



GROUND FLOOR PLAN
SCALE 1:100

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 1200 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, RWPDs 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 CAST
- 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: 20MPa / 19mm
STRIP FOOTINGS: 20MPa / 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 PERUSA 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
- 3.4 ALL CONCRETE TO BE CONSTRUCTED TO THE S.A.N.S 1200G PERMISSIBLE DEVIATION DEGREE OF ACCURACY CLASS II UNLESS SPECIFIED OTHERWISE.
- 3.5 CONCRETE CUBE TEST RESULTS TO BE SUBMITTED TIMELY TO ENGINEER FOR PERUSA, RECORDS, COMMENT AND APPROVAL
- 4.0 REINFORCEMENT
- 4.1 CHARACTERISTIC STRENGTH: MILD STEEL: 250N/mm²
HIGH YIELD STEEL: 450N/mm²
- 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 240 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
COLUMNS AND WALLS: 50mm
SUSPENDED SLABS: 30mm
- 4.7 CONTRACTOR IS TO CONDUCT HIS OWN INSPECTION OF REINFORCEMENT BEFORE CALLING THE ENGINEER FOR INSPECTION
- 5.0 FORMWORK AND PROPPING
- 5.1 STRIPPING TIMES FOR: COLUMN AND WALL SHUTTERING: 1.5 DAYS.
FLAT SLABS: 7 DAYS IN HOT WEATHER, 12 DAYS IN COLD WEATHER.
BEAM SHUTTERING: 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)
- 5.4 NO DE-PROPPING OF SUSPENDED ELEMENTS UNTIL INSTRUCTED BY ENGINEER
- 5.5 CONCRETE FINISHES: UNLESS NOTED OTHERWISE COLUMNS AND WALLS: OFF SHUTTER BEAMS AND SLAB SOFFIT: OFF SHUTTER 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. ABLUTION	153m ²
PROPOSED GRND. FLR. ABLUTION	153m ²
TOTAL	1126m ²
STAND	8566m ²
COVERAGE	7%
FAR	0.1m ²

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	
GROUND FLOOR PLAN	
Issued For:	
TENDER	
Size	Scale
A1	As Shown
Sheet No	Original Date
2 OF 8	October 2024
Project No	
JW14468	
Drawing No	
ARCH - 02	
Revision	
0	