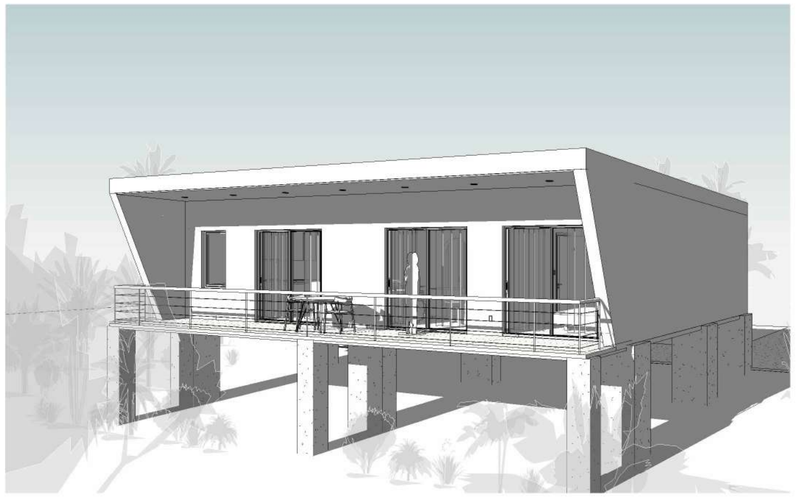
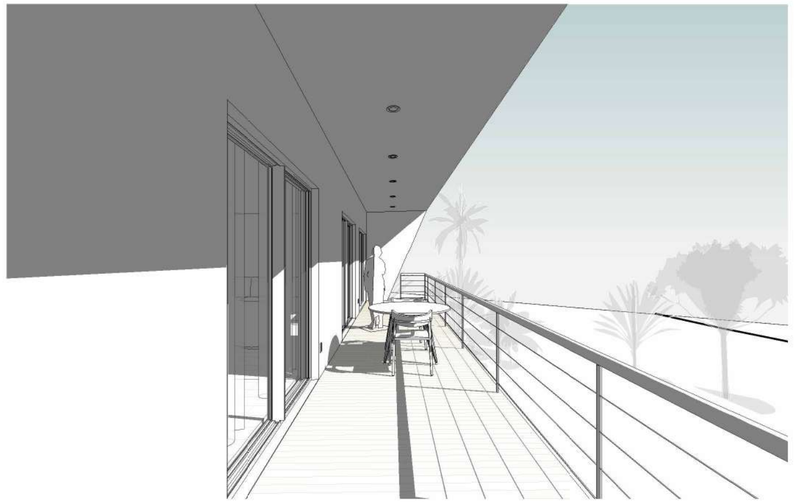
Building View

Rear-Entrance View



Front View

Front View



Terrace View

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DRAWING TITLE: Title Sheet

DRAWN BY: Yonca A.Clark

SCALE:

DRAWING NO: A101

DATE: 01/05/2024

Living Area Views

Isometric Plan View

Bedroom-Bathroom Section View

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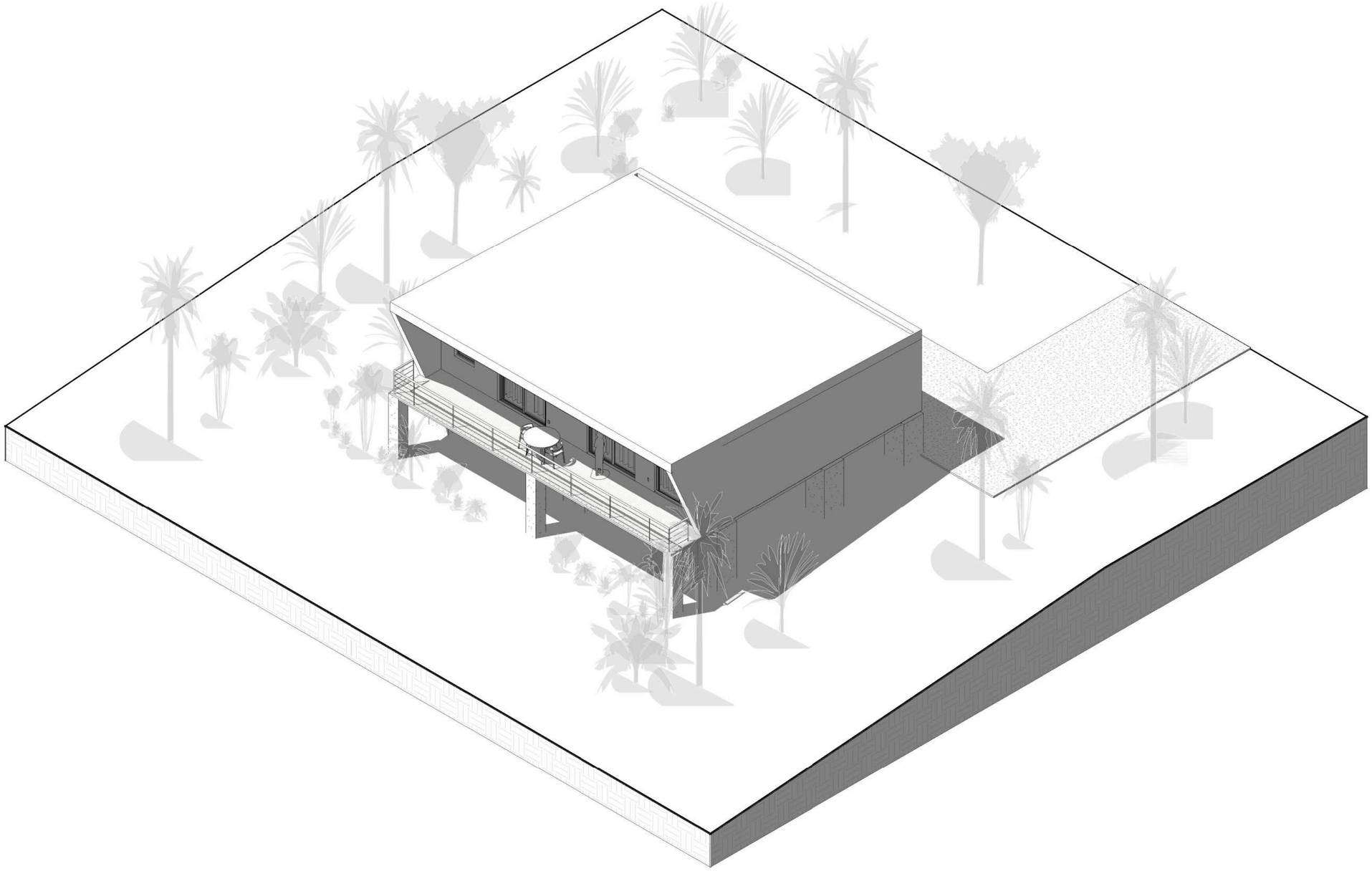
DRAWING TITLE: 3D Views

DRAWN BY: Yonca A.Clark

SCALE:

DRAWING NO: A102

DATE: 01/05/2024



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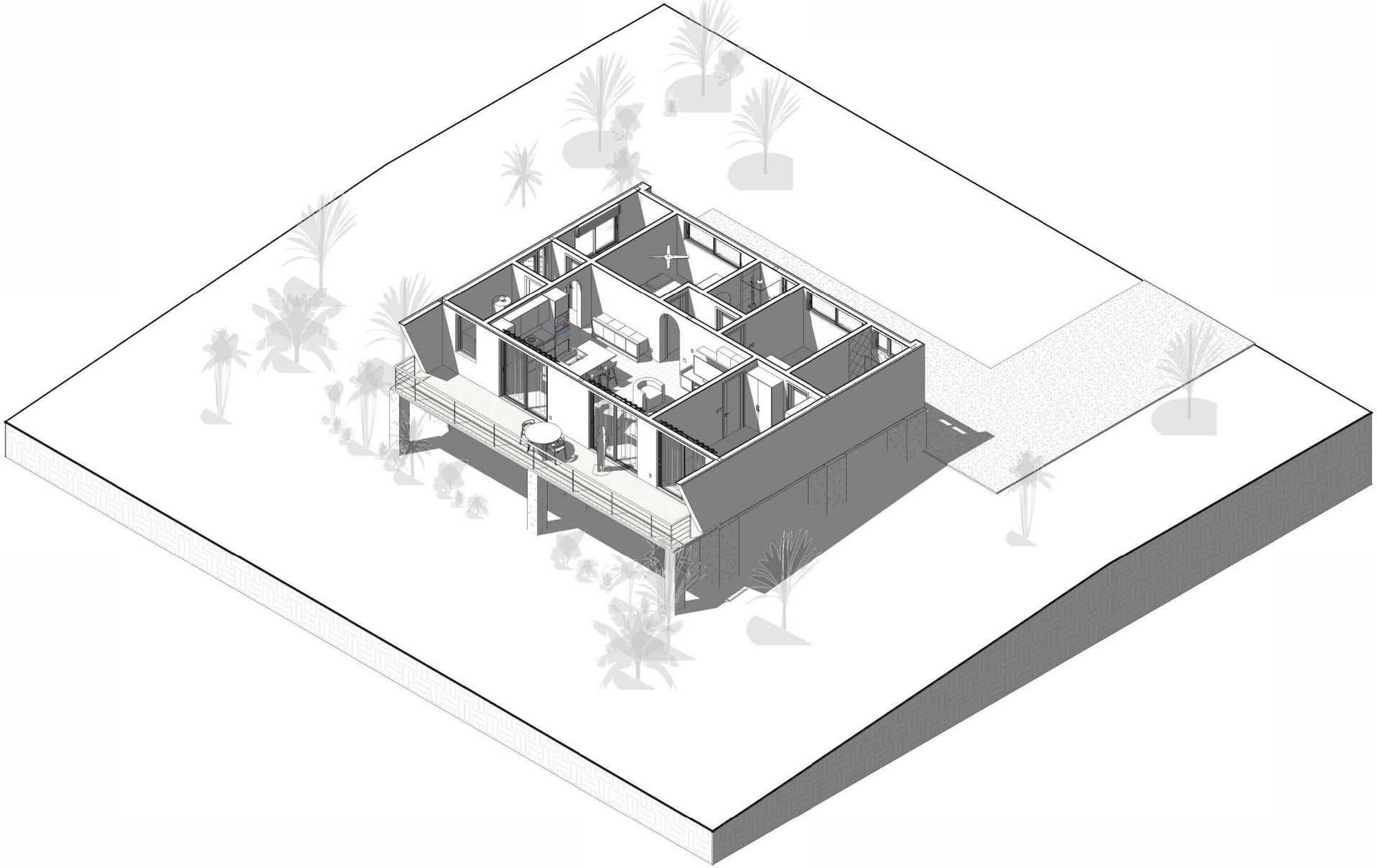
DRAWING TITLE:
Building Axonometry

DRAWN BY:
Yonca A.Clark

SCALE:

DRAWING NO:
A103

DATE:
01/05/2024



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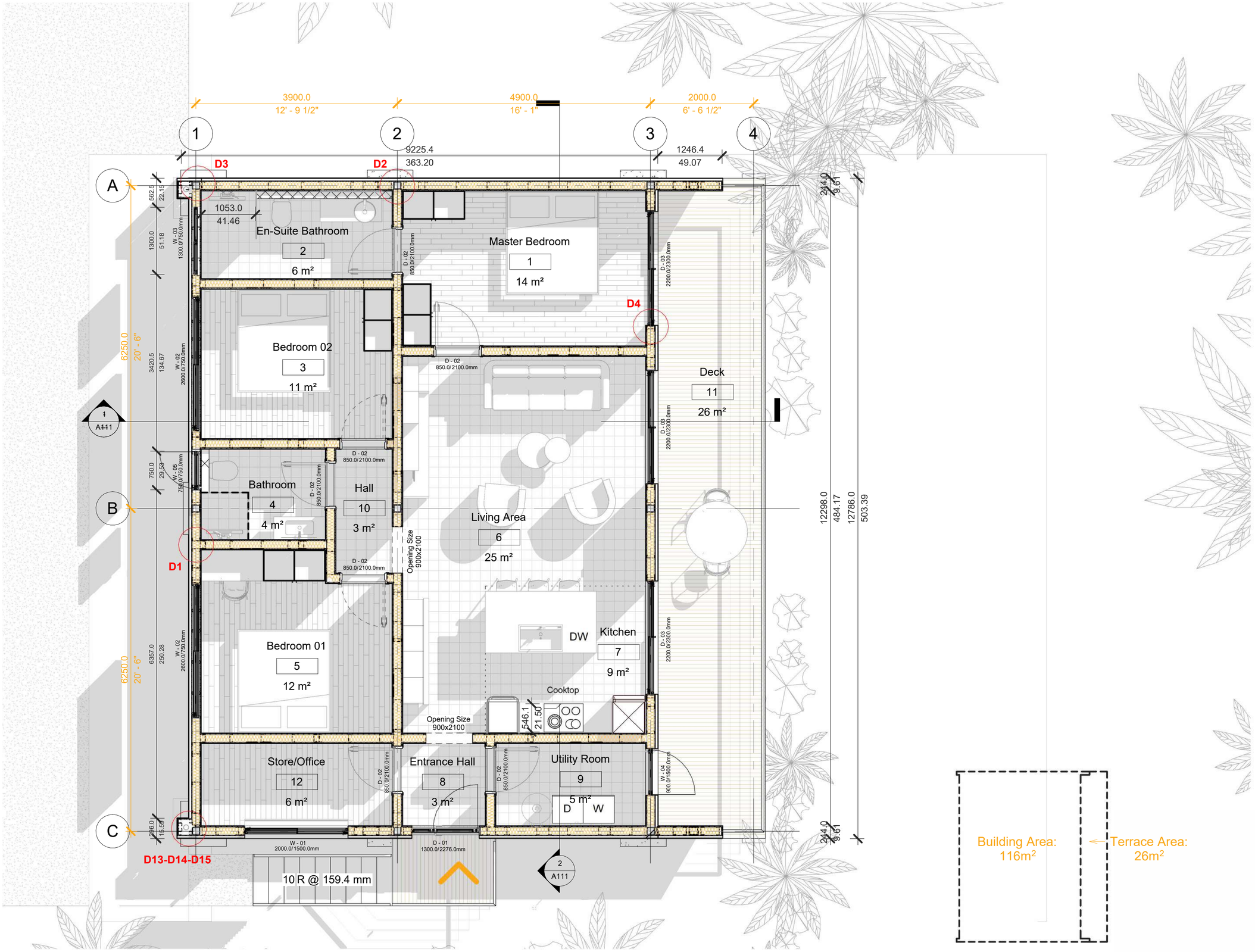
DRAWING TITLE:
Ground Floor Axo.

DRAWN BY:
Yonca A.Clark

SCALE:

DRAWING NO:
A104

DATE:
01/05/2024



Note:
- Freestanding furniture and equipment is shown for illustrative purposes only
- External railings and handrails to be provided by the general contractor to confirmed site dimensions

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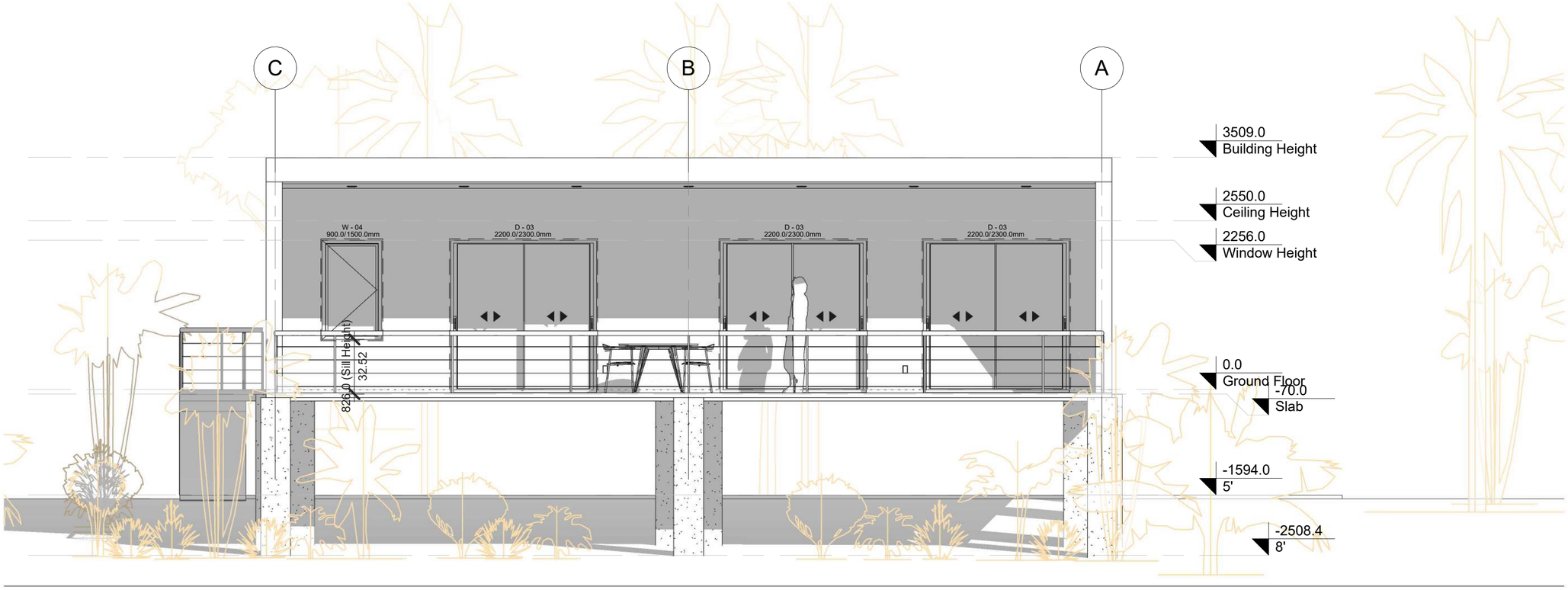
DRAWING TITLE: Floor Plan

DRAWN BY: Yonca A.Clark

SCALE: 1 : 50

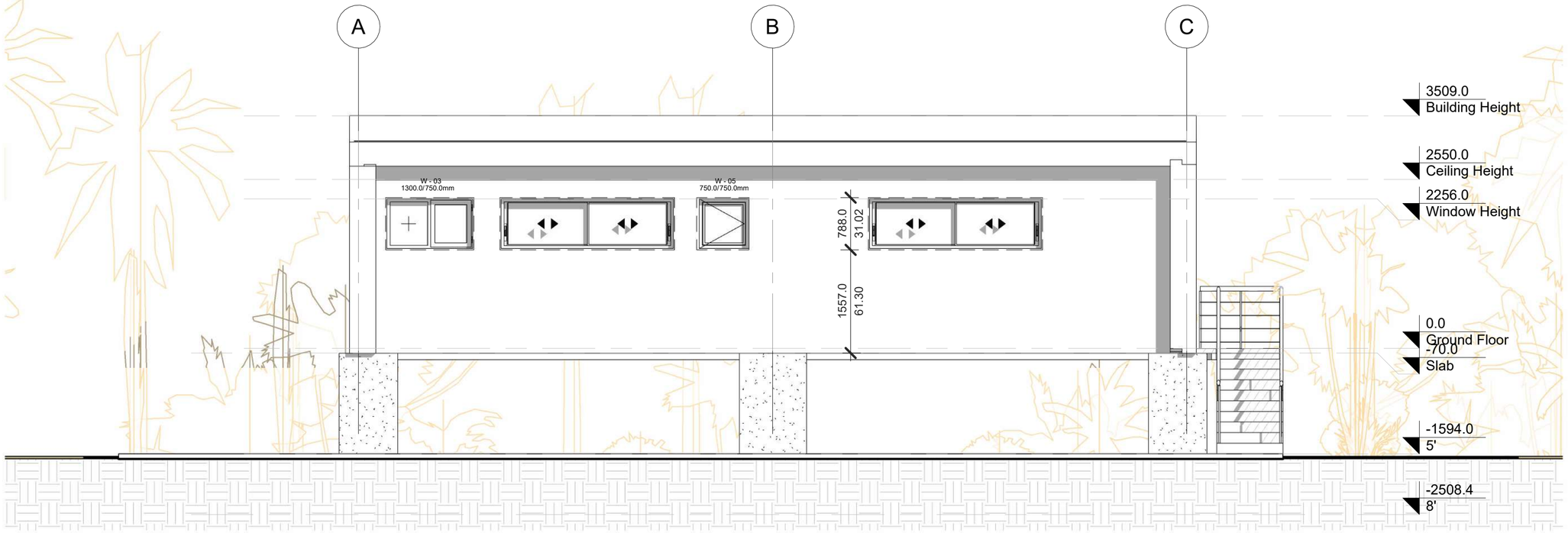
DRAWING NO: A108

DATE: 01/05/2024



2 Front Elevation

1 : 50



1 Back Elevation

1 : 50

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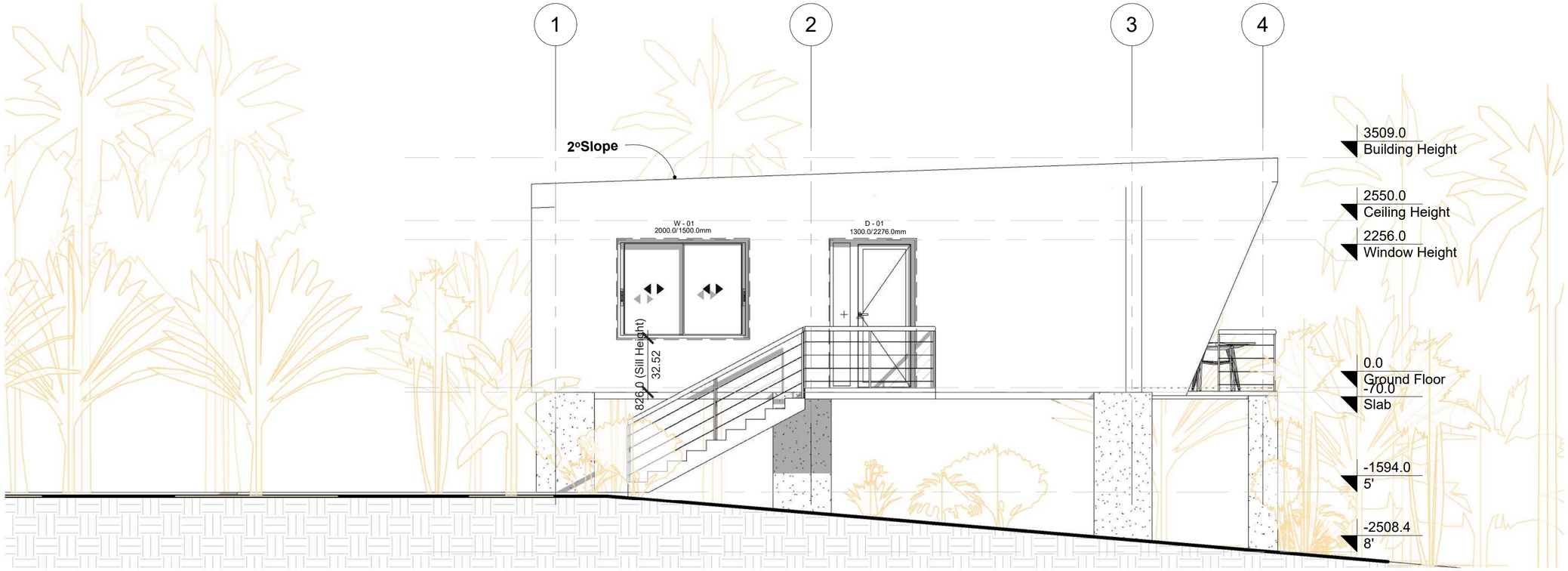
DRAWING TITLE: Elevations

DRAWN BY: Yonca A.Clark

SCALE: 1 : 50

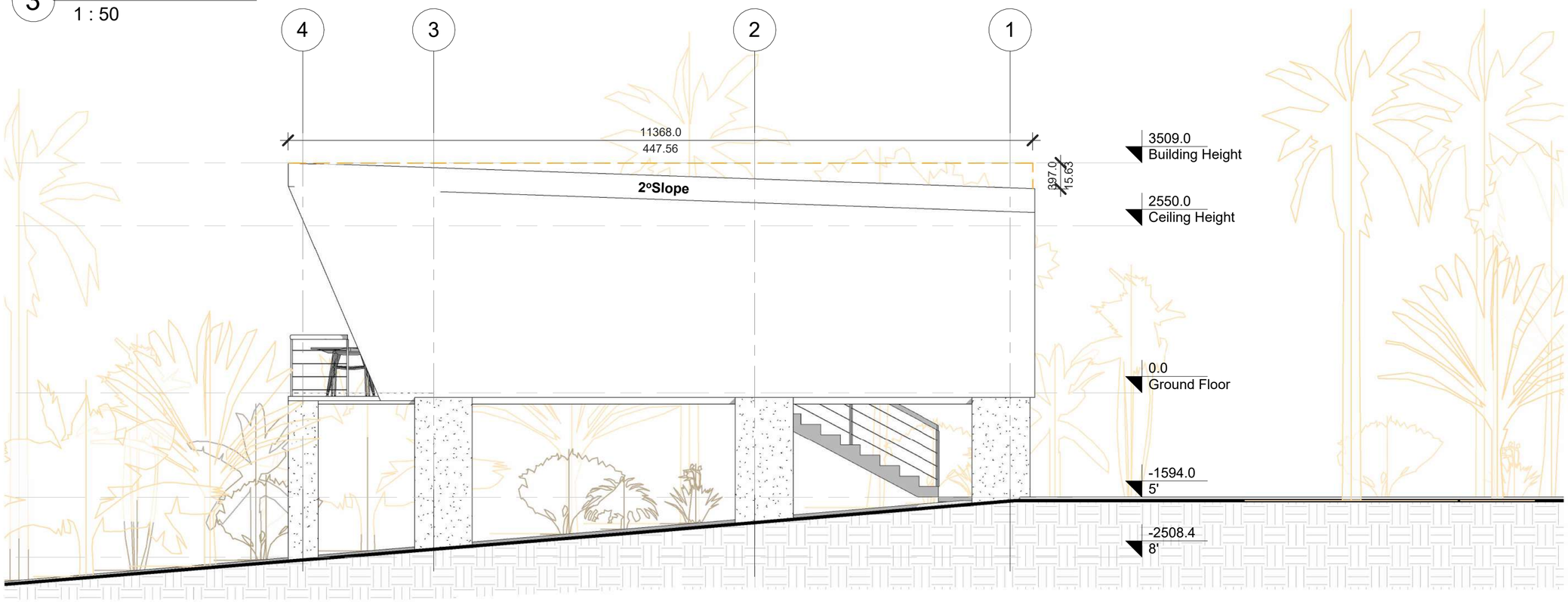
DRAWING NO: A109

DATE: 01/05/2024



3 Left Elevation

1 : 50



2 Right Elevation

1 : 50

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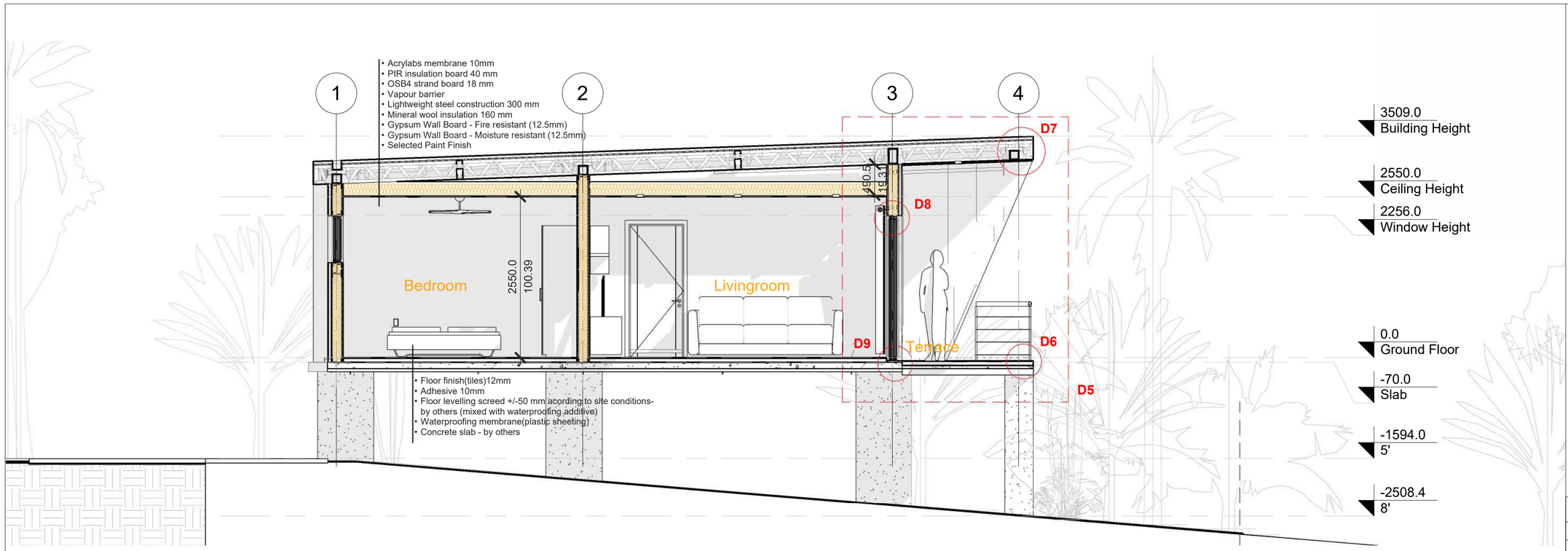
DRAWING TITLE: Elevations

DRAWN BY: Yonca A.Clark

SCALE: 1 : 50

DRAWING NO: A110

DATE: 01/05/2024



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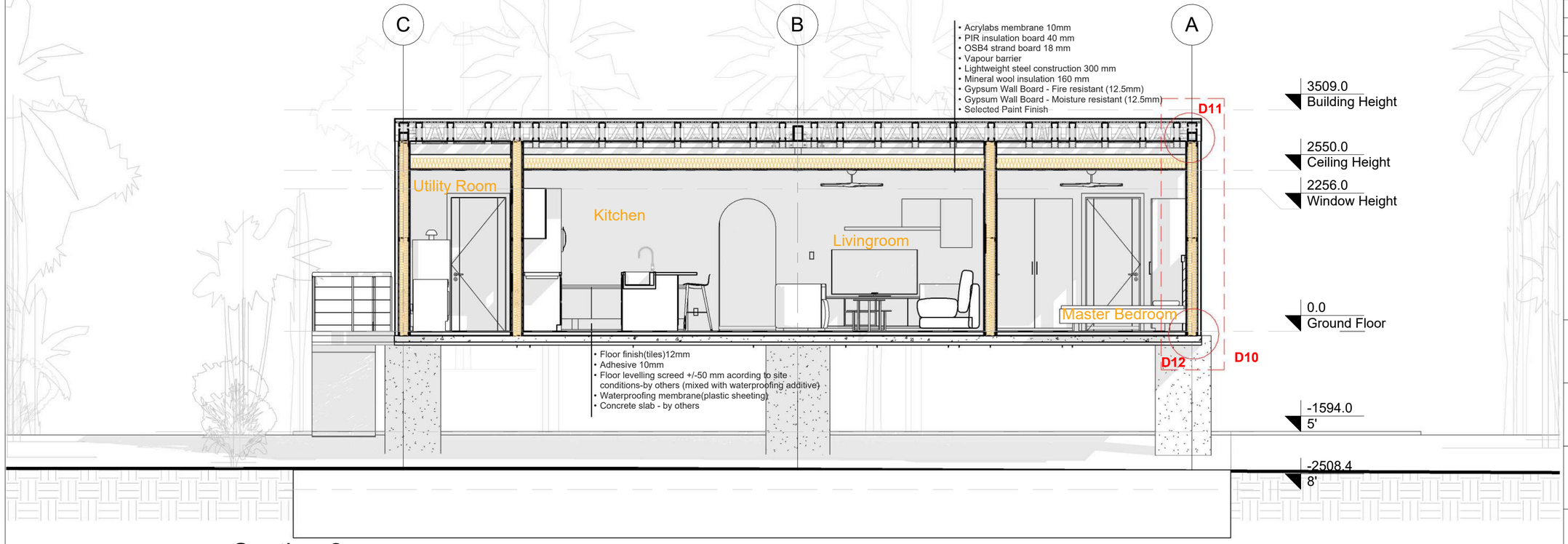
1 : 50



2 Section 2
1 : 50

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DRAWING TITLE: Sections

DRAWN BY: Yonca A.Clark

SCALE: 1 : 50

DRAWING NO: A111

DATE: 01/05/2024

General Construction notes

STANDARDS AND CODES OF PRACTICE
• International Building Code (IBC) 2015
• ASCE 7-16- American Society of civil Engineers (Minimum Design loads for buildings & other structures)
• AISC 360-10 - American Institute of steel construction (Specification for structural steel buildings)
• AISI -100-16 - American Iron and Steel Institute (Design of Cold Formed steel & structural members)
• ASTM - American Society for Testing and materials.
• All CFS frame will be designed to AISI LRFD CFS design standard

COLD FORMED STEEL (LGS)
Walls panels and trusses are made up by roll-formed cold rolled, galvanised steel sections fabricated and assembled into frames. Section properties in accordance with BS EN 1993-1-3:2006.
Steel grade S450GD + Z275.
C 70 -50/70- 1.2/1.5/2
C 100 -50/70- 1.2/1.5/2
C 150 -50/70- 1.2/1.5/2
LGS frames are fixed to each other and to the HRS members with specified mechanical fixings.

HOT ROLLED STEEL (HRS)
Material Availability of Hot Rolled Steel Sections is as per European/British sections with grade of S275.
Plate thickness 6, 8, 10,12mm grade S275, S355.
HRS members are hot dip galvanised and fixed to each other with specified mechanical fixings to form a portal frame.

SLAB FIXINGS
Concrete slab and foundation design is carried out by relevant local engineers and falls outside of the scope of Bauhu construction. HRS columns are supplied with pre-drilled column base plates for ground fixing with specified chemical anchor bolts.
LGS frame base rails are pre-punched for mechanical fixing to a concrete slab using the specified expanding bolts. A damp proof membrane is required.

CONSTRUCTIVE CLADDING
12.5mm lightweight, fire resistant, high density cement board is fixed to the entire exterior wall surface of the assembled building. Cement board is fixed at 300mm CTS to LGS studs and track profiles with AISI C1022 grade coated steel wing tip TEK-3 self-drilling and countersinking fixings 4.8mmx48mm.
Cement board spanning HRS members is adhered to the HRS outer surface.
Constructive cladding joints are sealed with mastic.

OPENING REVEALS CLADDING
12.5mm lightweight, fire resistant, high density cement board is fixed to opening reveals in the same manner. See assembly information and section drawings for dimension details.

CEILINGS
Ceilings are suspended from LGS roof or intermediate floor joists using Knauf C-Form suspended ceiling system mechanically fixed to joists. An insulation layer of 160mm mineral wool insulation is laid inside the ceiling void. Ceilings are finished in two layers of 12.5mm gypsumboard.
Knauf moisture panel + Knauf fire panel fixed at 300mm CTS to suspended ceiling profiles with AISI C1022 grade coated steel wing tip TEK-3 self drilling and countersinking fixings 4.8mmx48mm with joints taped and filled.
Internal low VOC acrylic paint finishes are applied per customer selection.

INTERMEDIATE FLOORS
Intermediate floor structures are supported by LGS lattice frame joists mechanically fixed to HRS beams typically at 500mm CTS according to project engineering.
18mm OSB4, termite treated, oriented strand board is fixed to the entire floor surface of the assembled building. OSB4 board is fixed at 300mm CTS to LGS joists with AISI C1022 grade coated steel wing tip TEK-3 self drilling and countersinking fixings 4.8mmx48mm.
6mm cement board floor backer sheets are mechanically fixed to the floor surface to accept client specified floor finishes.

EXTERIOR WALLS
Exterior walls are formed by pre-assembled 150mm x1.5mm profile LGS frames mechanically fixed to adjacent frames, floors and roof/floor joists. Section properties in accordance with BS EN 1993-1-3:2006. Steel grade S450GD + Z275. Frame profiles have pre-punched service holes for cable and pipe passage.
120mm mineral wool insulation is applied in the frame web.
The exterior wall surfaces are clad in a cement board constructive coating (see CONSTRUCTIVE COATING)
The interior wall surfaces are finished in two layers of 12.5mm gypsumboard Knauf moisture panel applied in horizontal format + Knauf fire panel applied in vertical format fixed at 300mm CTS to LGS profiles with AISI C1022 grade coated steel wing tip TEK-3 self drilling and countersinking fixings 4.8mmx48mm with joints taped and filled.
Internal low VOC acrylic paint finishes are applied per customer selection.

INTERIOR WALLS
Interior walls are formed by pre-assembled 150mm x1.5mm profile LGS frames mechanically fixed to adjacent walls, floors and roof/floor joists. Section properties in accordance with BS EN 1993-1-3:2006. Steel grade S450GD + Z275. Frame profiles have pre-punched service holes for cable and pipe passage.
120mm mineral wool insulation is applied in the frame web.
Internal walls are finished in two opposing layers of 12.5mm gypsumboard fixed at 300mm CTS to LGS profiles with AISI C1022 grade coated steel wing tip TEK-3 self drilling and countersinking fixings 4.8mmx48mm.
Knauf moisture panel applied in horizontal format + Knauf fire panel applied in vertical format with joints taped and filled.
Internal low VOC acrylic paint finishes are applied per customer selection.
EXTERIOR FACADE (ETICs)
The external facade is finished in an impact resistant, self colour, thermal and acoustic ETICs (External thermal insulation composite system) coating. An insulation layer of 40mm rigid Rockwool is applied to the cement board constructive coating with mechanical fixings. STO impact resistant plaster base coat is applied with fiberglass mesh and finished in STOLIT finish plaster coat.

FLAT ROOF STRUCTURE (EPDM)
Flat roof structures are supported by LGS lattice frame joists mechanically fixed to HRS beams typically at 500mm CTS according to project engineering.
18mm OSB4, termite treated, oriented strand board is fixed to the entire exterior roof surface of the assembled building. OSB4 is fixed at 300mm CTS to LGS joists with AISI C1022 grade coated steel wing tip TEK-3 self drilling and countersinking fixings 4.8mmx38mm.
A rigid 40mm PIR insulation board is mechanically fixed to the cement board constructive cladding.
Firestone 1.5mm heavy duty EPDM waterproofing membrane is fully bonded to the roof surface and parapet sides with rain water outlets and breather pipe boots at appropriate locations.
Leaf guards are installed in rain water outlets.

PARAPET DETAIL
LGS panels are mechanically fixed to HRS beams to form a parapet extension of exterior walls.
LGS parapet frames are clad in SECOLITE 12.5mm cement board on inner and top faces. A metal capping or acrylic render finishes parapet tops.

ACCESSIBLE ROOFS
Accessible roofs have the same properties as flat (EPDM) roofs. Final floor finishes of ceramic tile or composite decking should be laid over a supplementary geotextile membrane to protect the EPDM membrane. Refer to project files for specific details.

GREEN ROOFS
Green roofs have the same properties as flat (EPDM) roofs. Vegetation in specified containers is added over a textile membrane. Vegetation is NOT supplied.

SOLAR ROOFS
Projects requiring solar (PV) arrays to be roof mounted are subject to specialist analysis.

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DRAWING TITLE:
General Construction Notes

DRAWN BY:
Yonca A.Clark

SCALE:

DRAWING NO:
A144

DATE:
01/05/2024