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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 aprices.

FOUNDATION NOTES

- The bottom of any excavation in ground other than rock shall be horizontal. Stepped foundation shall have vertical surfaces. The bottom of any excavation shall be 20 mm above the level of the concrete. The floor shall be water resistant and where required by the local authority, the entire area within the foundation walls shall be waterproofed with a minimum of 150 mm in thickness. FFI should consist of suitable material and be applied in well compacted layers not exceeding 150 mm in thickness.
- Spigot foundation to be 300 mm minimum below NGL unless otherwise specified.
6. 95 mm concrete surface bed on well compacted inert fill.
- Concrete curing for the surface bed must begin not later than 2 hours after placement and must be maintained for a minimum of 7 days.
8. Joints to the surface to be provided only if the floor height or breadth is more than 8 m.
9. Concrete to be cast on a surface bed.
10. Cement to be stored on a surface bed.
11. Floor level to be 150 mm minimum above NGL.
12. Vertical damp-proof course (DPC) to all changes of floor level.
13. All foundation requirements to comply with local authority by-laws.

DRAINAGE NOTES

1. E/F to all vents and junctions to be fully accessible and to be suitably marked at ground level.
2. All drains to be fully accessible.
3. Cleaning eye to all waste and soil pipes to be fully accessible.
4. Minimum fall to be 1:50 unless otherwise shown.
5. E/F the bottom of drain traps.
6. All drains to be fully accessible or foundation to be engaged in concrete 150 mm around pipe, with E/F's before and after the building or foundations.
7. Soil, vent & W/C's - 100 mm dia.
8. Wash pipes and waste - 50 mm dia.
9. Bath showers, W/B's & troughs - 40 mm dia.
10. All gullies to open air.
11. All drainage requirements to comply with local authority by-laws.

ROOF NOTES

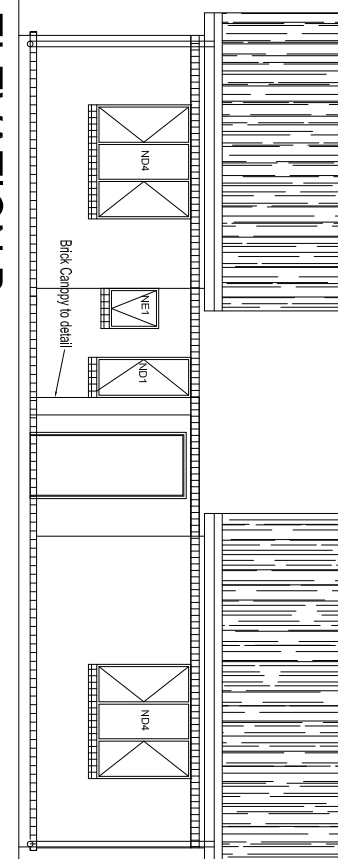
- All joints in adjacent battens must be staggered.
- Roof trusses should be securely fastened to the wall by galvanized steel straps (30 x 120 mm) bent over and nailed to the timber or masonry. The straps should be fixed to the wall embedded anchors.
3. Anchors should be embedded 600 mm into the wall.
4. 6.5 mm gypsum ceiling boards on 38 x 38 mm battening.
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6. Overhang to be 600mm on North Elevation.
7. 38mm x 38mm battens to be used at spacing of 180 mm min.
8. All roof requirements to comply with local authorities by-laws.

GOVERNANCE SCHEDULE

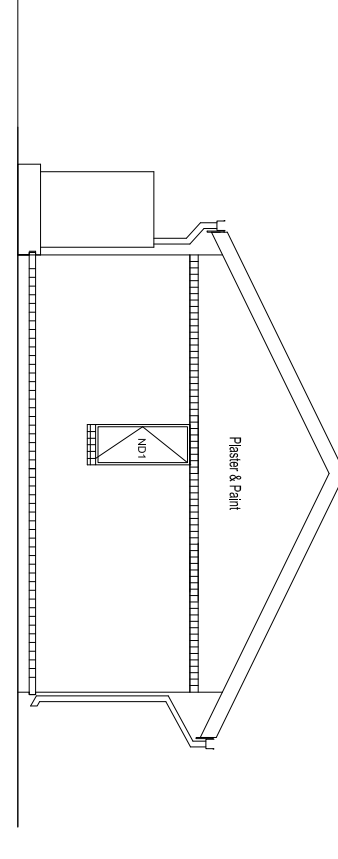
Area of stand	Percentage coverage
Total	_____
Percentage coverage	_____



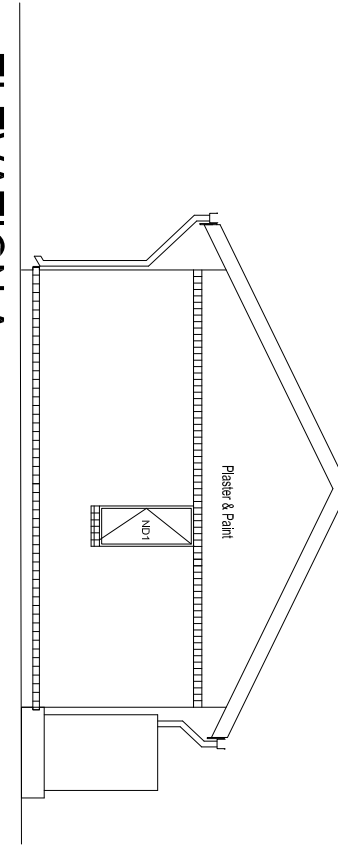
ELEVATION D



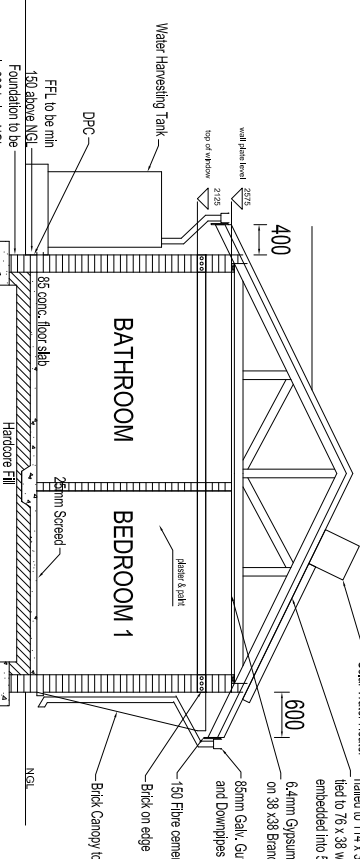
ELEVATION B



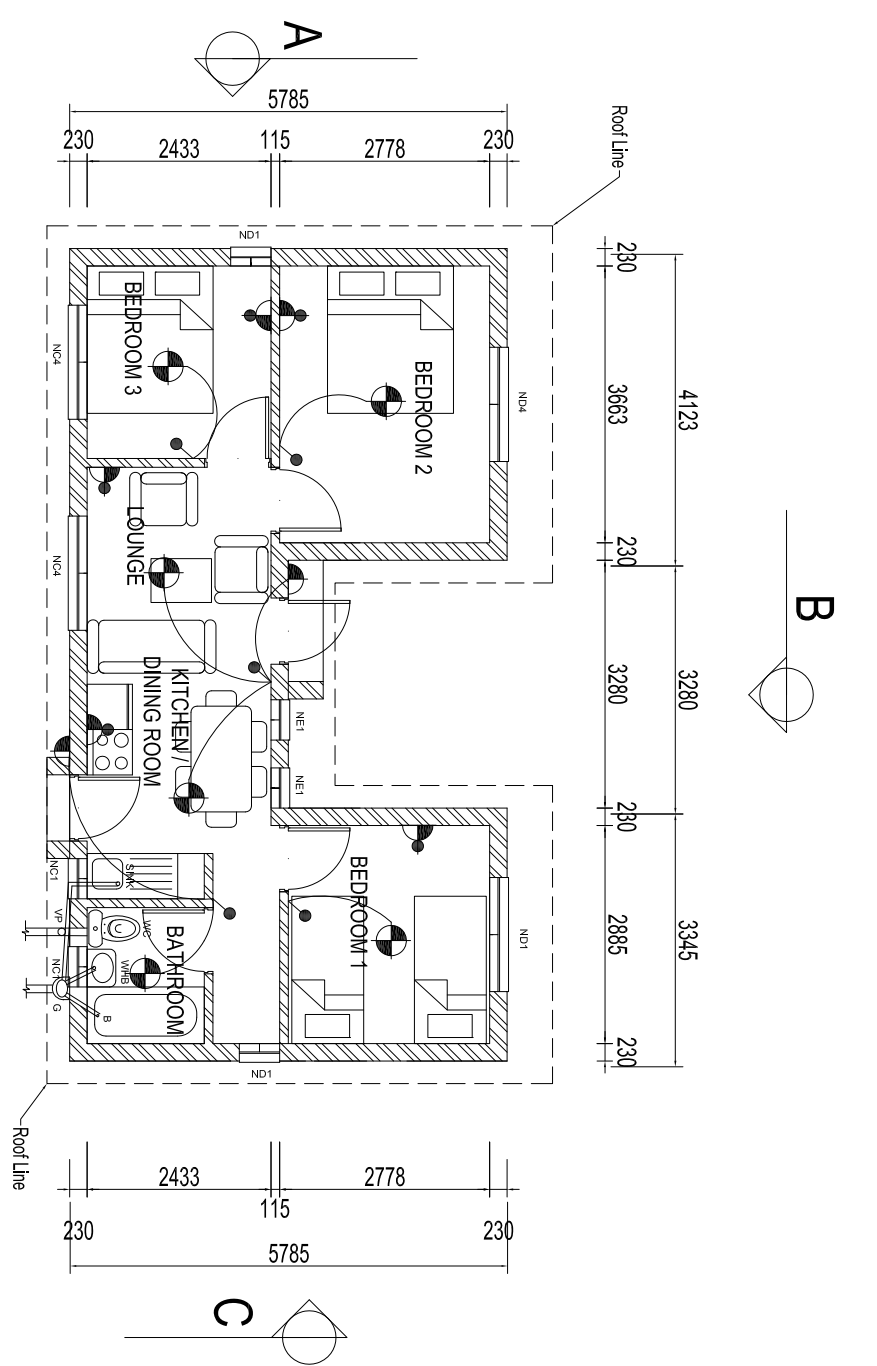
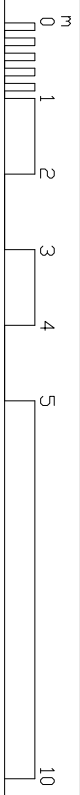
ELEVATION C



ELEVATION A



SECTION EE



FLOOR PLAN

NOTES ON CONSTRUCTION MATERIALS:

- BRICKWORK NOTES:**
1. Wall dimensions are indicated as single skin brickwork @ 115mm and Double skin brickwork @ 230mm
 2. If Maxbricks are used walls will only be single skin with external walls being 150mm and internal walls 90mm.
 3. If Maxbricks or extruded clay bricks are used there will be no bricks on edge.
 4. No expansion joints are indicated on the plan, provision for expansion joints as per type of brick used.
- ROOF INSULATION:**
1. If ceilings are sloped along the pitch of the roof, 16 kg/m³ SAGEX 50mm Expanded polystyrene (EPS) with 4mm fire resistant Nulac ceiling board or equal approved, is proposed for insulation.
 2. 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: 52.7m²

Perimeter of house: 38.9m

Rev.	DATE	REVISIONS	BY	CHK
001				

HOUSE TYPE A1 DESIGN LAYOUT- 3 BEDROOM

DRAWING NO. 001

REVISION 0