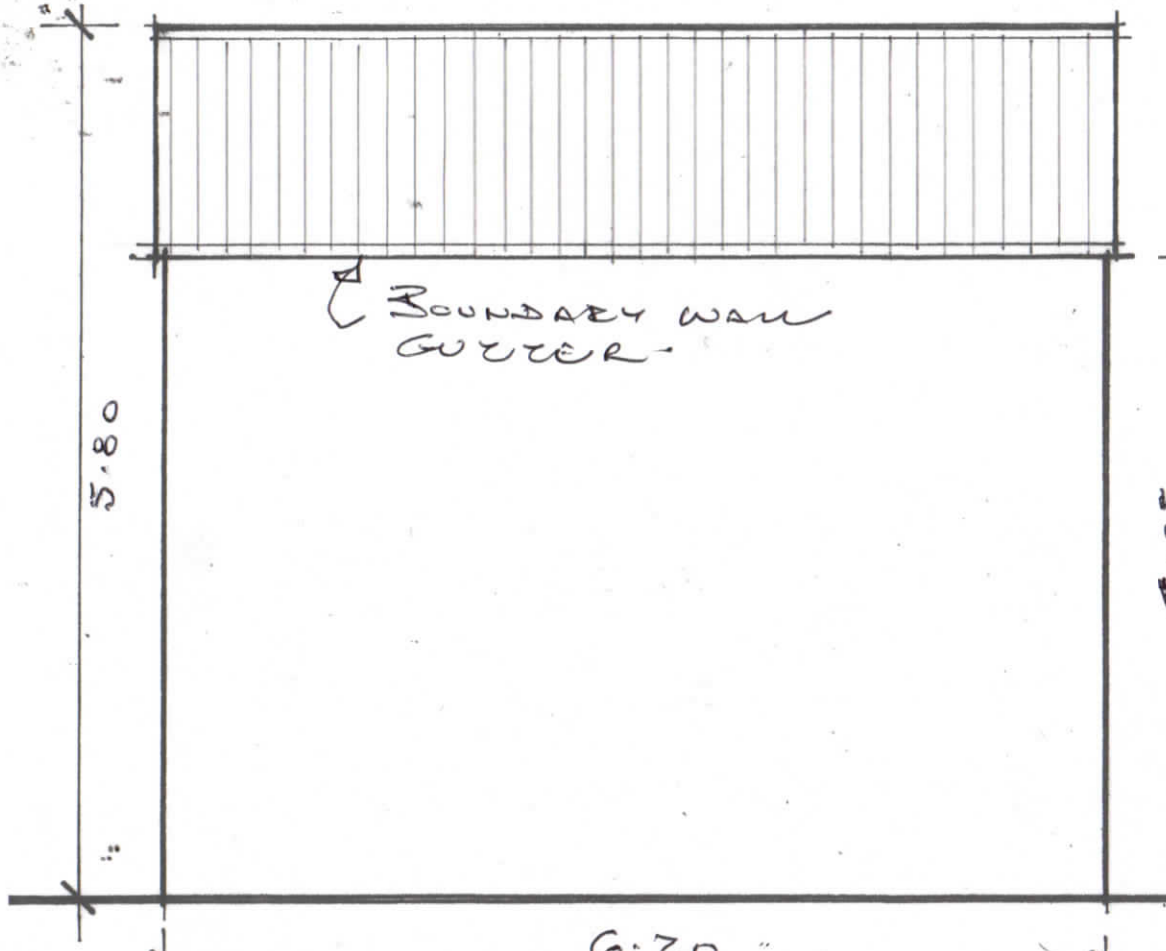
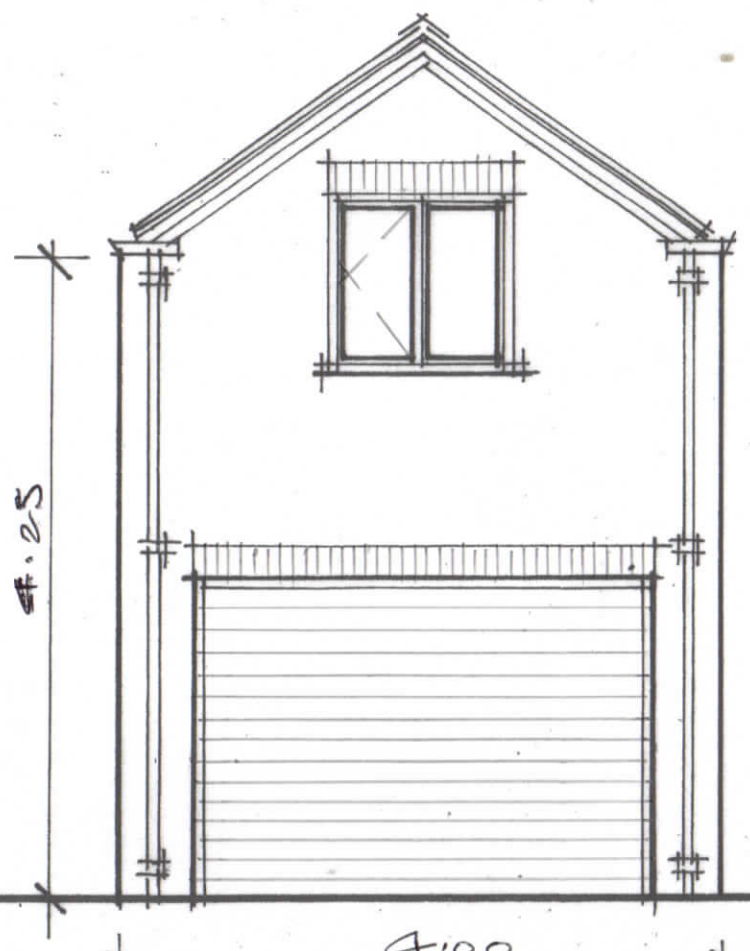
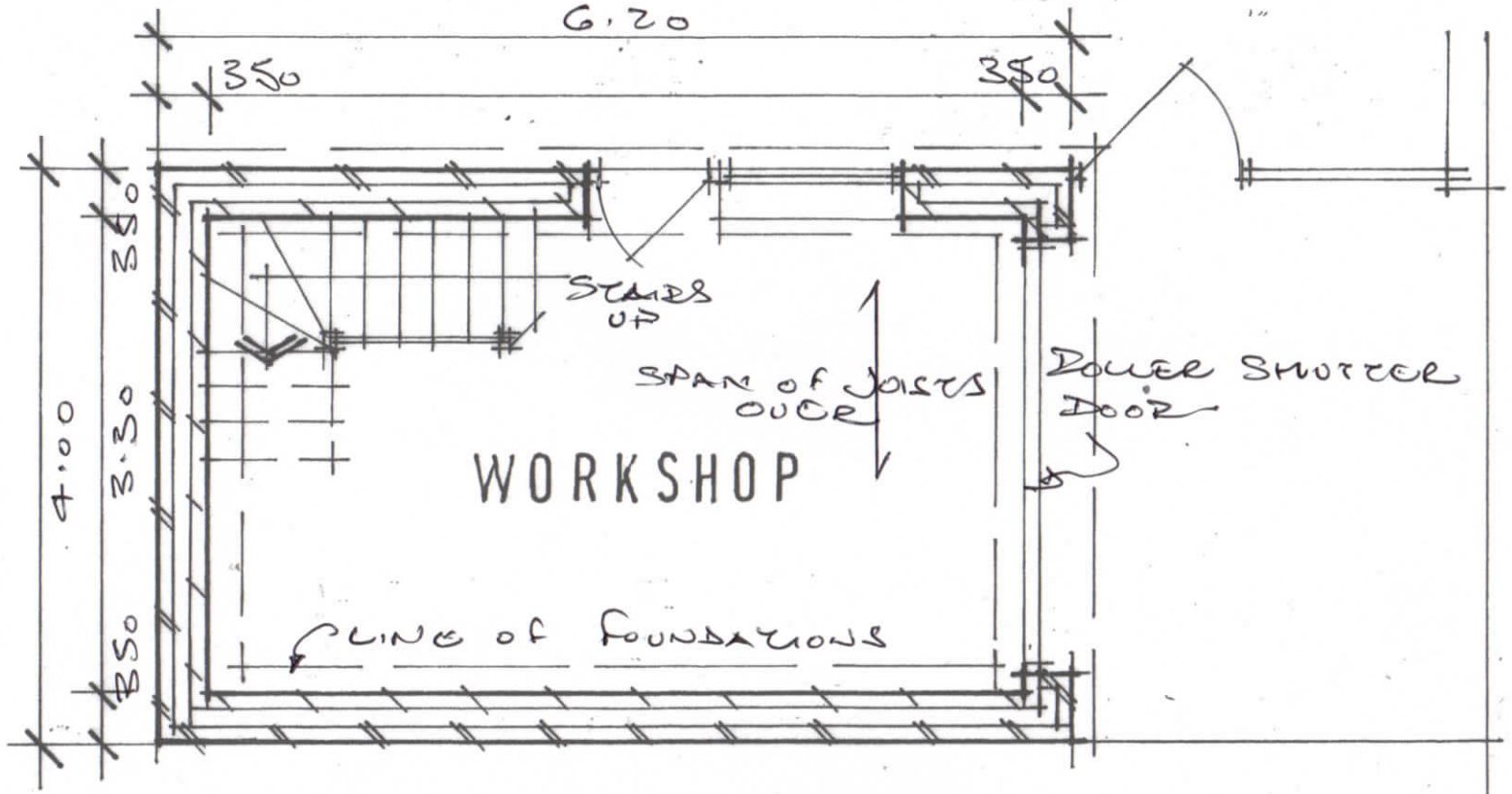


BOUNDARY SIDE

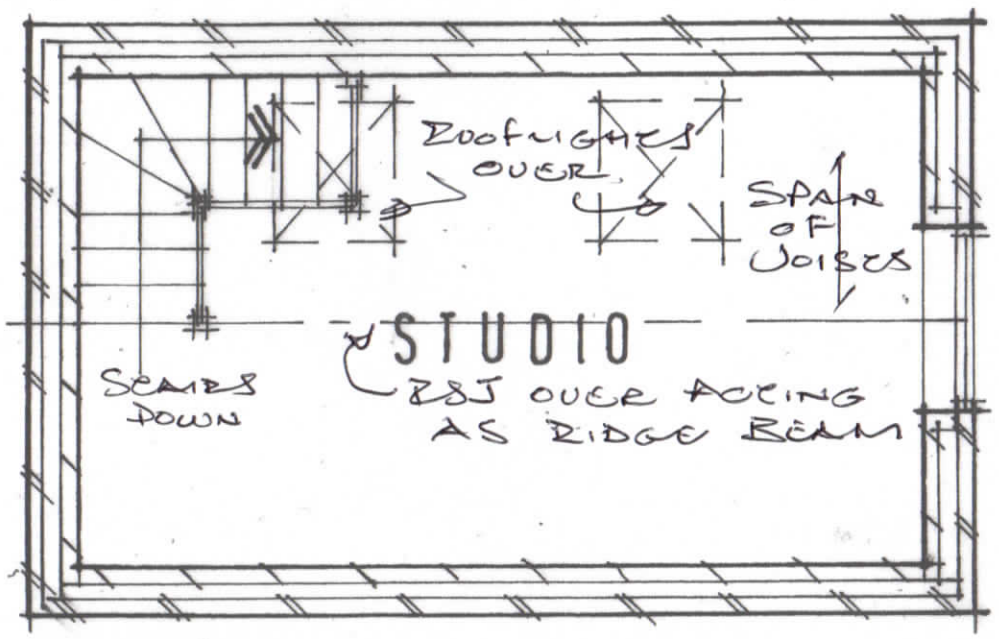


FRONT

GARDEN ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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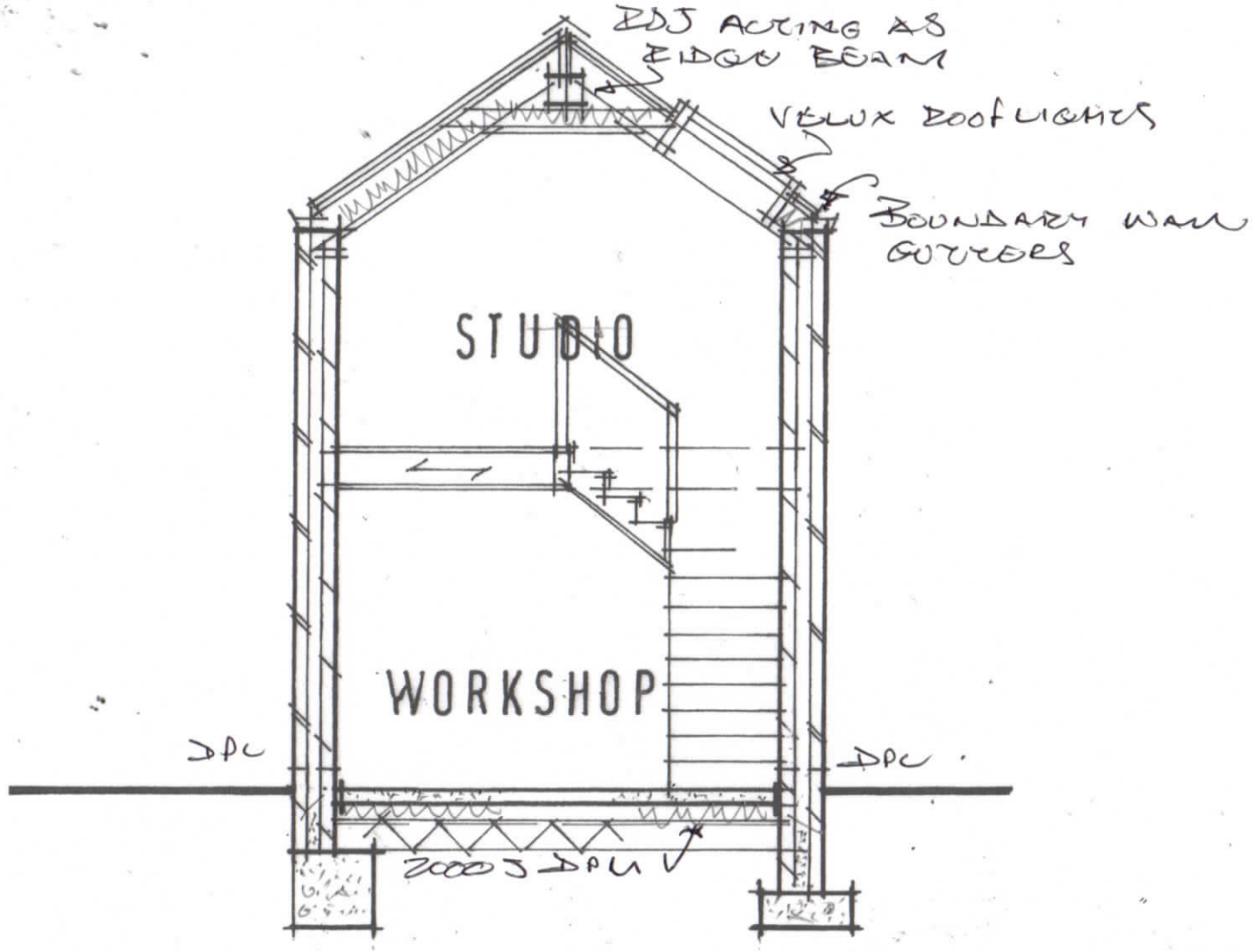
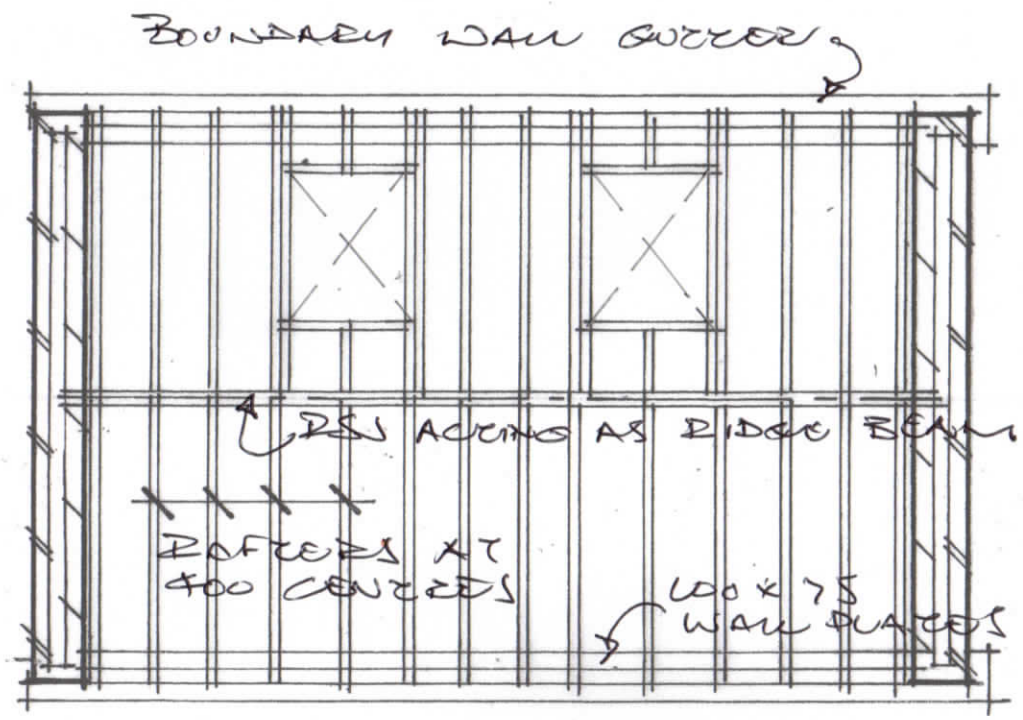
PROPOSED STUDIO ~ WORKSHOP
119, TRENT BOULEVARD, WEST BRIDGFORD
Drng No. 1 ~ PLANS & ELEVATIONS
SCALE 1: 50 NOVEMBER 2023



SECTION



ROOF PLAN

CONSTRUCTION NOTES AND SPECIFICATION

- Foundations of new walls to be concrete strip foundations, sulphate resisting cement, 21 N/mm², 600 wide x 225 deep or trench fill 450 wide x 850 deep, taken down to suitable load bearing strata, to satisfaction of Building Inspector. Offset foundation to boundary.
- External walls: Select common bricks to match existing. 150 cavity insulated using 150 Dritherm or Rockwool insulation, 100 blockwork inner skin, 15 lightweight plaster and skim internally. Wall ties @ 450 vertical, 900 horizontal ctrs, and @ 300 ctrs around openings: Rockwool 25 "Rockclose" insulated cavity closers at reveals: "Hyload" d.p.c. to both leaves, min. 150 above external ground. Concrete fill to cavity to 150 below lower d.p.c. Walls below d.p.c. to be facings where exposed and suitable commons or conc. blocks otherwise in 1 : 4 cement mortar.
- Ground floor: 100 concrete on 150 rigid insulation and 25 to edges on 2000 gauge DPM. on min 150 well consolidated hardcore.
- First floor: 22 V313 grade T & G chipboard flooring or t & g boards on 50 x 200 s.w. joists @ 400 ctrs with herringbone strutting at mid-span.
- Roof: tiles to match existing, fixed to manufacturer's recommendations, on 38 x 25 treated s.w. laths, on breathable membrane on 170 x 50 s.w. rafters and 75 x 50 ceiling joists @ 400 centres. 100 x 75 wall plates strapped using 30 x 5 GMS holding down straps at 2.00 centres.
- New Velux double glazed rooflights to be fitted in accordance with manufacturers instructions complete with flashing kits.
- Sloping sections of roof insulated using 150 Celotex rigid insulation between rafters, supported on clips to maintain air gap and finished using additional layer of 30mm Celotex, plasterboard & skim.
- Lateral restraint: gables at roof level to be fixed across two rafters and ceiling joists using 30 x 5 galvanised mild steel straps @ 2m ctrs built into blockwork on full course, and fixed across noggings between members: pack between end rafter and gables. Lateral restraint at first floor level to walls parallel to joists, using 30 x 25 galv. m.s. straps fixed across three joists, with noggins between and packing to wall.
- Gutters and r.w.p.'s: "Polypipe" plastic gutters with 65 dia round downpipes.
- Lintels: external walls: to be Catnic or similar: lintels to have min. 150 end bearings. Steelwork where indicated to be designed by Structural Engineer, seated on blue brick or mass concrete padstones and cased to give half hour fire resistance.
- Window frames to be UPVC double glazed argon filled and fitted with trickle vents to give 8000mm² of ventilation. All glass in doors & side panels lower than 1500mm above floor to be safety glass to BS 6206:1981.
- New timber staircase to comply with Building Regs. Part K. Minimum 225 going, max 220 rise, max 42 degree pitch and a minimum 2.000 metres headroom. Handrail fixed minimum 900 above pitch line.
- All electrical work to be designed, installed, inspected and tested by a competent person registered with an electrical self certification scheme. An Electrical Installation Certificate to BS 7671 should be provided on completion of the electrical work. Switches and sockets to be positioned between 450 and 1200mm from floor.

PROPOSED STUDIO ~ WORSHOP
119, TRENT BOULEVARD, WEST BRIDGFORD
DRNG No. 2 ~ ROOF, SECTION & SPECIFICATION
SCALE 1: 50 NOVEMBER 2023

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