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GENERAL NOTES

- All work to be in accordance with National Building Regulations.
- Foundation not to encroach onto adjacent stand or building.
- Concrete finish above all windows, doors and terraces.

FOUNDATION NOTES

- The bottom of any excavation in ground other than rock shall be horizontal. Stepped foundations shall have vertical surfaces. The wall shall be placed centrally on the foundation.
- Concrete shall be cast in one continuous pour.
- The floor shall be water resistant and where required by the local authority, the entire area within the foundation walls shall be 4. Fill should consist of suitable material and be applied in well compacted layers not exceeding 150 mm in thickness.
- 100 of foundation to be 300 mm minimum below NGL unless compacted layers not exceeding 150 mm in thickness.
- 35 mm concrete surface bed on well compacted lean fill.
- Concrete curing for the surface bed must begin not later than 4. joints to the surface to be provided only if the floor length or breadth is more than 8 m.
- Clean the surface of the surface bed before laying the screed.
1. Floor level to be 150 mm minimum above NGL.
- Vertical damp-proof course (DPC) to all changes of floor level.
- All foundation requirements to comply with local authority by-laws.

DRAINAGE NOTES

- ET's to all lands and junctions to be fully accessible and to be suitably marked at ground level.
- Drainage to be in accordance with local authority by-laws.
- Cleaning eye to all waste and soil pipes to be fully accessible.
- Minimum fall to be 1:80 unless otherwise shown.
- ET's to the bottom of drain stacks.
- ET's to the bottom of floor drains or foundation to be recessed in concrete 150 mm around pipe, with ET's before and after the building or foundations.
- Soil, vent & W/C's - 100 mm dia.
- Waste pipes and vents - 50 mm dia.
- Rain, showers, WBS's & troughs - 40 mm dia.
- Rain, showers, WBS's & troughs to be 40 mm above the floor.
- All gutters to open air.
- All drainage requirements to comply with local authority by-laws.

ROOF NOTES

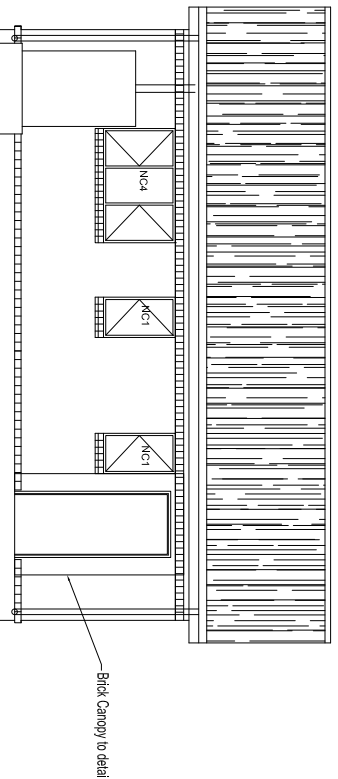
- All joints in adjacent timbers must be staggered.
- Roof trusses should be securely fastened to the wall by galvanized steel straps (30 x 1.5 mm) bent over and nailed to the timber or in turn must be fixed to the wall embedded anchors.
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- Overhang to be 600mm on North Elevation.
- 38mm x 38mm battens to be used at spacing of 180 mm min.
- ET's to be 150 mm minimum above NGL.
- All roof requirements to comply with local authorities by-laws.

COVERAGE SCHEDULE

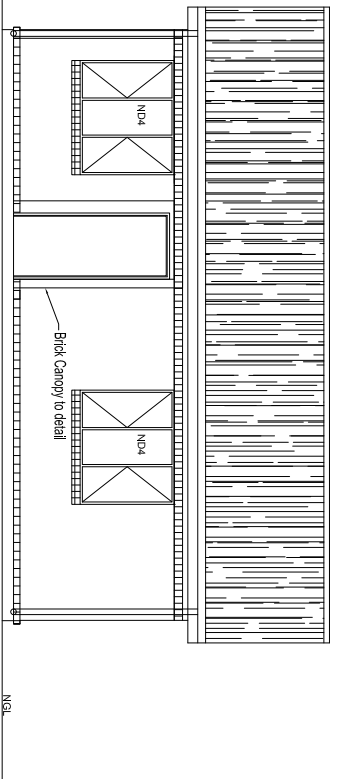
Area of stand	Percentage coverage
Total	_____
Percentage coverage	_____



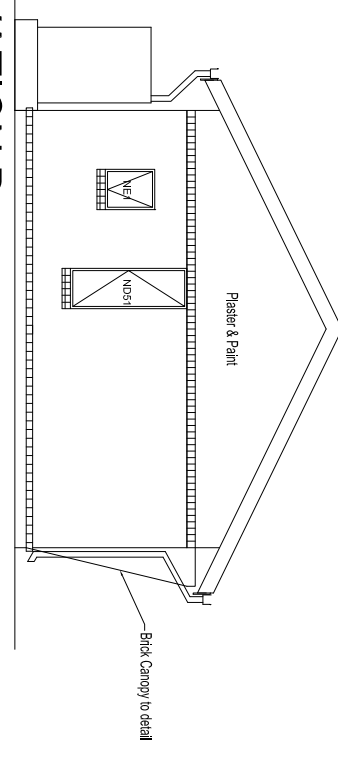
ELEVATION A



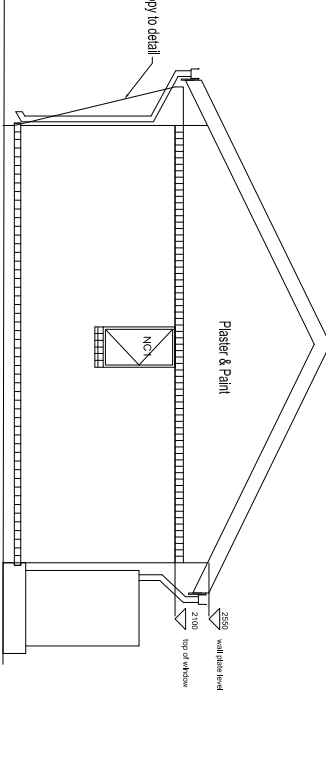
ELEVATION C



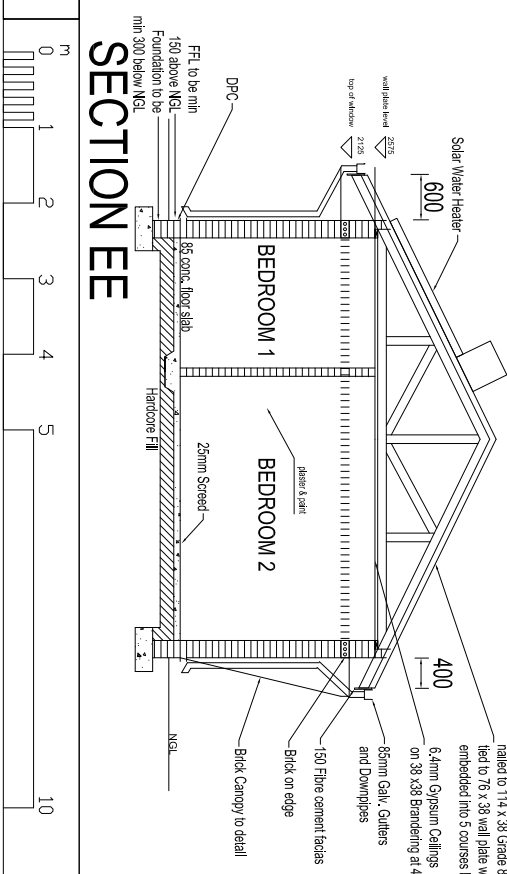
ELEVATION D



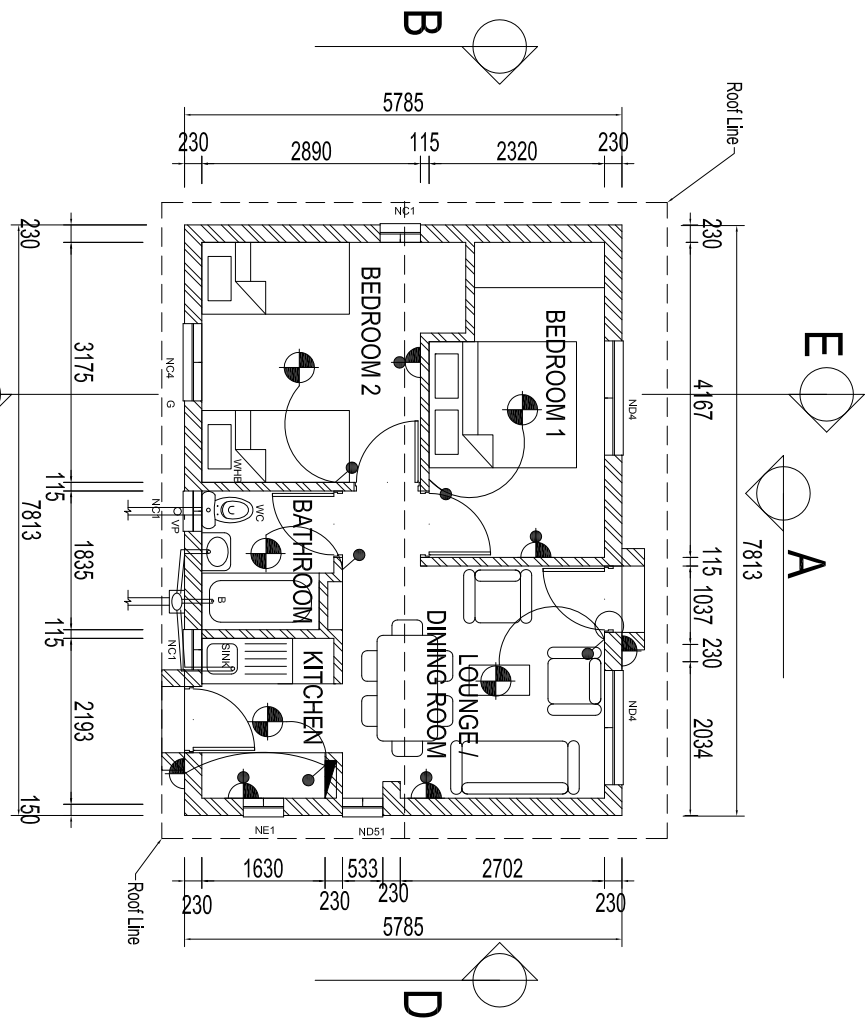
ELEVATION B



SECTION EE



SECTION EE



FLOOR PLAN

NOTES ON CONSTRUCTION MATERIALS:

- WINDOWS:**
- All windows on shared perimeter walls to be omitted.
- BRICKWORK NOTES:**
- Wall dimensions are indicated as single skin brickwork @ 115mm and Double skin brickwork @ 230mm.
 - If Maxbricks are used walls will only be single skin with external walls being 150mm and internal walls 90mm.
 - If Maxbricks or extruded clay bricks are used there will be no bricks on edge.
 - No expansion joints are indicated on the plan, provision for expansion joints as per type of brick used.
- ROOF INSULATION:**
- If ceilings are sloped along the pitch of the roof, 16 kg/m³ SAGEX 50mm Expanded polystyrene (EPS) with 4mm fire resistant Nutec ceiling board or equal approved, is proposed for insulation.
 - If 6.4mm gypsum boards are used as horizontal ceilings a 75mm layer of THERMGUARD insulation (U-value = 0.44 w/m²) or equal approved is proposed

Area of house: 45.2m²

Perimeter of house: 37.2m

Rev.	DATE	REVISIONS	BY	CHK

DRAWING TITLE
HOUSE TYPE A3 DESIGN LAYOUT:
2 BEDROOM RECTANGULAR -
OPTION 2

DRAWING NO.
003

REVISION
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