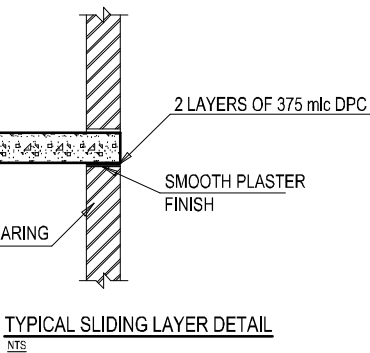




FOUNDATION NOTES

- ALL FOUNDATION EXCAVATIONS TO BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO CASTING OF CONCRETE.
CONTRACTOR TO ARRANGE ANY OTHER INSPECTION BY LOCAL AUTHORITY AS REQUIRED.
- BACK FILL OVER CONCRETE FOUNDATION TO BE COMPACTED TO 95% MOD AASHTO IN LAYERS NOT EXCEEDING 150mm TO FORMATION LEVEL OF THE SURFACE BED
- UNLESS OTHERWISE NOTED ALL FOUNDATION ARE TO BE CENTRED UNDER COLUMNS AND WALLS
- ALL REINFORCEMENT IN FOUNDATIONS TO HAVE MINIMUM CONCRETE COVER OF 40mm
- MINIMUM DEPTH TO FORMATION BELOW NATURAL GRADE LEVEL TO BE 600mm UNLESS OTHERWISE NOTED ON SITE.
- MASS CONCRETE STRIP FOOTINGS TO BE MINIMUM 25/19 MPa CONCRETE STRENGTH.
- RETAINING WALLS TO REMAIN PROPPED AND BRACED UNTIL PERMANENT SUPPORT HAS ATTAINED FULL DESIGN STRENGTH.
- BACKFILLING BEHIND RETAINING WALLS TO BE DONE ONLY AFTER THE CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH AND STRUCTURAL CONFIGURATION COMPLIES WITH DESIGN INTENT.
- ALL STEELWORK BELOW GROUND TO BE ENCASED IN 30 MPa CONCRETE WITH MINIMUM COVER OF 75mm.

STEEL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE ANY WORK COMMENCES.
2. STEEL TREATMENT:
 - a) CLEAN WITH WIRE BRUSH
 - b) ONE LAYER PRIMER
 - c) ONE LAYER UNDERCOTE
 - d) ONE LAYER ENAMEL
3. STEEL GRADE 300W
4. BOLT GRADE 8.8
5. ALL WORKSHOP DRAWINGS TO BE SUBMITTED TO AND APPROVED BY ENGINEER.

1. GENERAL
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE DRAWINGS OF THE ARCHITECT AND OTHER SPECIALISTS. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE. ANY DISCREPANCY BETWEEN ENGINEER'S AND ARCHITECT'S DRAWINGS TO BE POINTED OUT TO ENGINEER PRIOR TO COMMENCING WORK.

2. FOUNDATIONS

- 2.1 ALL FOUNDATION EXCAVATIONS TO BE APPROVED BY THE ENGINEER PRIOR TO THE CASTING OF CONCRETE.
- 2.2 BACK FILL OVER CONCRETE FOUNDATIONS TO BE COMPACTED TO 95% MOD AASHTO IN LAYERS NOT EXCEEDING 150mm TO FORMATION LEVEL OF THE SURFACE BED.
- 2.3 UNLESS OTHERWISE NOTED ALL FOUNDATIONS ARE TO BE CENTRED UNDER COLUMNS AND WALLS.
- 2.4 ALL REINFORCEMENT IN FOUNDATIONS TO HAVE MINIMUM CONCRETE COVER OF 40mm.

3. SURFACE BED

- 3.1 100mm CONCRETE SURFACE BED CAST AS SHOWN ON ENG. DRW.
4. CONCRETE WORK
- 4.1 CURING OF CONCRETE AND REMOVAL OF SHUTTERING IN ACCORDANCE WITH SABS 1200G (LATEST EDITION)

4.2 MINIMUM CONCRETE CUBE STRENGTH:

ELEMENT	(MPa)
BRICK STRIPFOOTING	20/19
SURFACE BED	20/19
BASES & COLUMNS	30/19
BEAMS, SLABS, WALLS	30/19

- 4.3 MINIMUM CONCRETE COVER TO REINFORCEMENT:
25mm ABOVE GROUND
40mm BELOW GROUND
- 4.4. ALL REINFORCEMENT TO BE APPROVED BY
THE ENGINEER PRIOR TO CASTING OF CONCRETE.
- 5. BRICKWORK CONSTRUCTION**
- 5.1 TWO LAYERS MALTHOLD BETWEEN CONCRETE AND
ALL LOAD BEARING BRICKWORK (SLIDING LAYER)
- 5.2 BRICK WALLS LAYOUT AND DIMENSIONS TO
ARCHITECT'S LATEST DRAWINGS.

B	23/02/2026	FOR BIDDING	HA
A	05/02/2026	FOR BIDDING	HA
ING	DATE	REVISION	INIT

BUSINESS AND INTELLECTUAL
PROPERTY AUTHORITY (BIPA)



CONSULTANTS



PROJECT

PROPOSED (BIPA) HEAD OFFICE
ON ERF 8681

CONSTRUCTION NOTES

DESIGNED	VJ		APPROVAL BY CLIENT	
DRAWN	HA		FOR CLIENT _____	
APPROVED FOR DENCHI	VJ		DATE _____	
DATE OF ISSUE: JANUARY 2026			SCALE 1:100	
DRAWING NO. P2518-SC-00				CADDIE 00
REVISIONS	A	B		
SHEET SIZE				A3