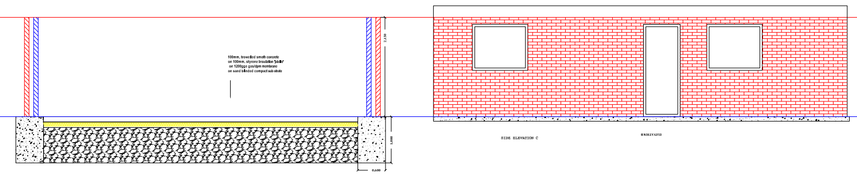

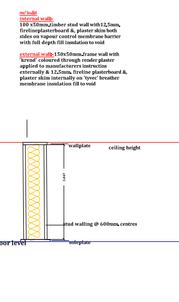

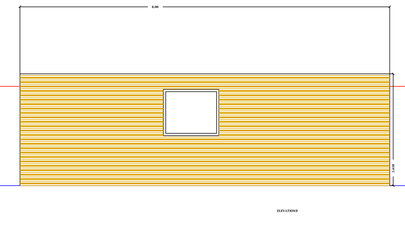

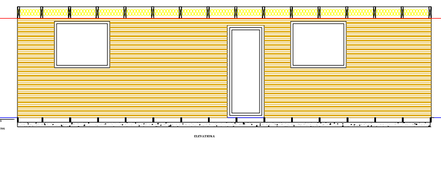

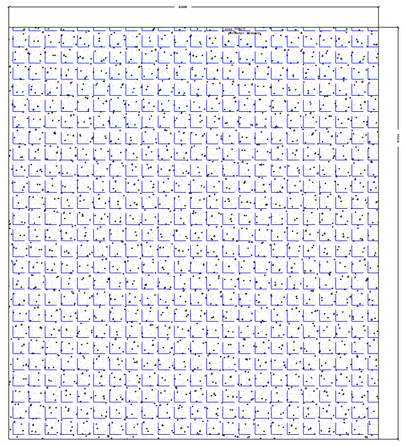

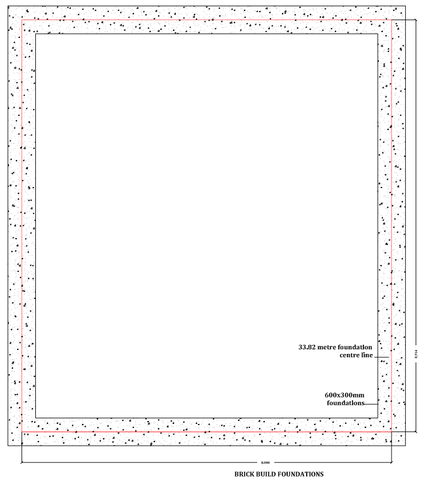

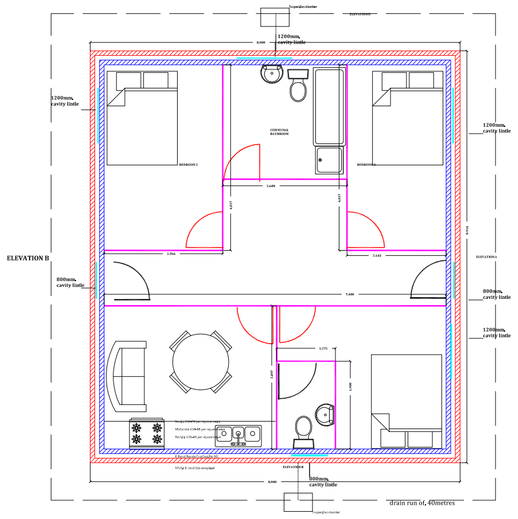

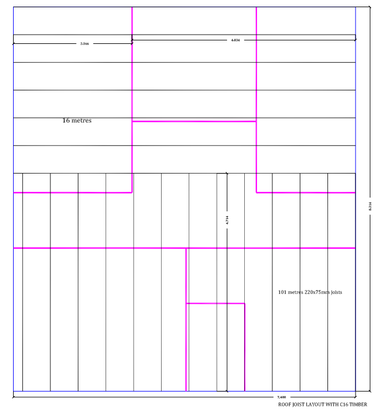

Sole wall plate
100mm x 50mm by 2100mm 3x800mm 7x internal bindes
Roof truss
BCA, boden residential cad technician build cost analyst quantity surveyor product specifier
Drawings Attached
All drawings mentioned drawing scale1:100
Site preliminaries
It is recommended to consult wildlife Le for any previous recorded protected species on the site and for any survey prior to commencement preventative measures should be taken
Site clearance
clear everitse from vegetation down to the required level excavations for drainage system enmukation with the building regulations 2010 Approved Document C. Radon assess will be submitted for approval by the localAuthority
Concrete slab for ramp, footpa
Ground floor slab to be 150mm thick concrete with layer of A142 steel reinforcing mesh offset 25mm,to concrete surface on 1,200 gage vinyl,gas membrane barrier on 100mm, thick 'celotex' insulation enconjunction with600x600x2400mm) ov level cub strata,d with appropriate vented walk slab to all external doors. Where level access is required external doors will have a minimum threshold height, 'nor' drains will be inserted to door thresholds to stop surface water
modern methods of construction/mmc
Ground floor
Ground floor timber stud walls with 12.5mm, firebar plasterboard & plaster skim both sides on vapour control membrane barrier with full depth fill insulation to void
internal walls 150x50mm,frame wall with 12.5mm,fireline plasterboard & plaster skim both sides applied to manufacturers instruction
External walls 150x50mm,frame wall with 12.5mm,fireline plasterboard & plaster skim internally on 'true' breather membrane insulation fill to void
flat roofs
upvc roofing membrane 'roofme' m18 mm, 'roll board m2/25/15mm,3mm drainmat, 100mm,insulation to be continuous with roof, with joist hangers and external walls with solid steel straps @1200mm, centresand/8 fill insulation to void underdrawn with
Internal structure;
100mm, solid,dig structural grade board screwed to 75x50mm timber stud walls with 12.5mm,fireline plasterboard fill to c30 grade fibrework concrete with layer of A142 steel reinforcing mesh,laid with minimum of 25mm,to concrete surface on 1,200 gage vinyl,gas membrane barrier on 150mm, on compacted hardcore as prepared sub strata,
noise insulation
Where a particular type (detached) of construction research will need to be carried out prior to commencement for the andition on works all to comply with current building regulations penetrations of thevermiculate or soundinsulating materials for services need careful consideration to ensure that the performance of the element is not downgraded and also that the services themselves do not act as the mechanism of fire spread or sound transmission between dwellings. Where these installations will be carried out by approved enregistal certificated personnel only.
internal master;
40mm hcm,/mk waste and 50mm shower waste all with 75mm anti-syphonic traps, 100mm dia, w/c connecting soil pvc,connector with rim, fall of 50mm per metre, fall of 50mm per metre, sink/bath waste and 50mm dia, fall of 90mm per metre, shower waste fall between 18 to 45mm per metre vacuflall sanitry installations to comply with part hz ammx 1&2of the building regulations
glazing;
openable area to windows min 1,120th flour area trickle vents of not less than 8000 mm2 to habitable room, mechanical extract ventilation 15 litres per second, or 8 litres/ trickle vet to bath/shwr, utility room, 4litr per sec w.c.
glazing;
The glazing to floor area can to exceed 24 hr, glazed doors and adjacent glass within 500mm of door to stump safety glass min.1500mm above ffr.3-6 glass within 800mm of ffr, to be safety glass in accordance with bs 6206 class a and to have ce' crossing
electrical;
the installation to comply with latest edition appr document'p' electrical safety in dwellings in accordance with bs 7671 requirements for electrical installations all cables laid within the timber stud cavity, concealed cables may need earthed metallic covering, or be enclosed in earthed conduit before they enter the cavity. Cables that are to be buried within insulation may need to be operated to counter the effect of overheating,smoke/fire alarme detection system to be designed and installed in accordance with bs 5839-6:2004 to at least a grade d,category LA1 standard will be installdsmoke alarms will be provided in the circulation spaces between habitable rooms and the kitchen. heat detectors will be provided in every room in the dwelling, but not the bathroom. where a door separates a fire hazard room from the stairway or circulation space by a door, there will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to what ever smoke alarms are required in the circulation space. all smoke alarms and heat detectors will have independent battery back up power supplies,the installation of the alarm system will be certificated by a competent person or a competent installer, a certificate for the work will be presented to the loca upon completion
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proposed drain run.

KEY=

225x 75mm, timber joists

75x 50mm, timber frame
100mm block internal wall

300mm, cavity wall
100mm, cavity wall

class 'A' engineering brick

compact earth

30' fire doors

concrete

class0- fire rated coloured through 'kreuf' render-plaster