

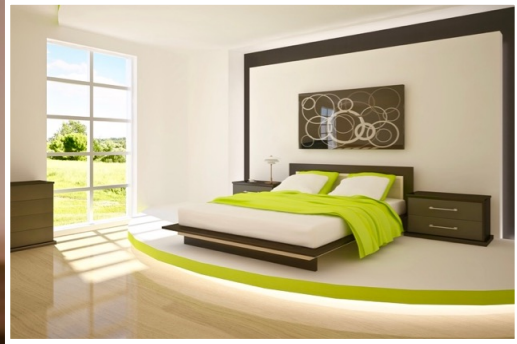


# CHANGING PERCEPTIONS



# PREFABRICATED BUILDINGS

TAKEN TO NEW LEVELS  
OF EXCELLENCE



# AN INITIAL INTRODUCTION



We will do our best to be as informative, yet as brief as possible, although there could still end up being a considerable amount to read!

Rest assured, nothing is complicated.

But we believe with everything clearly explained now, you will appreciate that whatever project we undertake, is totally unique, and accordingly, the manufacture of your own project will be treated in the same manner.

Every house, villa, building, apartment or commercial project we supply, is individually manufactured to the exact bespoke design and specifications, as required / supplied by you or your chosen / appointed architect.

These specifications and details are of course, totally individual.

As in addition, no two locations, plots, topography, geotechnic conditions, local design restrictions, local regulations etc, and climatic conditions are ever the same either.

We use no 'common parts' or 'off-the-shelf' components in the manufacture of any project.

We independently address all structural requirements.

*(From the various 'structural loads' relating to the design itself, to those relating to the plot and exact geographic, climatic and sub-terrain conditions. The latter coming from the relevant geotechnic survey report.)*

For example:

Wind, (*hurricane*) cyclone, seismic, (*earthquake*) snow-loading etc, and extreme temperatures, humidity and tropical location/extreme conditions.

And of course very importantly, addressing any building regulations that are imposed by the relevant Local Authority.

Every building has different material requirements and specifications, all as again chosen / requested / specified by either yourself, or by your appointed architect.

Although energy efficiency is a standard part of our structural concept, additional detail such as wall specifications, insulation levels (*acoustic and thermal*) and accordingly, the various thermal parameters, (*both 'R-values and U-factors'*) are all addressed.

*(Good thermal insulation is for keeping heat out - as well as in. And in reverse, for a constant level of cool comfort, without humidity, all year round.)*

As are the choice of materials, (*internal & external*) types of windows, glass, finish, levels and choices of interior fixtures & fittings etc you may prefer.

All of the latter elements being available from basic, to our high quality budget-friendly selection, (*despite the 'average' name, very good quality, and selected by the vast majority*) or high-end, for those after something that little bit different or very specific.



*(Each and every element has the option of being upgraded, down-graded, specified, or even totally omitted for local supply should you prefer. - These being from door handles, to insulation types and grades, to an entire fitted kitchen or type of floor finish.)*

Much of this could of course be dependent on your project budget?

And in addition, what this is to include?

- This is always important / useful for us to know.

*(Purely to enable us to assist and advise you from the outset, to achieve any given target, in the most efficient and cost effective manner. - Sometimes a change in one area, can create opportunities elsewhere.)*

For all bespoke projects, we invariably work from plans prepared for traditional construction, *(e.g. brick and blocks etc)* transposing them accordingly into new structural engineering drawings to the exact specifications as detailed / specified / required.

*(This meaning no local architect requires any specialist knowledge relating to steel-frame construction throughout the design process.)*

Full details of your plot / site are always appreciated please, as and when available.

*(Geotechnic survey reports will be required at a fairly early stage, to allow us to then advise on any possible changes / additions to our 'normal' slab foundation requirements.)*

To keep this initial introduction as brief as possible, please continue by reading the 'General Information' pdf.

It has been written and prepared primarily for private clients, in all global locations, planning a bespoke house, villa, apartment or building project.

The information is understandably generalised, but all is essentially still applicable.

Our additional information pdf's are also for your immediate reference, interest, guidance, explanation and clarification.

Within these you will also find reference to the potential time frames and sequences involved.

You will note that we do not start by suggesting any 'guide prices'. Preferring to provide you information based on facts, not hypothetical scenarios.

As you will already and understandably now appreciate, all is very individual, and as soon as we have more and sufficient detailed information from you, then we will continue to start look at providing an indicative guide, and at the earliest opportunity.

Finally. - Start dates.

For ourselves, as you will read / have read, our own time frames and sequences are very much controlled, and can be reliably predicted.

The longest and frequently more unpredictable elements, are those out of our control.

Obviously getting your full plans put together is one important element.

But typically, it is planning permits / local planning offices, that can cause the longest delays and prevent progress.

So our advice is to get all underway as soon as possible, with forward scheduling put into place at the earliest opportunity.

**Enjoy the experience. Enjoy the journey. And look forward to a rapid and stress-free experience into space. Your space!**