



EXISTING SIDE ELEVATION

Staircase
New staircase to loft floor to be timber construction to following specification: risers maximum 220mm, treads 240mm max pitch 40 degrees, winders minimum going at new 150mm min centre line 220mm, handrail 900mm above pitch line max 1000mm, headroom min 2000mm, all walls surrounding new staircase to full 1/2 hour fire resistant. Protected stairways are designed to provide virtually "Fire Sterile" area which lead of safety outside the building.

DORMER CONSTRUCTION 100MM STUDS

To achieve minimum U Value of 0.28W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved) . Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm centres or to structural engineer's details and calculations.
Insulation to be 100mm Celotex GA4000 between studs plus 37.5mm Celotex PL4000 over. Provide a vapour control layer fixed to internal face of insulation and finish with 3mm skim coat of finishing plaster.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

Internal stud wall construction

New timber stud wall using 75x50mm C24 @ 400mm c/c filled with 75mm Rockwool Flexi Acoustic 0.038W/mk Class A1 reaction to fire 12.5mm plasterboard to both faces and finish with 3mm skim, finish with two coat of matt emulsion paint chosen and supply by client.

Toilet walls to be tiled by client specification.
Toilet and kitchen walls use 12.5mm moisture resistant plasterboard. In designate areas: sink, handbasin use 12.5mm Knaut Aquapanel cement board.

Flashing
Flashings provided at all roof to wall abutments: are to be 4 lead soaker and code 4 lead flashing with minimum up stands of 150mm. Where applicable lead to be secured with wedges, clips and pointing
Cavity trays to be positioned above all lintels and opening and stepped at roof abutments.


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1. THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
2. ALL WORK MUST CONFORM TO CURRENT BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE AND NHBC STANDARDS
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES

NOTE:

PROJECT TITLE: LOFT CONVERSION

CLIENT: STEWART BRANNAN

ADDRESS: 18 BELSIZE PARK, LONDON

TITLE: EXISTING SIDE ELEVATION

DRAWING NO: 02

REV:

DRAWN BY: H.D.

Date: JUNE 2017

SCALE: 1:100 @ A3