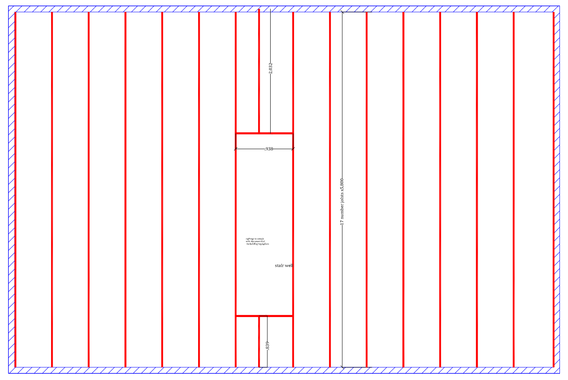
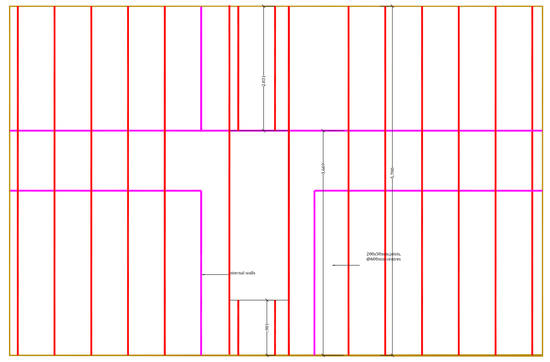
4 BEDROOM DETACHED LODGE

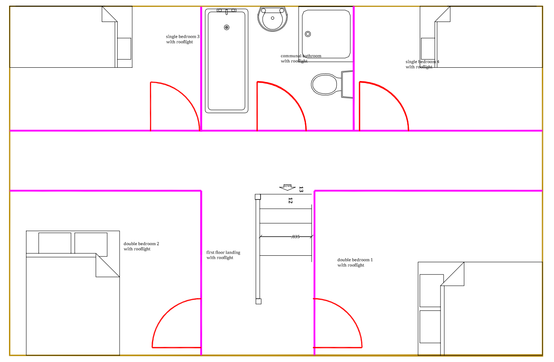
FIRST FLOOR



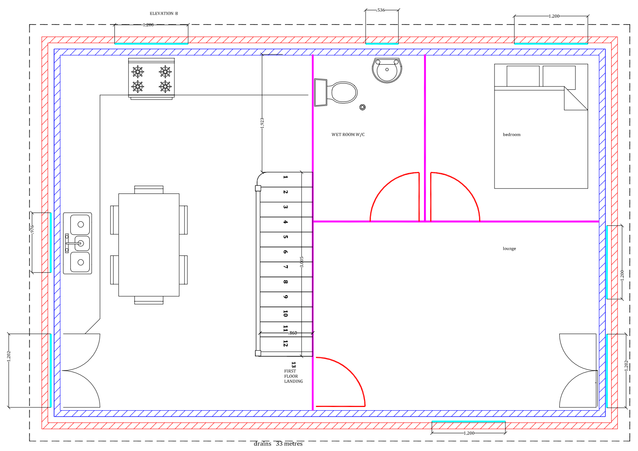
FIRST FLOOR JOIST LAYOUT WITH METAL WEB JOISTS



FIRST FLOOR JOIST LAYOUT WITH C16 TIMBER



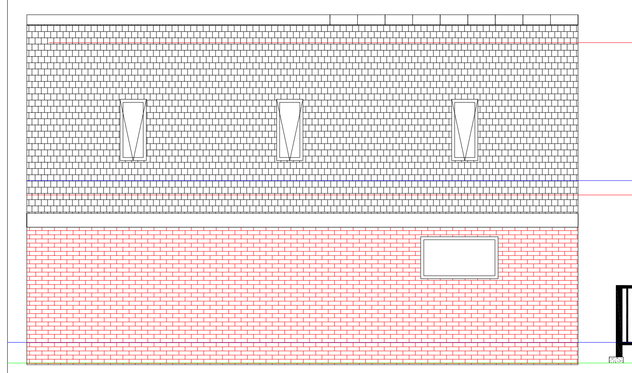
ELEVATION C

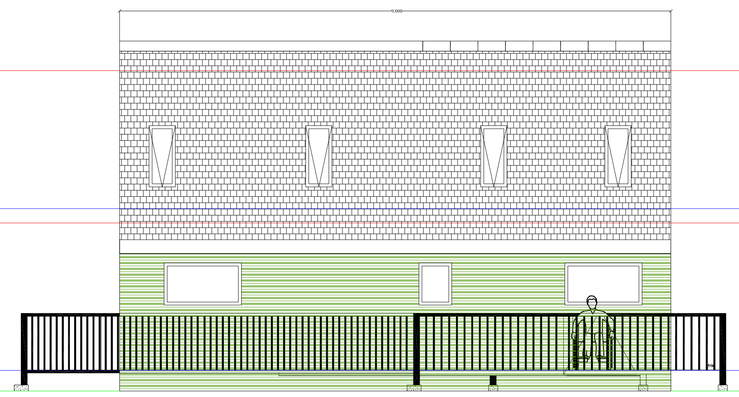


ELEVATION A

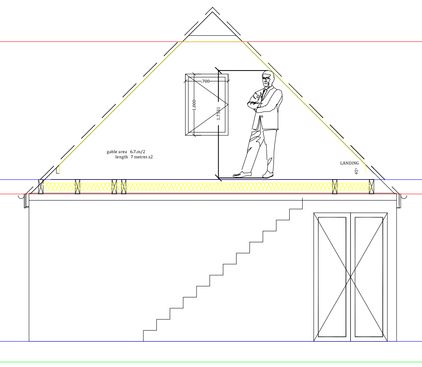
ELEVATION D

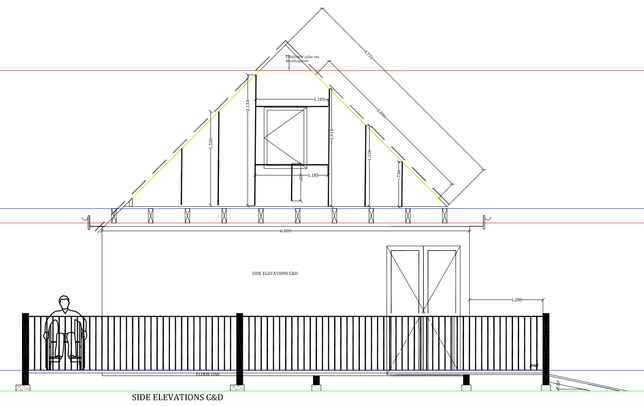
ructionWhen building in timber frame there are a number documents some advisory from the structural timber association'trada', forestry commission, BREAM,And compliance ,documents from building regulations document B and BDM 14 fire safety in dwellings which are compulsory



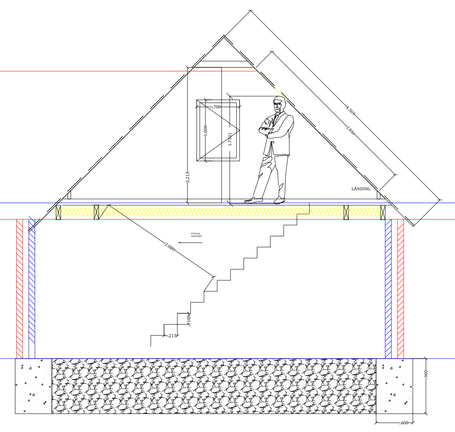


SIDE ELEVATION B

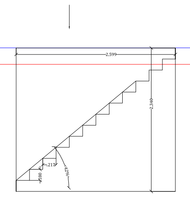


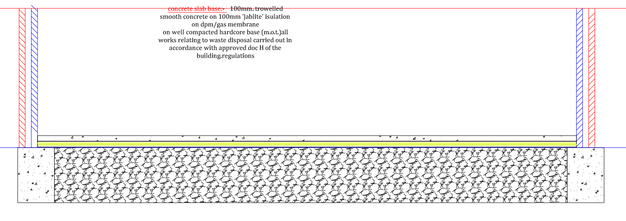


SIDE ELEVATIONS C&D

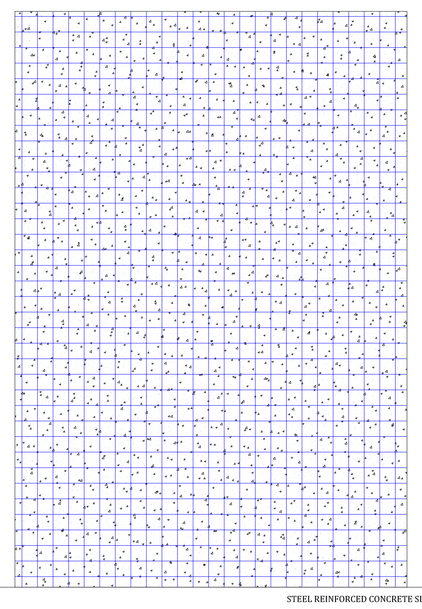


END ELEVATIONS C&D



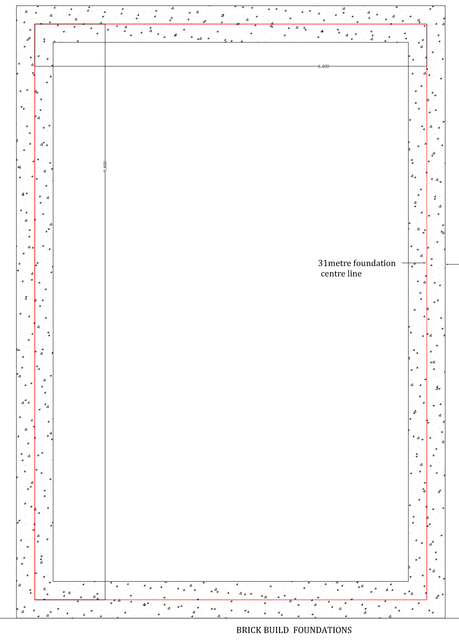


SECTION THROUGH BRICK BUILD

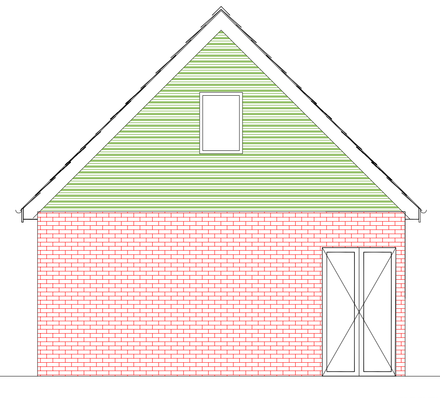


STEEL REINFORCED CONCRETE SLAB

foundation length 32 metres



BRICK BUILD FOUNDATIONS



SIDE ELEVATIONS C&D

boiler notes
all dimensions planning permissions building regulations and other relevant documents will be he checked before starting

stalls:- disabled accessible2 storey holiday home/lodge for family and or carers
drawn by;-
ma bailey residential cad technician build cost analyst quantity surveyor product specifier
drawing details;-
A0 metric dimensioned drawing scale1/10
site prep&excavation:-
it is reccomended to consult with the La for any previous historical problems regarding flooding and or land drainage prior to commencement preventative measures should be taken
site prep:-ructionWhen 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 and BDM 14 fire safety in dwellings which are compulsory
level excavations for drainage system consultation with the La.regarding disposal of both foul and surface waste systems will be submitted for approval by the local authority carried out in accordance with approved doc"h of the building regulations
concrete slab for 'mmc' build;-
100mm thk, c30 grade concrete with layer of A142 steel reinforcing mesh 25mm.to concrete surface on 1200 ggr visq/gpo membrane barrier on 100mm. 'jablite' insulation oncompacted sandblinded hardcore(mot) on level sub strata.d with appropriate vented oeal.& slab finish is no higher than the dpc. the entrance doors will have a minimum threshold hieght, "aco" drains will be inserted to door thresholds to stop surface water

elevated structures;-
10mm. osb3&g structural grade board screwed to 150x50mm joists secured to slab with galvanised angle brackets c30 grade concrete with layer of A142 steel reinforcing mesh min of 25mm.to concrete

timber frame construction
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 and BDM 14 fire safety in dwellings which are compulsory

timber frame walls
100x50mm timber externally with coloured through'kreend' class A0 fire rated render plastered walls, 12.5mm, fireline plasterboard and plaster skim internally with insulation fill
services;-
with this particular type (detached) of construction research will need to be carried out prior to commencement for the utilities onworks all to comply with current building regulations.penetrations of fire resistant or sound insulating materials for services not to reduce the performance of the material or assembly of the element is not downgraded and also that the services themselves do not act as the mechanism of fire spread or sound transmission.work relating to gas electr. installations will be carried out by approved competant certificated personnel only
roofing;-
150x50mm.rafters @600mm. centres'marley' concrete tiles 100mm. minimum headlap on 50x25mm battens on'tyvec' breather membrane with felt support trays at eaves 100x50mm. collar tie inserted at ceiling level with coach bolts & timber connectors
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.full sanitry installations to comply with part hx retions 1&2of the building regulations

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

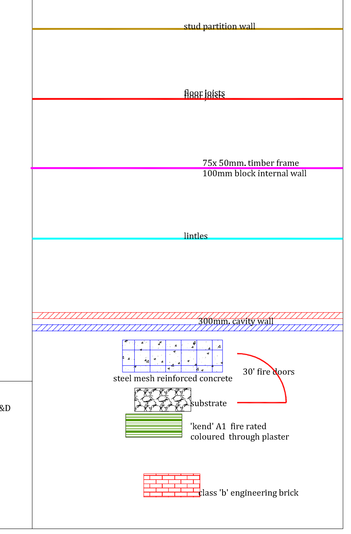
glazing;-
window to floor area not to exceed 24 %. glazed doors and adjacent glass within 300mm of door to incorp. safety glass min.1500mm above flr.1st. glass within 800mm of flr. to be safety glass in accordance with bs 6206 class c and to have "e" coating

electrical;-
the installation 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 within the timber stud cavity. concealed cables may need earthed metallic covering, or be enclosed in cert.ified 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.storage 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 installation 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 bco upon completion.the electrical installation 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 on completion.

timber frame structure;-
all timber used in theconstruction be will be 'tanalised' treated c16 structural grade. wallsbuildings prior to any boarding lined with a vapour control membrane main structure walls to be lined with 12.5mm.fireline plasterboard ensure all board edges have a firm base for fixing by inserting noggins to both walls and ceilings and the board surface is not broken by the screws . with ,aqua ard and filed, with sound insulation to the void. main structure void filled with 100mm. insulation to be continuous with roof insulation,(to achieve u.value of .022w/m2) external walls lined with 'tyvec "breather membrane with white pvc cladding ,construction too comply with b.s 5268/eurocode 5 classbdcformerly class 0/1 to b.s 476. it is important that when assembling the structure to use screws not nails ,as with the movement associated with nails there is a risk of overheration through out the construction may result in a slack structure,all works and alterations to comply approved doc."M" parts M1&4 section 0 of the current building regulations,to minimise the risk of cracking at the plasterboard joints,seasoned timber with a moisture content not exceeding that recommended in bs 5268: part 2 should be used. the contractor should ensure that timber supports are accurately spaced, aligned,and levelled.and stress the importance of using screws to all elements throughout the assembly of the structure.

'kreend' plastered timber frame structure;-
all timber used in theconstruction will be 'tanalised' pressure treated 150x50mm for perimeter walls. . all internal walls & ceilings prior to any boarding lined with a vapour control membrane main structure walls to be lined with 12.5mm.fireline plasterboard ensure all board edges have a firm base for fixing by inserting noggins to both walls and ceilings and the board surface is not broken by the screws . with ,aqua ard and filed, with sound 75mm. insulation to be the void. main structure void filled with 100mm. insulation to be continuous with roof insulation,(to achieve u.value of .022w/m2) external walls lined with 'tyvec "breather membrane construction too comply with b.s 5268/eurocode 5 classbdcformerly class 0/1 to b.s 476. all works and alterations to comply approved documen "m" parts m1&4 section 0 of the current building regulations,to minimise the risk of cracking at the plasterboard joints,seasoned timber with a moisture content not exceeding that recommended in bs 5268: part 2 should be used. the contractor should ensure that timber supports are accurately spaced, aligned,and levelled, when designing timber frame buildings, the designer should take account of relevant british standards and associated documents

roofing;-
traditional jack rafered roofing tiles fixed to 25x50mm tile batten on 11mm. 'osb' sarking on breather membrane on 150x50mm.rafers@600mm centres
stairs;-
13equal risers of 180mm for floor to floor height of 2342mm and12 number equal treads of 212mm,
treads for going of 2602mm to landing
All to comply with approved document stair well to comply with section 4,2 /4.2.1@trimmers and trimming of and document K of thd building regulations

lintle schedule;-
cavity4x1200mm 3x800mm 5x internal lintles