

**COPYRIGHT**

Copyright Protected (2023), Copyright vests with ZAS Architects and Planners. Any unauthorised reproduction, publication and transmission is strictly prohibited. All rights reserved. Requests and enquiries concerning the drawing and the rights subsisting should be addressed the copyright owner.

**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 arches.

**FOUNDATION NOTES**

- The bottom of any excavation in ground other than rock shall be horizontal. Shipped foundation shall have vertical surfaces. The concrete shall be placed at 20 degree on all the 20 degrees.
- The floor shall be water resistant and where required by the local authority, the entire area within the foundation walls shall be compacted layers not exceeding 150 mm in thickness.
- Fill should consist of suitable material and be applied in well compacted layers not exceeding 150 mm in thickness.
- Foundation to be 300 mm minimum above NGL, unless otherwise indicated.
- Concrete curing for the surface bed must begin not later than 8 hours to the surface to be provided only if the floor length or breadth is more than 8 m.
- 25mm minimum surface of the surface bed before laying the screed.
- Floor level to be 150 mm minimum above NGL.
- Vertical damp-proof course (DPC) to all changes of floor level.
- Foundation requirements to comply with local authority by-laws.

**DRAINAGE NOTES**

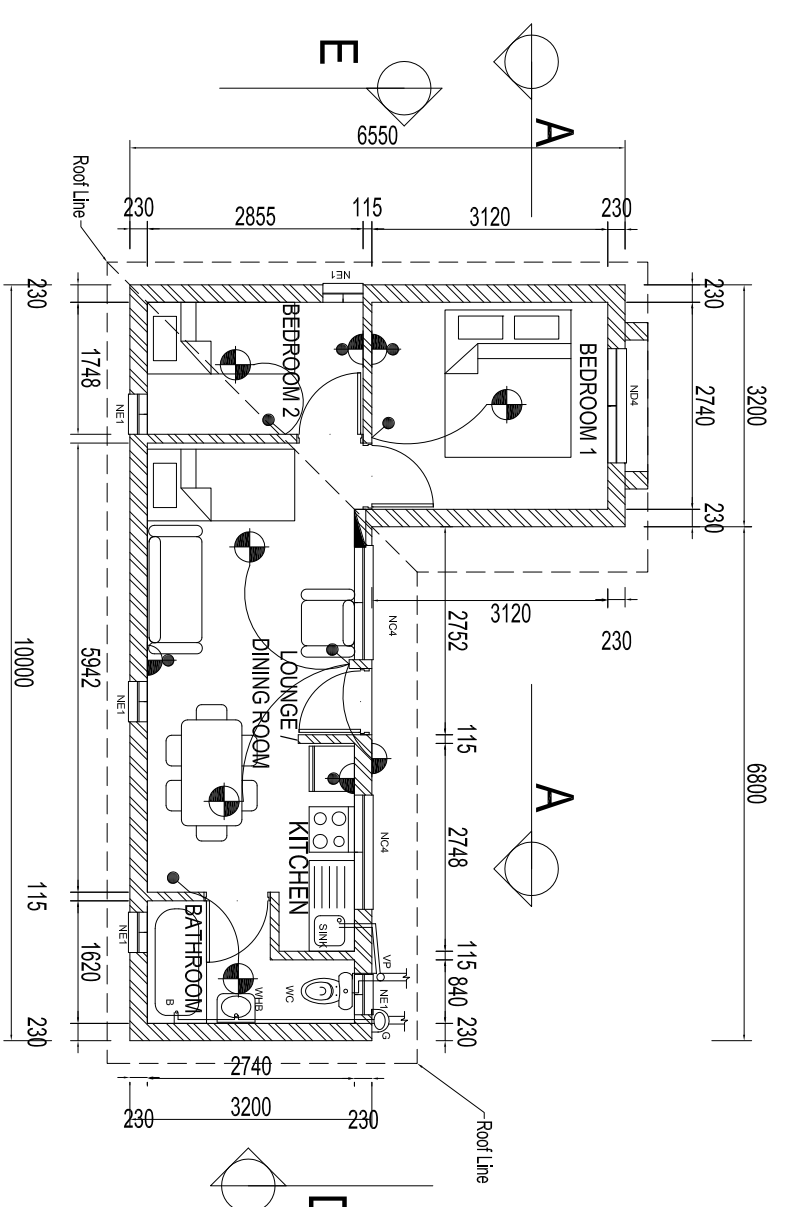
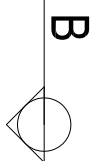
- IE's to all bands and junctions to be fully accessible and to be suitably marked at ground level.
- Minimum fall to be 1:100.
- Cleaning eye to be at all waste and soil pipes to be fully accessible.
- Minimum fall to be 1:50 unless otherwise shown.
- IE at the bottom of Drain Stacks or foundation to be encased in concrete 150 mm around pipe, with IE's before and after the building or foundations.
- Soil vent & W.C.s - 100 mm dia.
- Waste pipes and vents - 50 mm dia.
- Wash showers, W.C.s & troughs - 40 mm dia.
- IE's to be provided to open the floor.
- All gullies to open air.
- All drainage requirements to comply with local authority by-laws.

**ROOF NOTES**

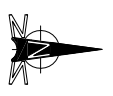
- All joints in adjacent battens must be staggered.
- Roof trusses should be securely fastened to the wall by galvanized steel straps (30 x 1.5 mm) bent over and nailed to the timber or masonry wall. The straps should be spaced at 1200 mm centres in turn must be fixed to the wall embedded anchors.
- Anchors should be embedded 600 mm into the wall.
- 65 mm gypsum ceiling boards on 38 x 38 mm battening.
- Change to be 600mm on North Elevation.
- 30mm x 30mm battens to be used at spacing of 180 mm min.
- All roof requirements to comply with local authorities by-laws.

**COVERAGE SCHEDULE**

Area of stain	=
Total	=
Percentage coverage	=



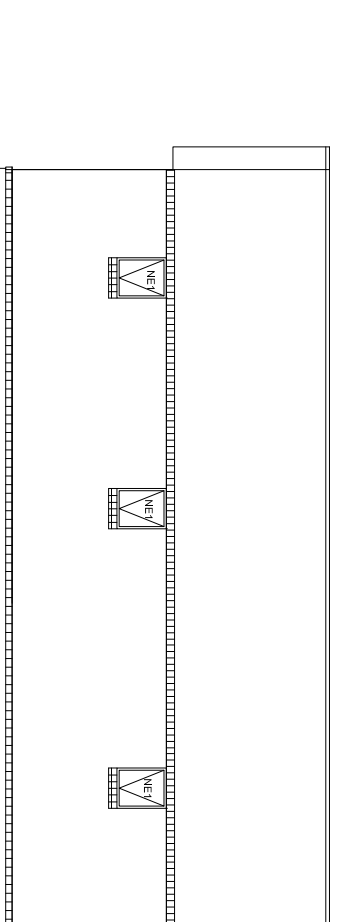
**FLOOR PLAN**



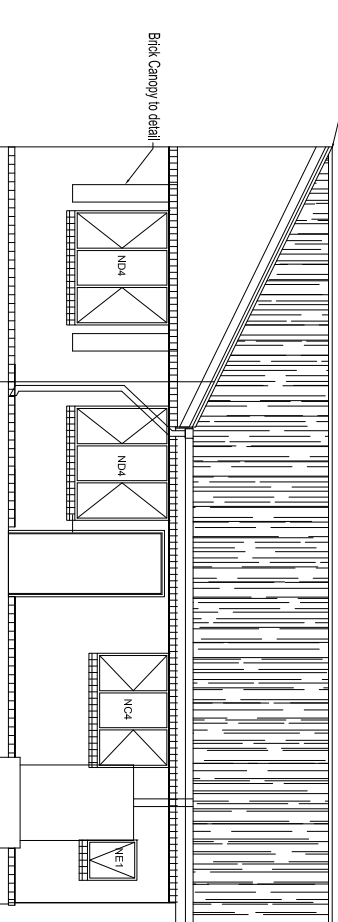
- NOTES ON CONSTRUCTION MATERIALS:**
- WINDOWS:**
- All windows on shared perimeter walls to be omitted.
- BRICKWORK NOTES:**
- Wall dimensions are indicated as Single skin brickwork @ 115mm and Double skin brickwork @ 230mm
  - If Maxbricks are used walls will only be single skin with external walls 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, 18 kg/m<sup>3</sup> SAGEX 50mm Expanded polystyrene (EPS) with 4mm fire resistant Nutecc ceiling board or equal approved, is proposed for insulation.
  - If 6.4mm gypsum boards are used as horizontal ceilings a 75mm layer of THERMAGUARD insulation (U-value = 0.44 w/m<sup>2</sup>) or equal approved is proposed

**Area of house: 42.7m<sup>2</sup>**

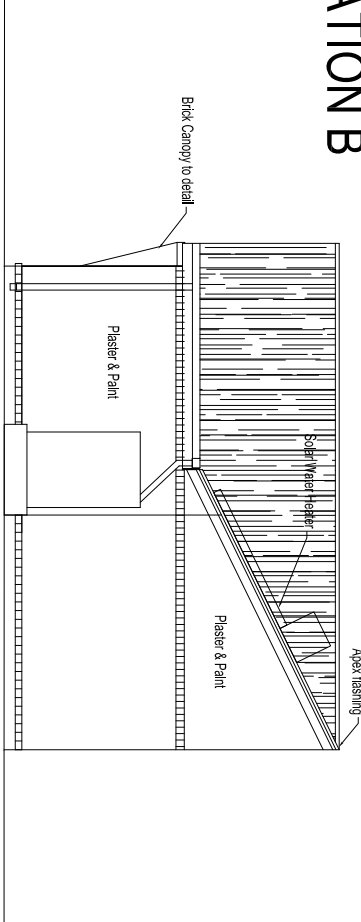
**Perimeter of house: 33.1m**



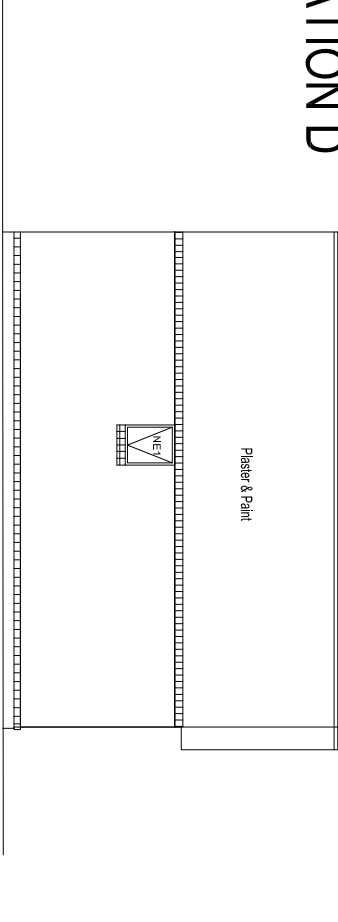
**ELEVATION AA**



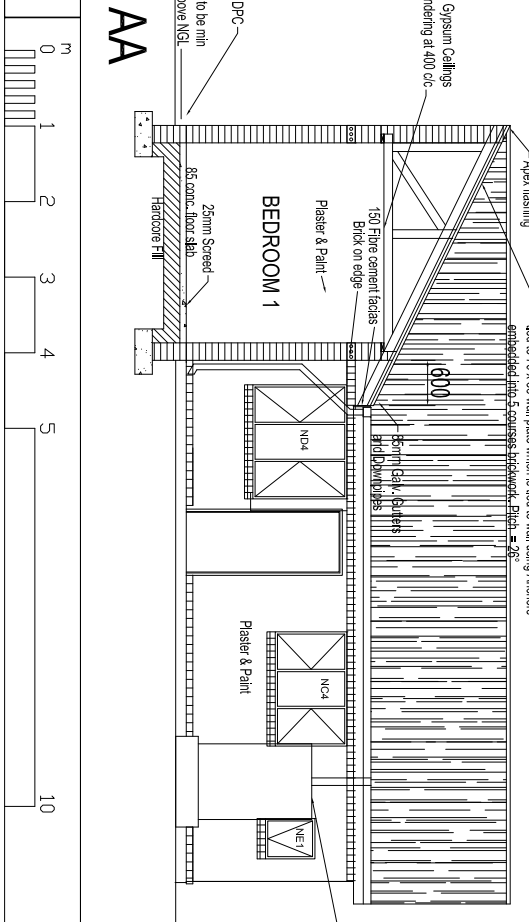
**ELEVATION BB**



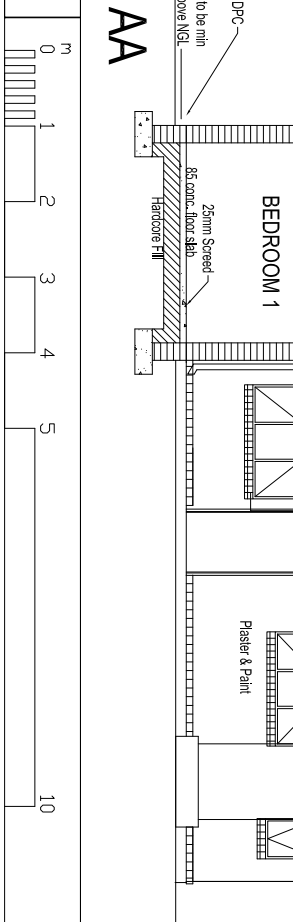
**ELEVATION CC**



**ELEVATION DD**



**ELEVATION EE**



Rev.	DATE	REVISIONS	PR	CH
DRAWING TITLE				
HOUSE TYPE A4 DESIGN LAYOUT:				
2 BEDROOM L - SHAPED				
DRAWING NO.		REVISION		
004		0		