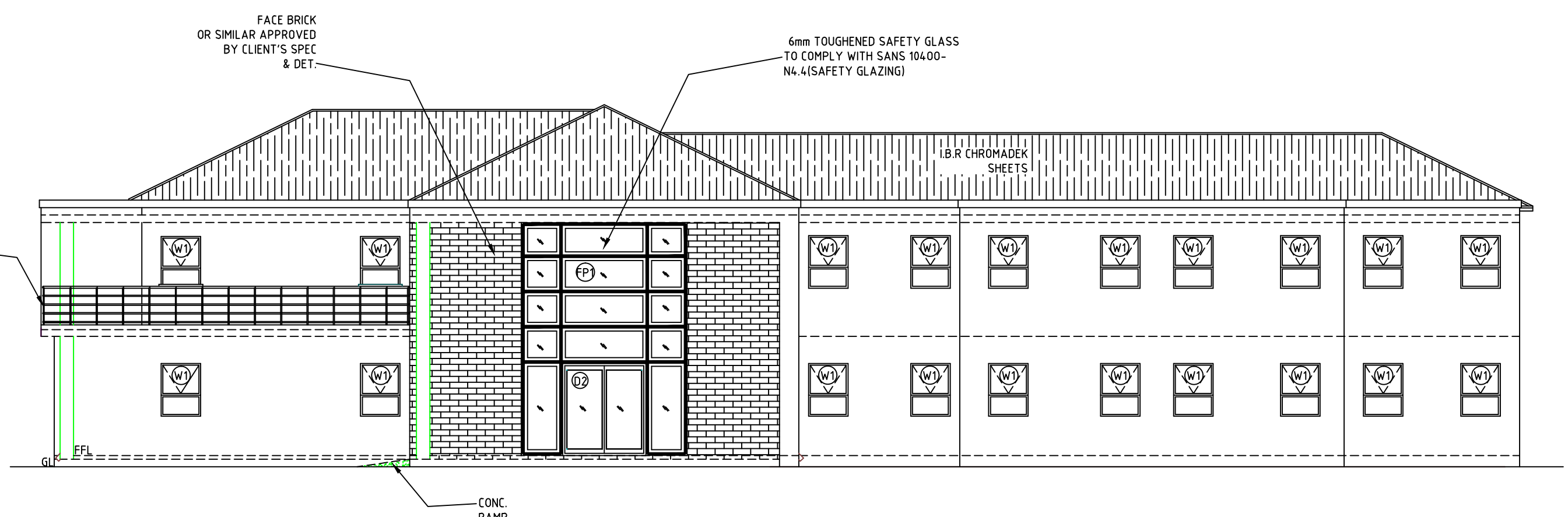
38MM BALUSTERS @ 100MAX C/C
1000MM HEIGHT
50MM HANDRAIL
170 RISERS
250MM TREADS
NB: STAIRS CONSTRUCTION AS PER ENG'S SPECS
NB: STEEL CONSTRUCTION PER ENG'S SPECS.



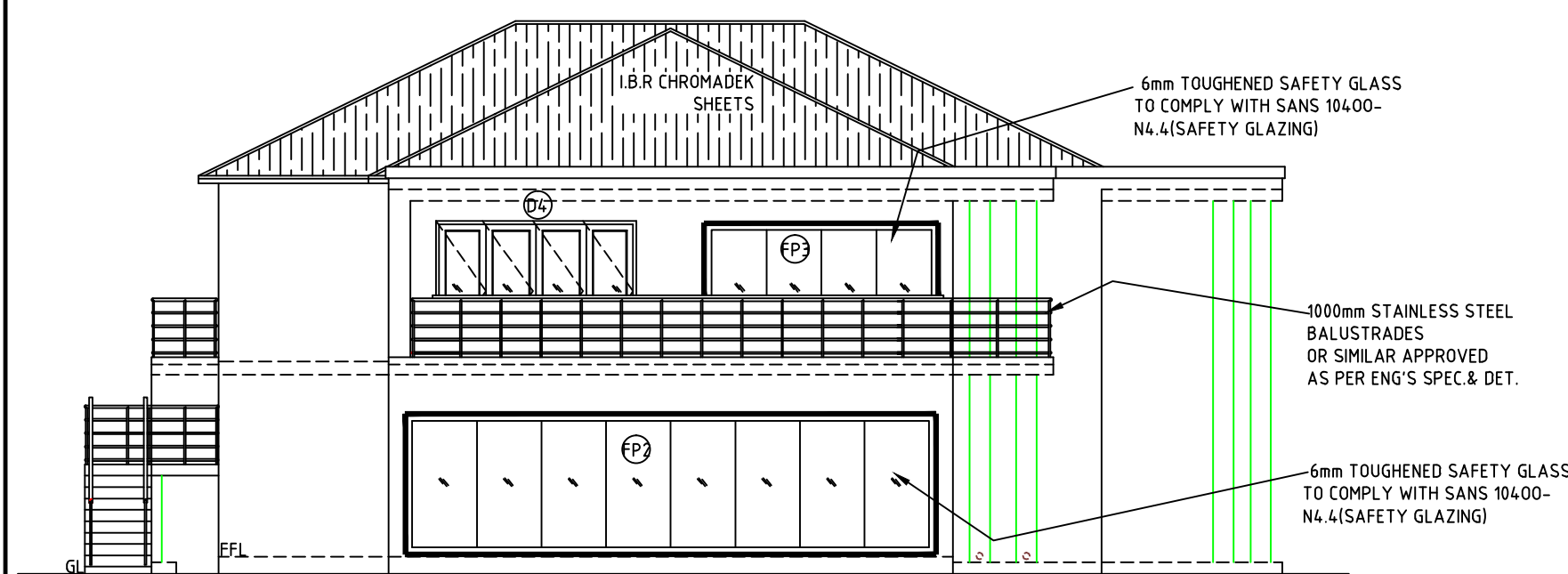
ELEVATION OF A DOG- LEG STAIRCASE SCALE 1:100



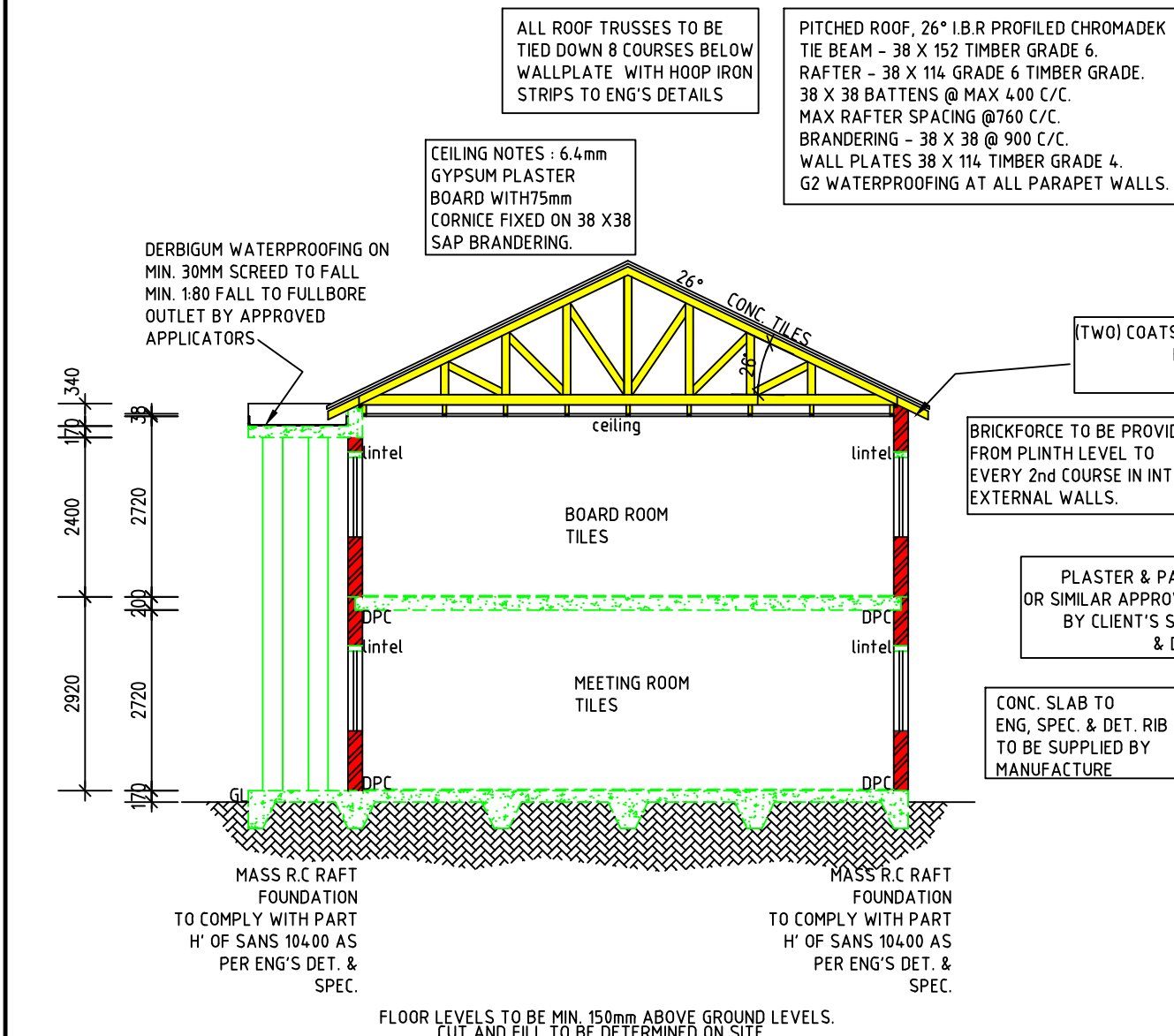
EAST ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

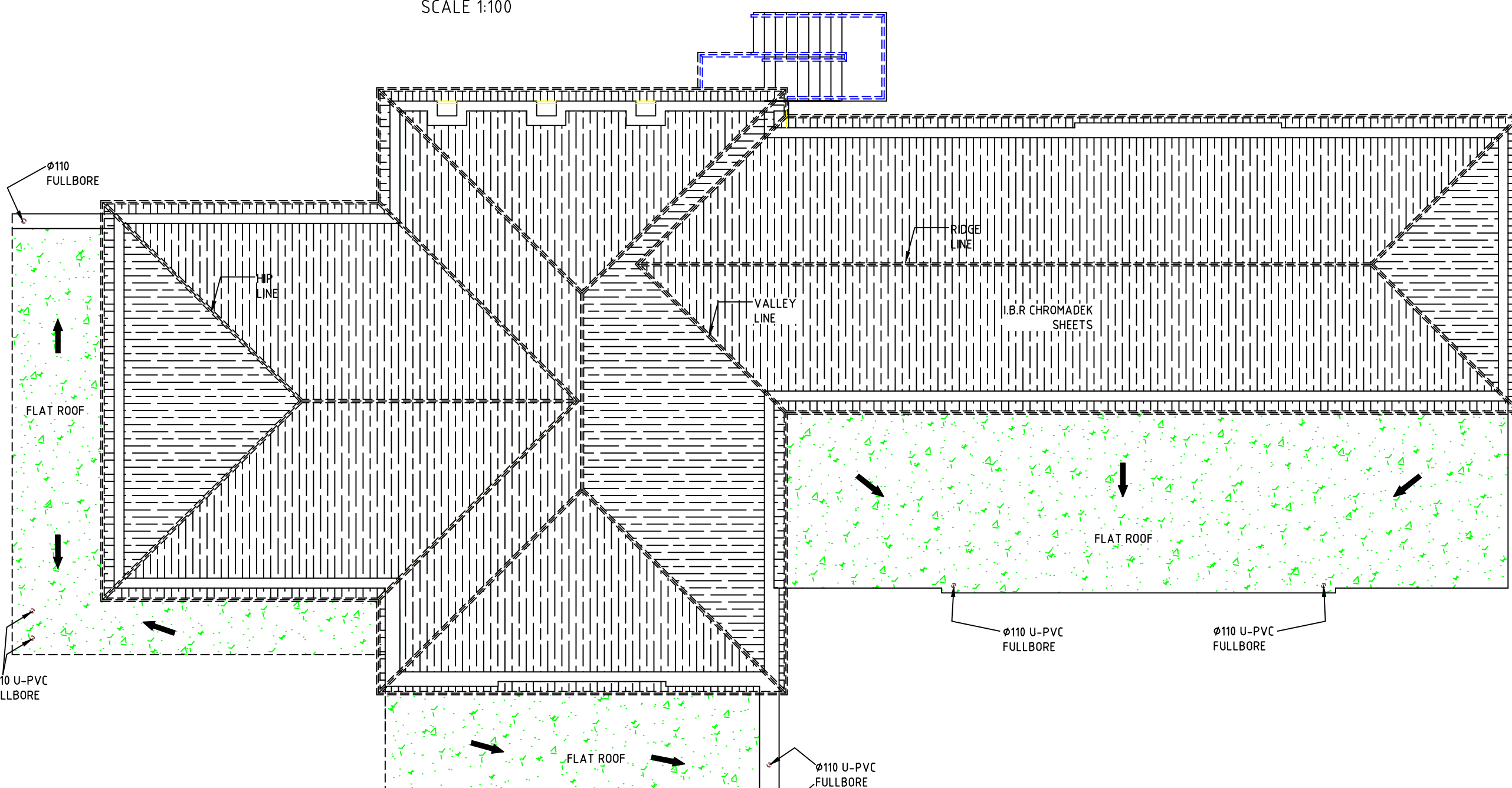


SOUTH ELEVATION SCALE 1:100



SECTION AA SCALE 1:100

ROOF PLAN SCALE 1:100



window schedule				
W1 (38)	W2 (10)	W3 (2)	D1 (31)	D2 (1)
FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION
Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING
D3 (4)	D4 (4)	FP1 (1)	FP2 (1)	FP3 (1)
FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION	FROM: PROPOSED CUBED ALUMINUM FRAME AT PER TIME TEST AS PER ALUMINUM ATTENTION
Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING	Window / Glazing: 100% THERMOGLASS SAFETY GLAZING

KEON
CONSULTING ENGINEERS
TECHNO
DESIGNS
Civil Structural & Transport Engineers

34 Dane Street Glen Austin
TELEPHONE (011) 045 2532
CELL (072) 301 8811
EMAIL engineer@technodesigns.co.za
OFFICES JOHANNESBURG
WEBSITE www.technodesigns.co.za

KEON CONSULTING ENGINEERS
5th Avenue Office Park,
4th 5th Avenue Newton
Port Elizabeth
TELEPHONE +27 413630180
WEBSITE www.keon.co.za

Client:

Johannesburg Water

Turkney Hall
65 Ntshini Place 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.

ON ORIGINAL

Engineer:
T.Chikwata Pr Eng (20140009)

Drawn By: T. Mzimku
Designed By: T. Mzimku
Checked By: T. Chikwata

Signature: _____
Date: October 2024

Signature: _____
Date: October 2024

Signature: _____
Date: October 2024

CONCRETE NOTES:

- 1.9 SETTING OUT AND GENERAL:
 - 1.1 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECT'S 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. 1200G AND EARTHWORKS IN ACCORDANCE WITH S.A.N.S. 1200D.
 - 1.8 CONSULT RELEVANT ARCHITECTS, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS AND DETAILS AS RELEVANT FOR DRAINAGE, STORMWATER OUTLETS, RWOPS AND HOLES AND SLEEVES FOR THESE SERVICES. NO HOLES ARE TO BE CORED WITHOUT ENGINEERS 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 = 150kPa
 - STRIP FOOTINGS = 100kPa
- 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.

- 4.1 ALL CONCRETE TO BE CONSTRUCTED TO THE S.A.N.S. 1200G PERMISSIBLE DEVIATION DEGREE OF ACCURACY CLASS II UNLESS SPECIFIED OTHERWISE.
- 4.2 CONCRETE CURE TEST RESULTS TO BE SUBMITTED TIMELY TO ENGINEER FOR PERUSAL, RECORDS, COMMENT AND APPROVAL.
- 4.3 REINFORCEMENT CHARACTERISTIC STRENGTH:
 - MILD STEEL: 250N/mm²
 - HIGH YIELD STEEL: 450N/mm²
- 4.4 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.
- 4.5 LAP LENGTH TO REINFORCING TO BE MINIMUM 50 x SMALLER BAR DIAMETER, UNLESS OTHERWISE NOTED.
- 4.6 MESH REINFORCEMENT REFERENCE 245 TO BE PLACED IN SLAB (TOP) MINIMUM LAPS = 300mm UNLESS OTHERWISE NOTED.
- 4.7 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.
- 4.8 STRIP FOOTINGS:
 - BASES: 50mm
 - COLUMNS AND WALLS: 50mm
 - SUSPENDED SLABS: 30mm

- 4.7 SUSPENDED BEAMS:
 - CONTRACTOR IS TO CONDUCT HIS OWN INSPECTION OF REINFORCEMENT BEFORE CALLING THE ENGINEER FOR INSPECTION.
 - FORMWORK AND DROPPING:
 - STRIPPING TIMES FOR:
 - COLUMN AND WALL SHUTTERING: 1.5 DAYS
 - BEAM SHUTTERING: 7 DAYS IN HOT WEATHER, 12 DAYS IN COLD WEATHER
 - SLAB SHUTTERING: 4 DAYS IN HOT WEATHER, 7 DAYS IN COLD WEATHER
 - PROPPING TIMES FOR:
 - SLABS AND BEAMS: 14 DAYS IN HOT WEATHER, 21 DAYS IN COLD WEATHER
 - CANTILEVER SLABS AND BEAMS: 21 DAYS
- 4.8 CONCRETE FINISHES: UNLESS NOTED OTHERWISE COLUMNS AND WALLS: OFF SHUTTER BEAMS AND SLAB SOFT: TOP OF SUSPENDED SLABS: STEEL FLOAT SURFACE BEDS: POWER FLOAT SIDES OF GROUND BEAMS TO BE SHUTTERED.

SCHEDULE OF AREAS	
PROPOSED FIRST FLOOR OFFICES	410m ²
PROPOSED GRND FLOOR OFFICES	410m ²
PROPOSED FIRST FLR. ABBLUTION	153m ²
PROPOSED GRND. FLR. ABBLUTION	153m ²
TOTAL	1126m ²
STAND	8565m ²
COVERAGE	7%
FAR	0.1m ²

SHEET TITLE:

PROPOSED NEW OFFICES, MALE & FEMALE STAND BY ABLUATION FACILITIES

PROPERTY DESCRIPTION : 87 ERAND A.H.

CLIENT :

DATE: 31 OCTOBER 2024

OWNER'S SIGNATURE :

Project:
JW14468 - NEW OFFICES AT MIDRAND DEPOT

Description:
ELEVATIONS, SECTION, ROOF

Issued For:
TENDER

Size: A1
Scale: As Shown
Sheet No: 4 OF 8
Original Date: October 2024

Project No: JW14468
Drawing No: ARCH - 04
Revision: 0