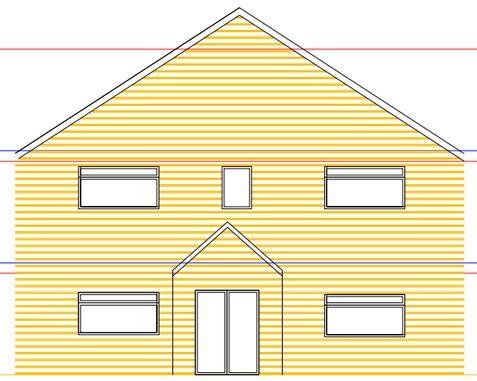
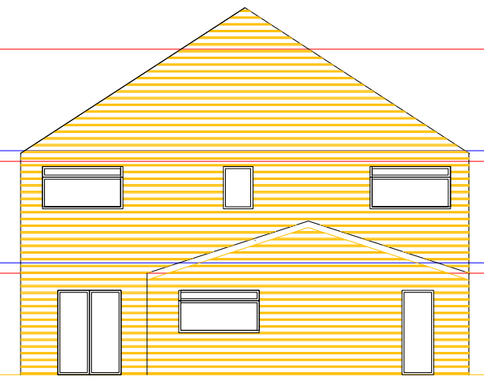
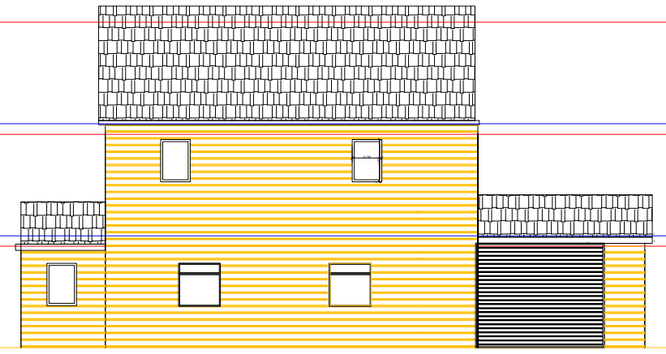


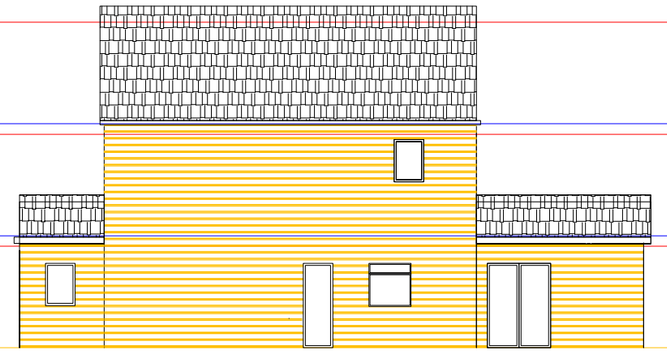
PROPOSED FRONT ELEVATION



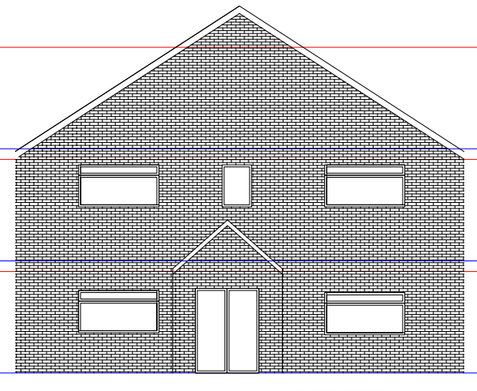
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION A

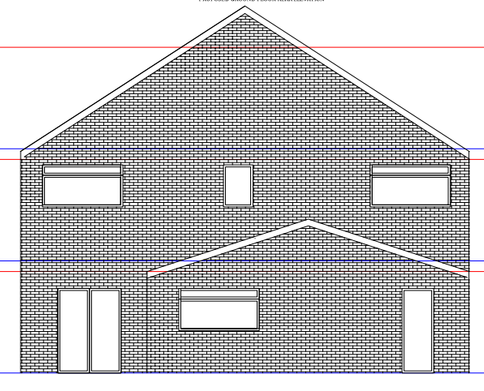


PROPOSED SIDE ELEVATION B

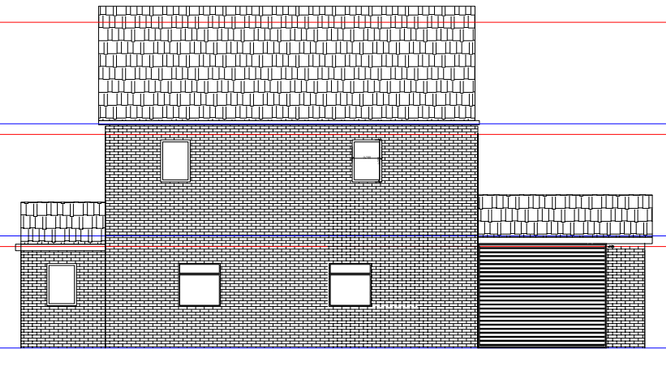


PROPOSED FRONT ELEVATION

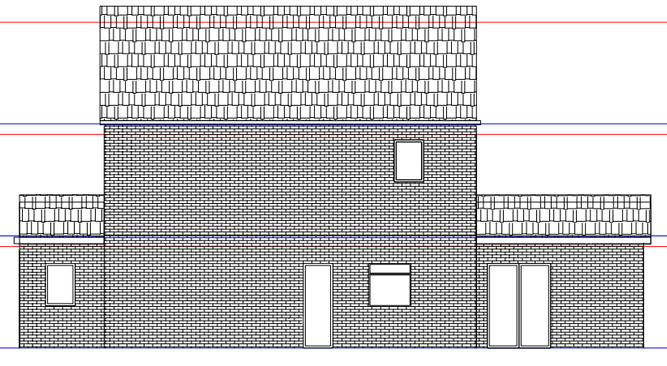
PROPOSED GROUND FLOOR REAR ELEVATION



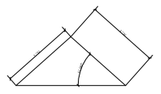
PROPOSED REAR ELEVATION



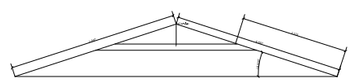
PROPOSED SIDE ELEVATION A



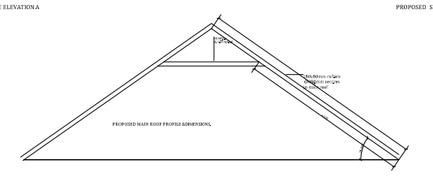
PROPOSED SIDE ELEVATION B



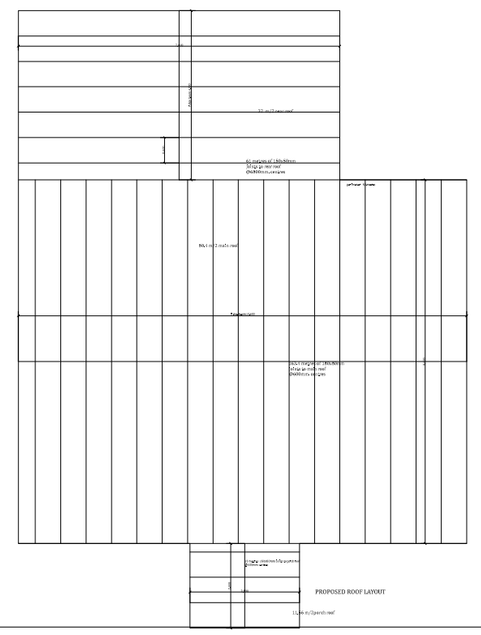
PROPOSED PORCH ROOF PROFILE &DIMENSIONS.



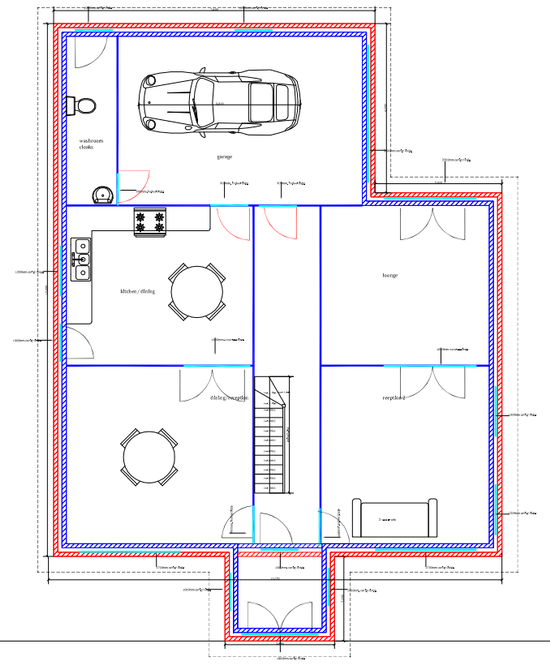
PROPOSED REAR ROOF PROFILE &DIMENSIONS.



PROPOSED MAIN ROOF PROFILE &DIMENSIONS.

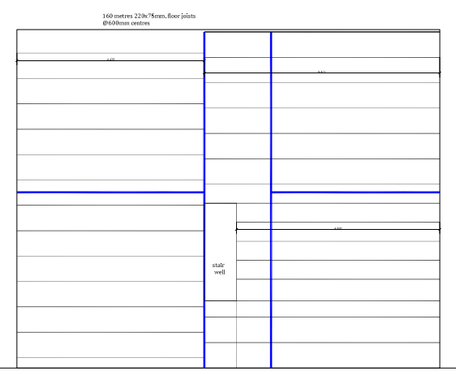


PROPOSED ROOF LAYOUT



PROPOSED FIRST FLOOR PLAN

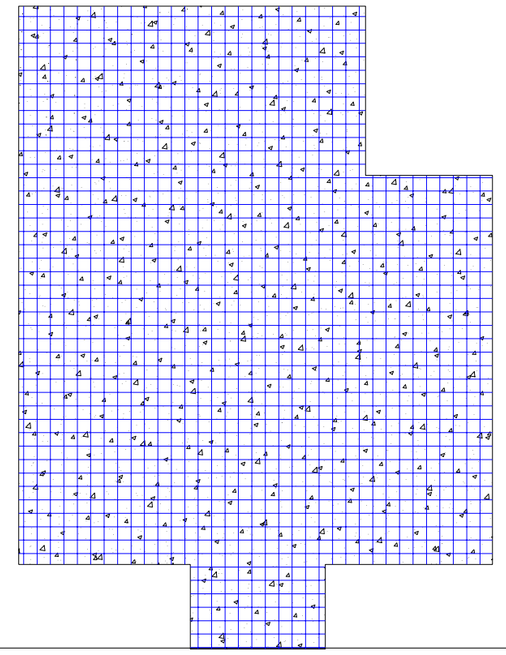
PROPOSED GROUND FLOOR FRONT ELEVATION



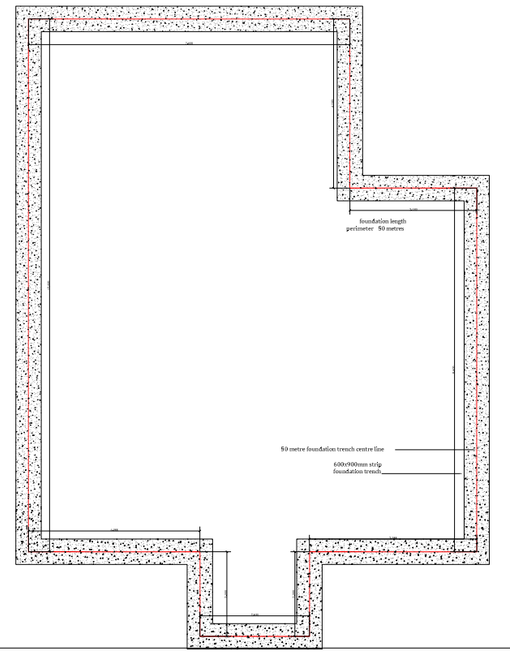
floor joists secured with joist straps to internal walls and steel straps @1500mm, centres to perimeter wall

160 risers: 2136/75mm, floor joists @450mm centres

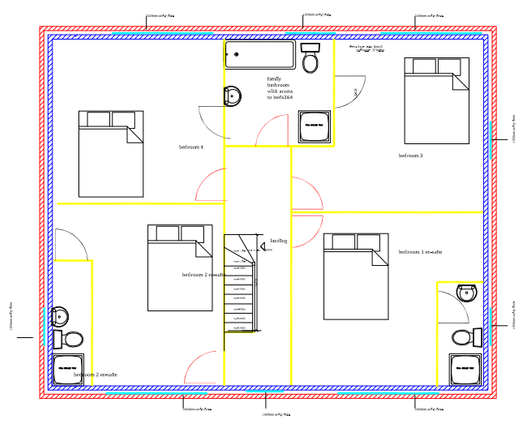
FIRST FLOOR JOIST LAYOUT USING C16 TIMBER TO LOFT& FIRST FLOORS



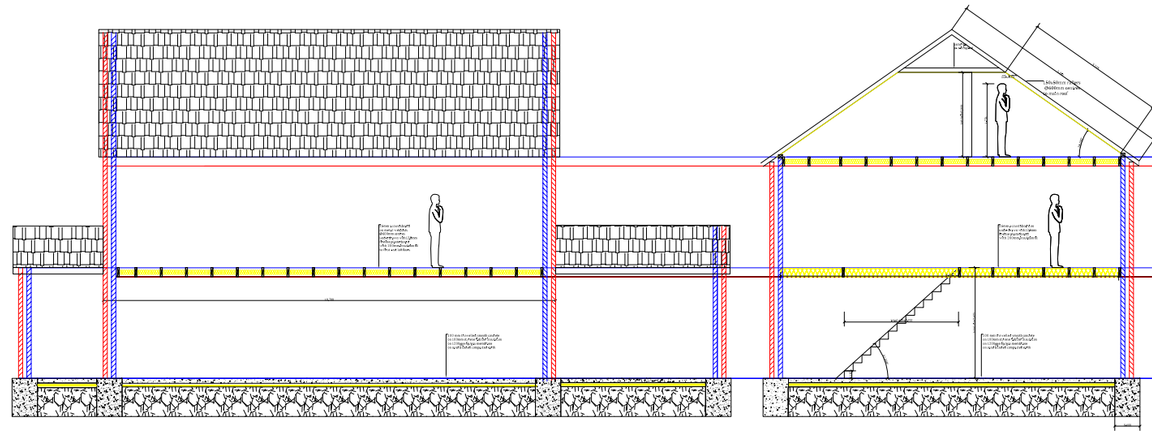
REINFORCED SLAB FOR 'MMC' BUILD



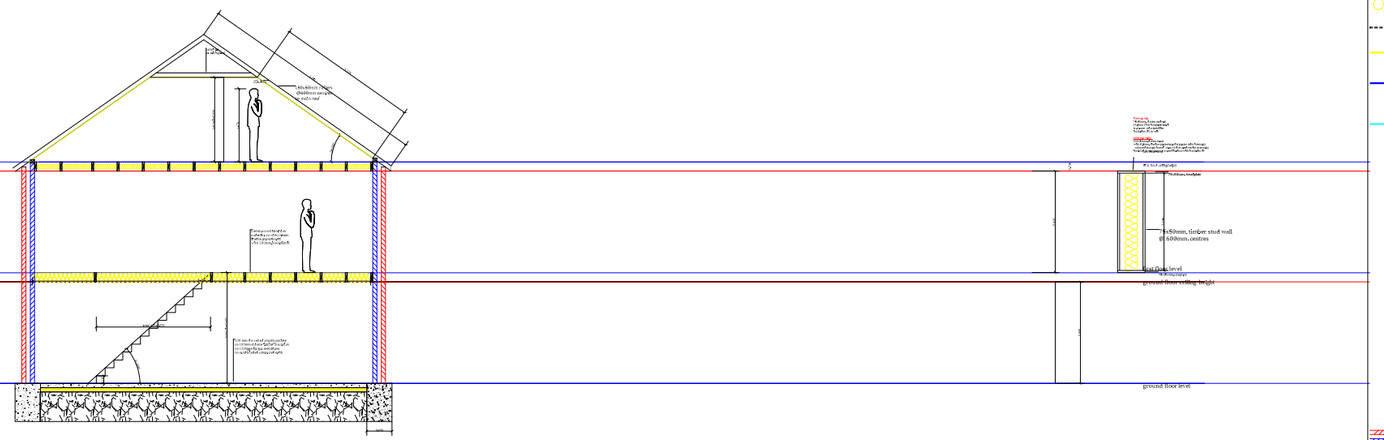
TRADITIONAL BUILD FOUNDATIONS



PROPOSED FIRST FLOOR REAR ELEVATION



SECTION THROUGH PROPOSED END ELEVATIONS



PROPOSED SECTION THROUGH SIDE ELEVATION

project details
4 bedroom detached house uslng 2 construction methods 'mmc' modern methods of construction and tradltlonal building

drawn by:-
ma bailey residential cad technician build cost analyst product specifier quantity surveyor

drawing details:-
sheet size A2 metric dimensioned drawing scale1/10

site prep:-
clear oversite from vegetation down to the required level excavations for drainage system

tradltlonal excavations & foundations
excavate 300x900mm. strip foundation to 'hco' approval

brick build floors:-
100mm. concrete on 100mm. 'Jablite' insulation on 1200 gge. dp/gas membrane on sand blinded compact s

'mmc' build
A393 steel reinforced concrete slab on compact substrate, 150x50mmm external walls with bba, approved A1 fire rated'kreml' board with coloured through render.All works to be approved and certified by the relevant authorities

external walls:- 300mm cavtiy brick wall100mm thermalite to lnternal wall.tles@. per 5 m2/2

services:-
new works all to comply with current building regulations gas elecric lnstallations will be carried out by approved competant cerlificated personnel only

internal waste:-
40mm basin/sink waste and 50mm shower waste all with 75mm anti-syphonic traps, 100mm dia. w/c connecting new.pvc.connector with min. fall of 9mm and max. fall of 90mm per meter run. basin waste fall of between 18 to 45mm per meter. shower waste fall between 18 to 45mm per meter run.all sanitary installations to comply with part h.s ections 1&2of the building regulations

ventilation:-
openable area to windows min 1/20th floor area trickle vents of not less than 8000 mm2 to habitable room. mechanical vents capable of 15 ltrs. per sec. 4000m mm2 trickle vent to bath/shwr. utility room. 6ltrs per sec w/c.

glazing:-
window to floor area not to exceed 24 %. glazed doors and adjacent glass within 300mm of door to lncorporate atsafety glass min.1500mm above flr.lvl. glass within 800mm of flr. to be safety glass in accordance with bs 6206 class c and to have "e" coating

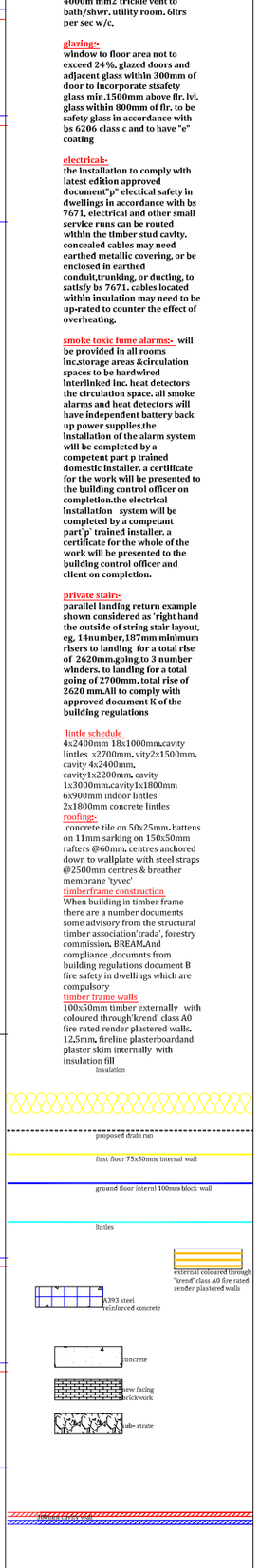
electricals-
the lnstallation to comply with latest edition approved document"p" electical safety in dwellings in accordance with bs 7671. electrical and other small service runs can be routed withln the timber stud cavity. concealed cables may need earthed metallic covering, or be enclosed in earthed conduit,trunking, or ducting, to satisfy bs 7671. cables located within insulation may need to be up-rated to counter the effect of overheating.

smoke toxic fume alarms:- will be provided in all rooms inc.atorage areas &circulation spaces to be hardwired interlinked inc. heat detectors the circulation space. all smoke alarms and heat detectors will have independent battery back up power supplies.the lnstallation of the alarm system will be completed by a competent part p trained domestic installer. a certificate for the work will be presented to the building control officer on completlon.the electrical lnstallation system will be completed by a competant part'p' trained installer. a certificate for the whole of the work will be presented to the building control officer and client on completion.

private stairs-
parallel landing return example shown considered as 'right hand the outside of string stair layout, eg. 14number,187mm minimum risers to landing for a total rise of 2627mm.going to 3 number winders. to landing for a total going of 2700mm. total rise of 2620 mm.All to comply with approved document K of the building regulations

lintle schedule
4x2400mm 18x1000mm,cavity lintles x2700mm, vity2x1500mm, cavity 4x2400mm, cavity 1x2200mm, cavity 1x3000mm,cavity1x1800mm 6x900mm indoor lintles 2x1800mm concrete lintles

roofing:-
concrete tile on 50x25mm, battens on 11mm sarking on 150x50mm rafters @60mm, centres anchored down to wallplate with steel straps @2500mm centres & breather membrane 'tyvec'

timberframe constructions
When building in timber frame there are a number documents some advisory from the structural timber association'trada', forestry commission, BREAM,And compliance ,documents from building regulations document B fire safety in dwellings which are compulsory

timber frame walls
100x50mm timber externally with coloured through'krend' class A0 fire rated render plastered walls, 12,5mm, fireline plasterboardand plaster skim internally with insulation fill