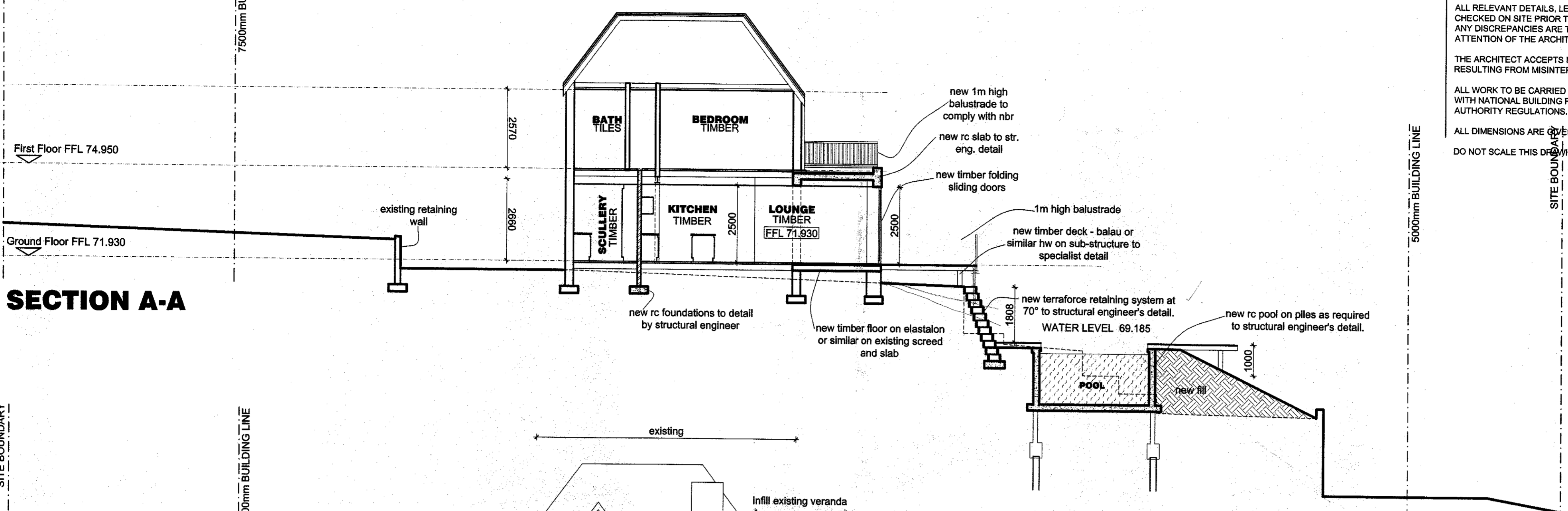
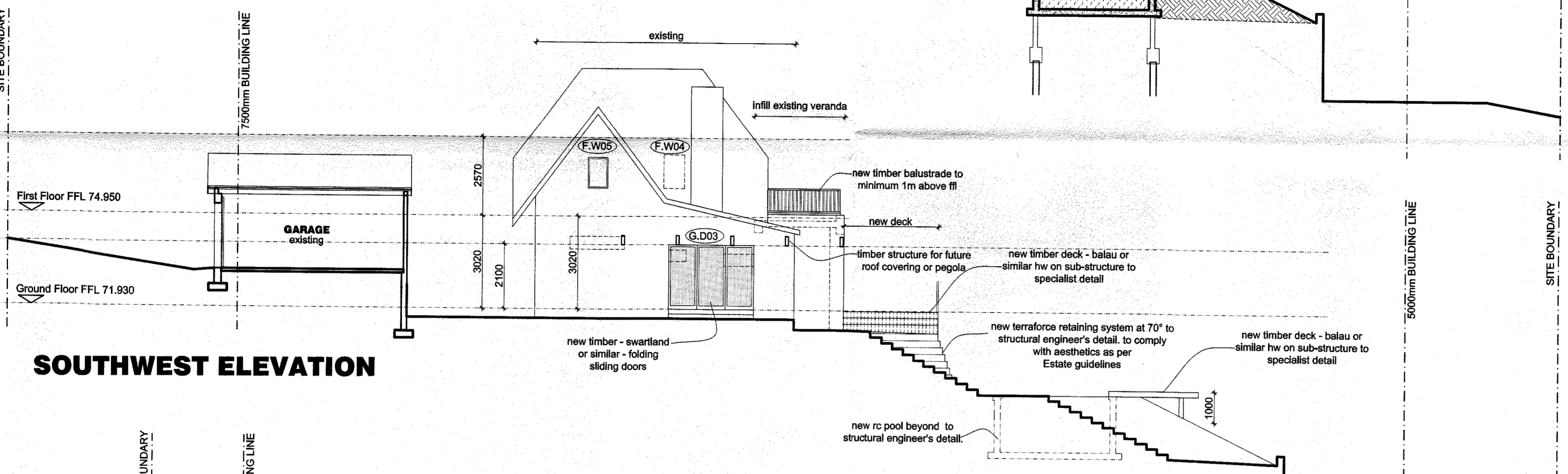


NOTES
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 THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.
 ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.
 DO NOT SCALE THIS DRAWING.

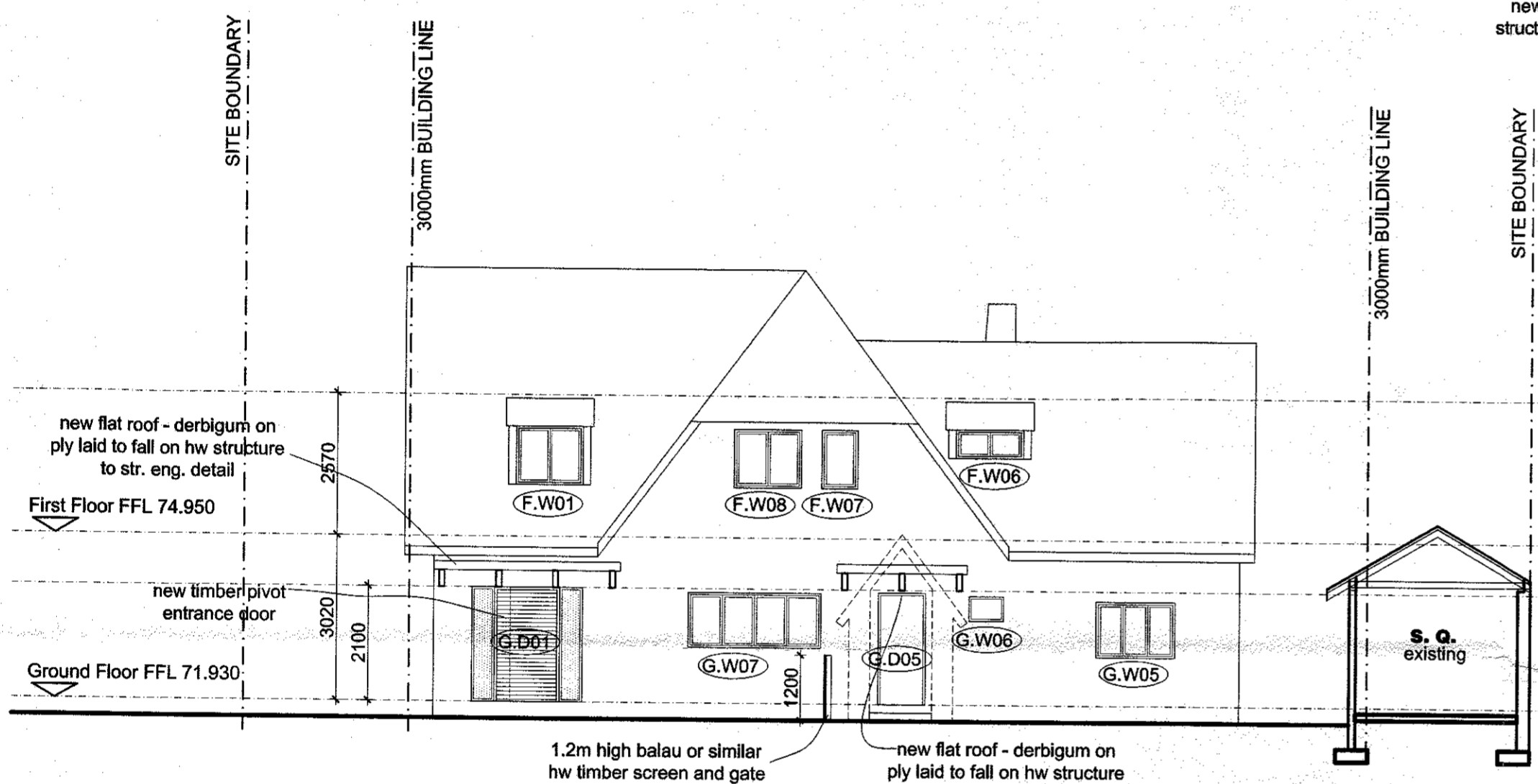
SECTION A-A



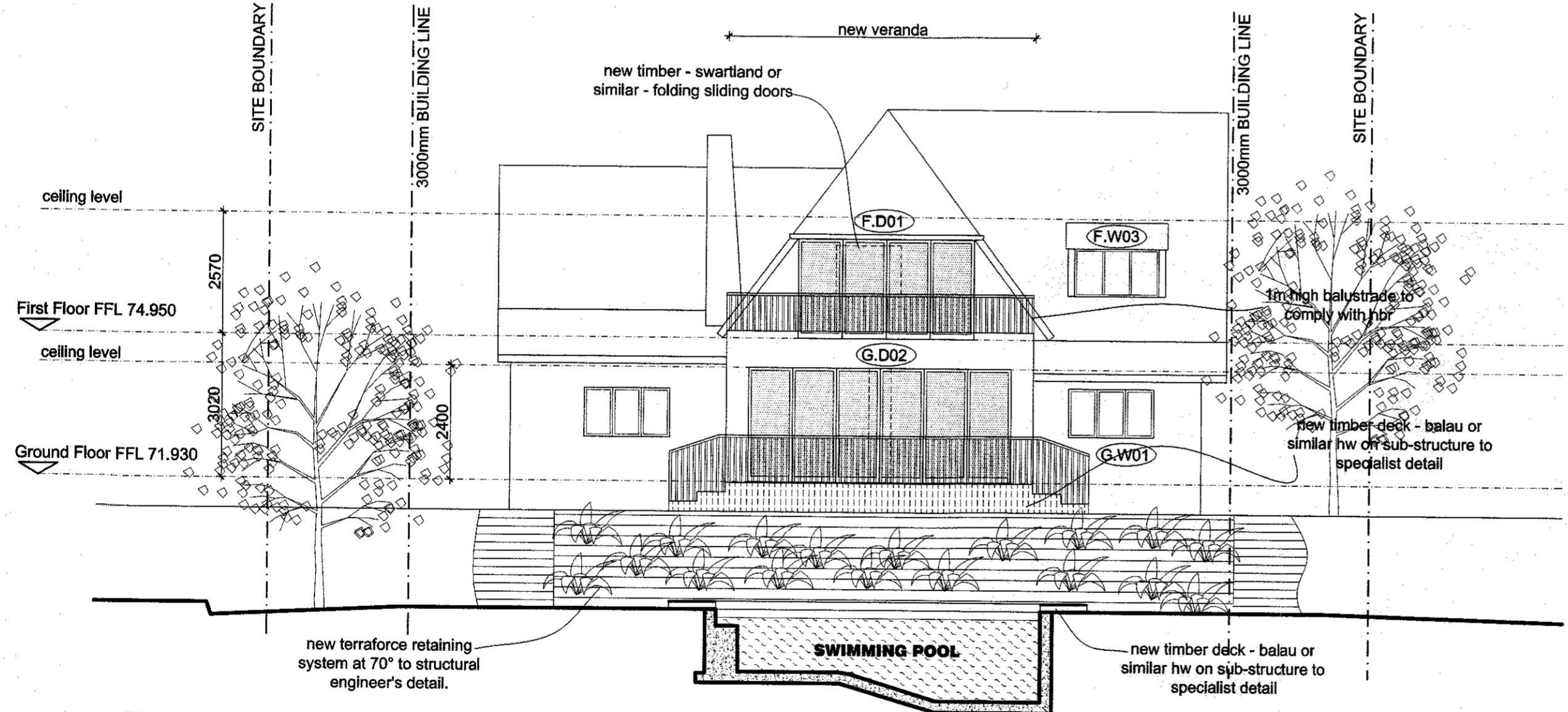
SOUTHWEST ELEVATION



NORTHWEST ELEVATION

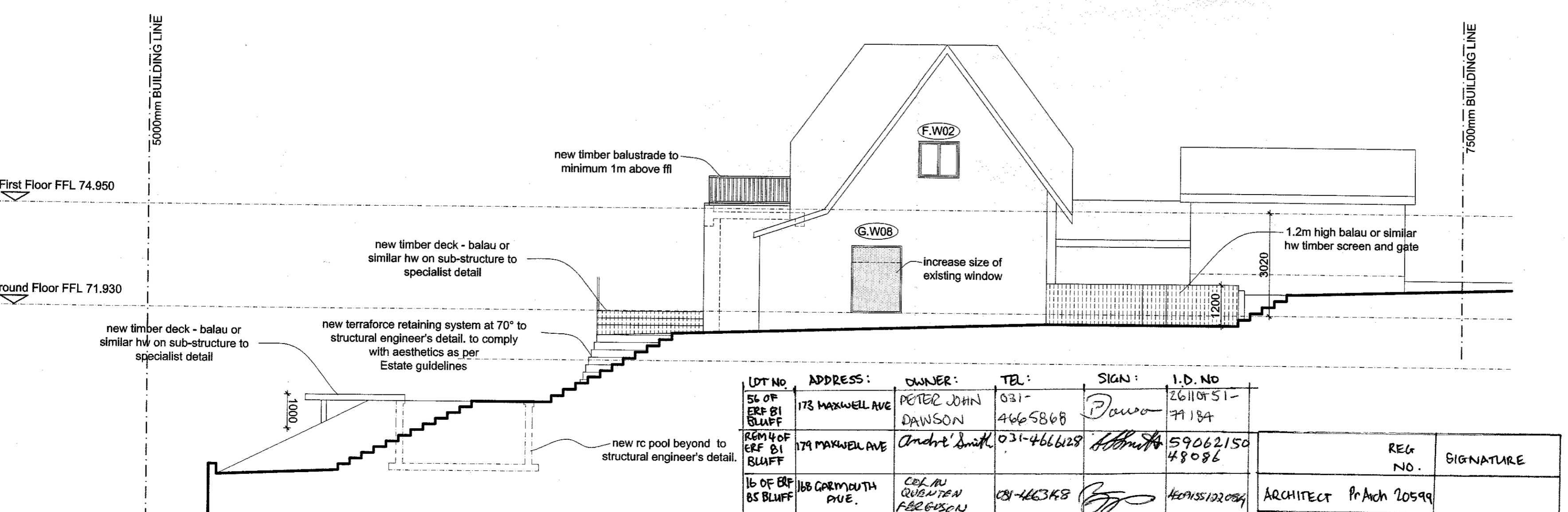


SOUTHEAST ELEVATION



FOUNDATIONS
 ALL FOOTINGS AS PER ENGINEERS DRAWINGS.
SURFACE BEDS AND RC SLABS
 ALL SURFACE BEDS AND RC SLABS AS PER ENGINEERS DRAWINGS.
 SURFACE BEDS ON 200 MICRON DPM ON 60mm SAND BLINDING LAYER ON WELL COMPACTED FILL.
 DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN 150mm ABOVE N.G.L.
FLOORS
 AS SPECIFIED ON 30mm CEMENT SCREED
 FIRST FLOOR SLAB, STAIRS AND R.C. BEAMS TO ENGINEER'S DETAILS.
FINISHES
 FLOOR FINISHES AS INDICATED.
 WALL FINISHES - PLASTER AND PAINTED. TILES FULL HEIGHT IN SHOWERS AND SLABBACKS ABOVE SINKS AND BASINS ONLY.
WALLS (Brickwork)
 EXTERNAL WALLS - CLAY IMPERIAL BRICK 230mm.
 INTERNAL WALLS - CLAY IMPERIAL BRICK 230mm AND 110mm SOLID WALLS.
 PRESTRESSED CONCRETE LINTOLS OVER OPENINGS IN BRICKWORK WHERE NO RC BEAMS SPECIFIED WITH MIN. OF 4 COURSES OF BRICKWORK OVER LAD TO MANUFACTURERS SPEC.
WALLS (Retaining)
 NEW RETAINING WALLS TO ENGINEER'S DETAIL.
 RETAINING WALLS TO HAVE VERTICAL WATERPROOFING WITH SUBSOIL DRAIN.
DOORS AND WINDOWS
 AS PER DOOR AND WINDOW SCHEDULE.
CEILING AND SOFFITS
 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRESTSTONE SKIM ON 75 x 50mm BRANDING AT 450mm c/c FIXED TO LUS TRUSS. SOFFIT TO RC SLABS IF EXPOSED.
BRICK BEAM
 PRECAST LINTOLS OVER TOP OF OPENINGS BUILT UP WITH GALVANISED LADDER-TYPE BRICKWORK EVERY COURSE TO STRUCTURAL ENGINEER'S DETAIL.
ROOF
 AS EXISTING
MUNICIPAL AND BUILDING NOTES
 ALL WORK TO BE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT.
 DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
 DO NOT MEASURE OFF DRAWINGS.
 DPC TO ALL HORIZONTAL AND VERTICAL OPENINGS, AND ROOF.
 FOUNDATIONS TO BE MIN. 300mm BELOW VIRGIN SOIL.
 GLAZING EXCEEDING 1 sq.m OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
 DRAINS 100mm PVC - MIN. FALL 1:50.
 REE OR RIS AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
 REEAL ALL TRAPS TO WASTE FITTINGS.
 ALL WASTE PIPES TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING.
 CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
 600mm RISERS TO DRAINAGE RUN.
 ANY DRAINAGE FALLING NEAR TO FOUNDATIONS OR UNDER DRIVEWAYS, TO BE 1000mm PROTECTED, IN ACCORDANCE WITH THE NBR SABS 10400.
 1000mm PIPES AND SLUICERS TO ROAD.
 PAVED AREAS TO BE GRADED TO THE ON SITE STORM WATER SYSTEM.

NORTHEAST ELEVATION



LOT NO	ADDRESS	OWNER	Tel	SIGN	I.D. NO
51 OF ERF 81 BLUFF	175 MAXWELL AVE	PETER JOHN DAWSON	031-4665868	<i>Peter Dawson</i>	26110151-71184
REM OF ERF 81 BLUFF	174 MAXWELL AVE	Andre Smith	031-466628	<i>Andre Smith</i>	59062150-48086
16 OF ERF 85 BLUFF	168 GORMOUTH AVE.	COLIN QUANTEN FERGUSON	081-46348	<i>Colin Quanten</i>	4635122024
6 OF ERF 85 BLUFF	166 MAXWELL AVE.	GREG BAZLEY	031-5115943	<i>Greg Bazley</i>	620402-5136088

THESE DRAWINGS ARE FOR SUBMISSION ONLY AND NOT INTENDED FOR CONSTRUCTION

REVISIONS		
REV	DATE	DESCRIPTION

FERGUSON ARCHITECTS
 Email: helrick@gmail.com, Tel: 031 564 7984 or 079 495 8605, Address: 78 Hunter's Way, Umgenei Park, Durban 4051

PROJ TITLE: **HOUSE COLLINS**
 PROJ DESCR: **ADDITIONS & ALTERATIONS**
 REF: **REM OF PORTION 5 of ERF 81 BLUFF**
 LOCATION: **175 MAXWELL AVENUE**
BLUFF, DURBAN KZN
 CLIENT: **M COLLINS & T MOLLIERE**

PROPOSED ELEVATIONS & SECTIONS

SCALE	DATE	REG NO.	SIGNATURE
1/100@A1	DECEMBER 2012	ARCHITECT Pr Arch 20599	<i>Pr Arch 20599</i>
DWG STATUS	SUBMISSION DRAWINGS		

1002	102	*
PROJ. NO.	DRAWING NO.	REV
1002	102	*