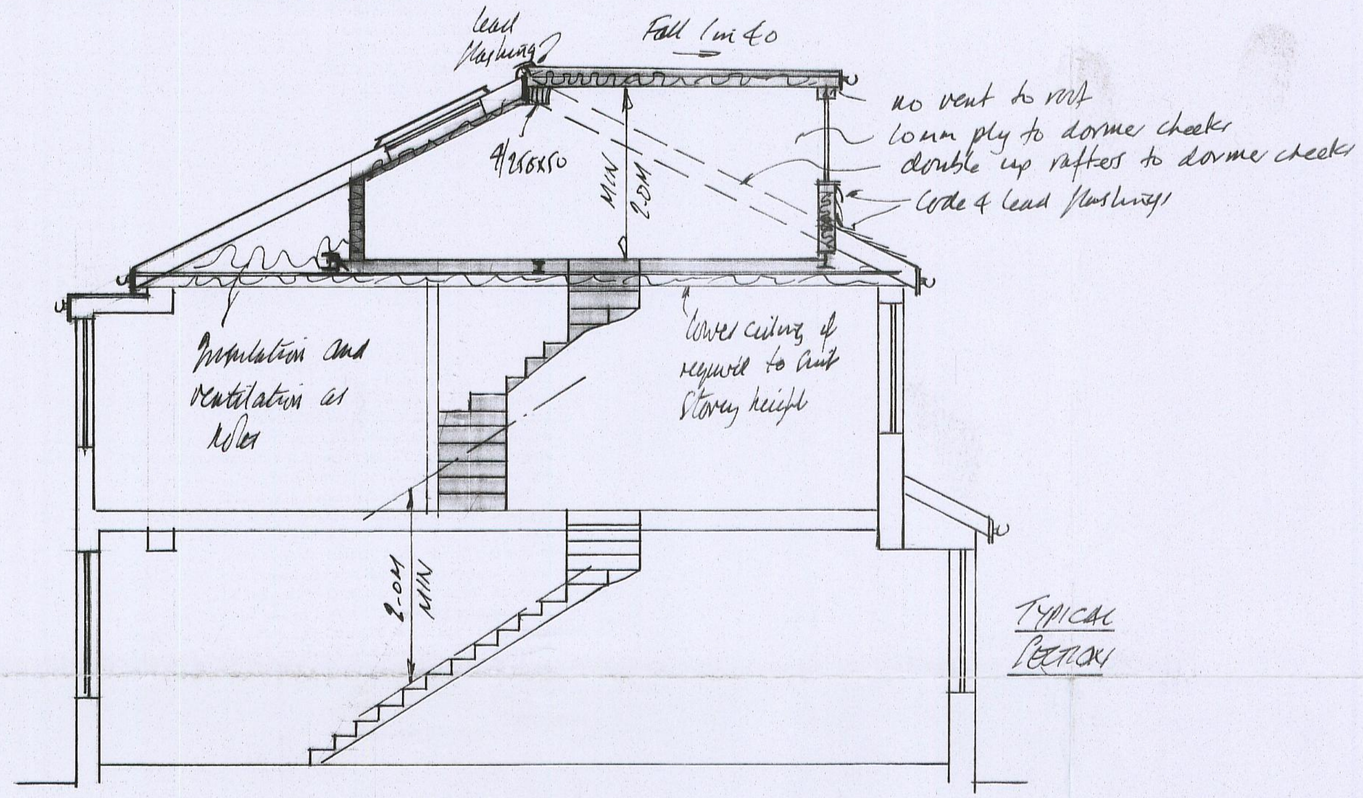
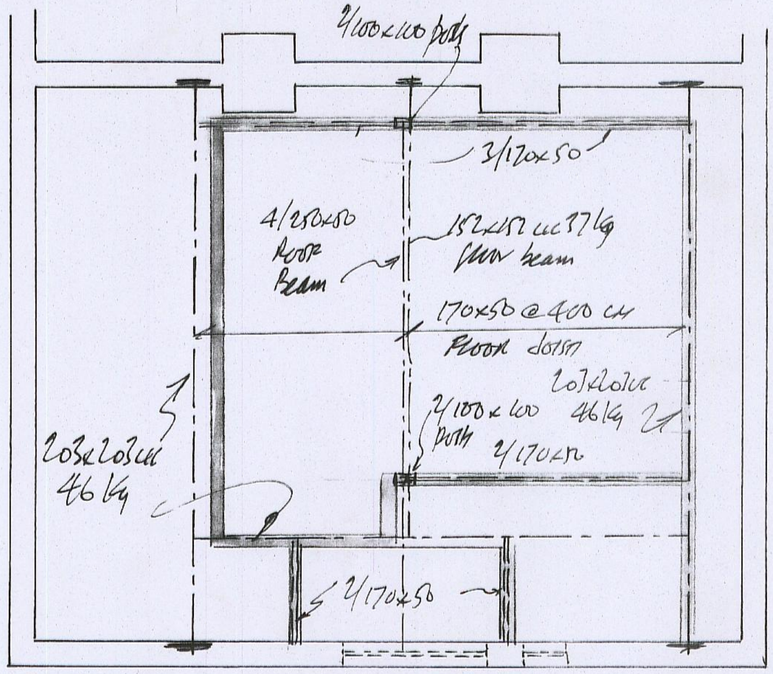
Flashings: All flashings to be min. code 4 lead. Flashings and soakers at junction of pitched roof and dormer. Code 5 lead flashings on lay boards to valleys. All lead work to be BS 6915.
Sloping ceilings: 50mm Celotex double-R GA3050Z insulation between existing rafters (ensuring 50mm vent gap over insulation maintained) with 70mm Celotex double-R GA3075Z insulation across underside of rafters with lining of 12.5mm foil backed p/bd and skim ('U' value 0.18 W/m²K).

Existing roof eaves insulated with 250mm fibreglass. 100mm laid between ceiling joists, 175mm laid over ceiling joists. 'U' value 0.16W/m²K. Ensure min. 50mm vent. Gap at eaves.

Roof Joists
170x50 @ 400 cc.

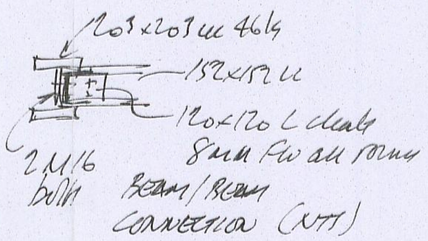


Typical Section



Beam Layout

All positions to be 100x100mm min 850mm long.



Straps: Provide 30mm x 5mm straps @ 1200mm c/c to first floor ceiling and tops of gables screwed to min. 3no. joists/ rafters with size 12 screws. Where walls run parallel to timber members: at strap points provide 50mm full height solid timber blocking between timbers and timber wedges between external wall and first timber.
Structural timber Redwood/Whitewood Grade SC3 C16or better. Ends of timber to be treated.
Multiple timber joists: Bolt through centre with 12mm bolts and double sided tooth plate connectors and 50mm washers on external faces @ 450mm c/c. Connect timber posts top and bottom with Trip-L-Grip connectors. Preservative treat external timber to BS 4072.
Steelwork: Paint with intumescent paint in accordance with manufacturer's instructions (paint by Leigh's, Nullifire etc. Provide certificate for paint if and as required by LA.) for ½ hour fire resistance. Ends of beams into party walls to be encased in concrete. If splices used in beams, calculations and details to be submitted to LA.

1 2 3 4 5
SCALE AT 1.50
Scale bar on A2 drawing size

PARTY WALLS. THE CLIENT'S ATTENTION IS DRAWN TO THE PARTY WALL ETC ACT 1996 AND THE REQUIREMENT THEREIN TO CONSULT ADJOINING OWNERS PRIOR TO COMMENCEMENT OF WORKS. PARTY WALL MATTERS TO BE RESOLVED PRIOR TO COMMENCEMENT OF WORKS ON SITE.
All dimensions, levels and location of incoming services to be checked on site and LA informed by the builder prior to the commencement of works. Builder to contact LA on completion and ensure issue of completion certificate. All works and materials to conform to British Standards codes of Practice, manufacturer's written recommendations and good building practice. Works noted as 'to match existing' to match in all respects including colour, size, detailing, line and level etc.
New works not to project above existing ridge line.
Decorations and internal finishes agree with client. Make good where disturbed.
NO PART OF WORKS TO ENCROACH OVER BOUNDARIES (including gutters and fascias). Beams into party walls and padstones not to encroach beyond centre line of wall (boundary).
Existing foundations and lintels to be exposed to ascertain suitability if and as required, and all to satisfaction of LA.
New timber stair: To conform in all respects with B. Regs Part K. Manufacturer to take site dimensions. 220mm max rise (actual 191 mm approx.), 220mm min. going (actual 230 mm) 42° max. pitch. 16mm tread overlap. Tapered treads, min. 50mm tread at newel, with min. 220mm going measured at points, half straight flight width from newel and be equal. Depth of landings to be at least width of stair. Min. 1900mm clear headroom measured at the centre of the stair reducing to min. 1800mm at side of stair measured vertically above pitch line of stair. (Min. 2 metre headroom over existing stair.) handrail both sides of stair. Stair detailing to match existing. Provide 2-way light switch to stair. 900mm handrail height, measured from pitch line to top of handrail. Min. 900mm balustrade height with 25mm vertical balusters with max. 100mm clearance between balusters.
Flat roof: Warm deck construction, no ventilation to roof space. Seal eaves with fibreglass to prevent ventilation of roof space. 12.5mm spar chippings on Ruberoid superflex 350 slate finish and Superbase 180 underlay high performance membranes (AA rated) fully bonded with hot bitumen to partially bonded base layer to BS 747 type G, installed to BS 8217:1994 on 110mm Celotex double R TSI boards (tel: 0208 579 0811), ('U' value 0.18 W/m²K) fixed ply side uppermost in accordance with manufacturer's written recommendations. Boards close butted with staggered end joints, all joints tapered and nogged on firings to min. 1:40 fall on 170mm x 50 mm roof joists @ 400mm c/c. 12.5 mm p/bd and skim off. Seal junction of flat roof and pitched roof with mineral wool. Fit dry ridge vent system to give an equivalent ventilaton to a 10mm continuous gap. Fascia 13mm white upvc. Guttering 100mm black ½ round upvc to falls 63mm dia. RWP
Dormer cheeks and walls: Vertical plain tiles to match existing with non-ferrous fixings on tanalised battens on vertical cross battens on breather membrane to BS 4016 on 10mm external quality ply, 50mm x 100mm studs @ 450 mm c/c 12.5 foil backed p/bd and skim finish. 100mm Celotex in voids ('U' value 0.25 W/m²K). 9mm 'Superlux' under felt to dormer sides & within 1 metre of boundaries. 2 no 50mm x 150mm rafters to dormer cheeks. 100mm x 100mm timber posts at window jambs and dormer corners. 2 no 50mm x 150mm timbers bolted together over dormer windows. Secure roof joists at dormer head with truss clips. 100mm Celotex insulation in voids of partitions adjacent party walls.
Internal timber stud partitions: 50mm x 100mm studs @ 450mm hor. c/c Noggins @600mm vert c/c, 50mm x 100mm head sole plates. Voids filled with 'Rockwool' for sound insulation and faced with 12.5mm p/bd. Face partitions enclosing staircase both sides with 12.5mmBritish Gypsum Wall-board Ten p/bd for ½ hour fire resistance. All p/bd joints taped and filled with skim finish. Walls surrounding existing stair to be min. ½ hour fire resisting, to be checked on site prior to LA approval (including bulkheads if applicable). Double up floor joists under non-load-bearing partitions parallel to span of floor joists . 100mm x 50mm sole plate to stud partitions on steel beams to be shot fired or bolted @ 450 c/c with 12mm bolts. Void below enclosing partitions on new 2nd storey and existing ceiling to be suitably fire stopped.
New timber flooring 22mm t & g chipboard grade II/III to BS 5669 on floor joists as noted. (Double up joists under any new bath/showers.) Lay100mm mineral wool insulation between joists over chicken wire mesh turned up face of joists and staples with 20mm staples in accordance with BRE Digest 208 Fig 2.
Overlay existing first floor with min. 3.2mm standard type S hardboard to BS 1142: Part 2, break jointed and nailed @ max. 1500mm c/c on the line of the existing joists. Joints to coincide with the line of joists.

PROJECT: LOFT CONVERSION
LOCATION: 24 CONNAUGHT GDNS N10 3LB
DRAWING TITLE: SECTION & DETAILS
SCALES: 1:50 | DRG No: 1509/04 | REV.
CLIENT: R DHENIN PAL | DATE: MARCH 2015

Bryan Reed, C.Eng., M.I.Struct.E. M.B.Eng.
8 CHURCH COURT, CHURCHFIELDS,
BROXBOURNE, HERTS. EN10 7JR
Telephone: Hoddesdon 01992 442468
Mobile: 07860 421 175