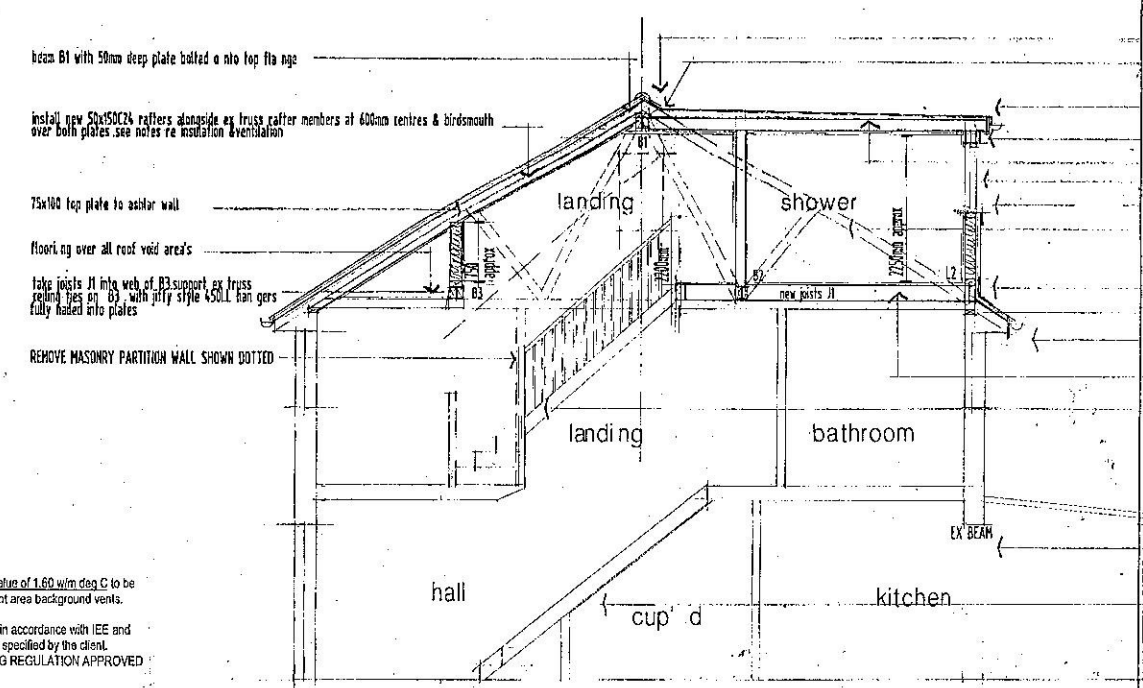


Windows are to be purpose made in PVC-U and fitted with 28mm double glazed sealed units incorporating low E glass, minimum U value of 1.60 w/m² deg C to be achieved. Any glazing within 800mm of floor is to be safety glass to BS 6262. Windows to be fitted with 2500sq. mm equivalent area background vents. electrical installation. Check existing mains, meter, consumer unit to ascertain adequacy to supply extended area's. extend the existing installation in accordance with IEE and electricity supplier regulations. provide 13A switched socket outlets, telephones and data sockets, lighting and switching all as specified by the client. ELECTRICAL INSTALLATION MUST BE CARRIED OUT BY A PERSON REGISTERED IN ACCORDANCE WITH BUILDING REGULATION APPROVED DOCUMENT P. A INSTALLATION CERTIFICATE TO BS 7671: 2001 IS TO BE SUPPLIED. mechanical ventilation. provide extractor fan to shower room, ducted to external air and with a minimum extract rate of 15 litres/sec. waste plumbing. extend existing s/w in 100 dia PVC-U as necessary to receive new wastes. Connect new bathroom fittings into extended s/w 38 dia shower waste, 32 dia bath waste, all fitted with 75mm deep traps with cleaning eyes to bends energy efficient lighting. New lighting to be rated as energy efficient, to client spec. Any recessed lighting are to be fire rated. internal joinery. all new skirtings, architraves and doors are to match the existing and / or agreed with the client decoration. all new timber is to be rubbed down, stopped, filled smooth, primed as necessary and painted with 1 undercoat and 2 top coats of gloss paint, colour to approval. new plasterwork to be finished with 1 mist and 2 top coats of vinyl matt emulsion, colour to approval. existing walls and ceilings affected by the works are to be made good and decorated as described.

beam B1 with 50mm deep plate bolted on top flange
install new 50x150C24 rafters alongside ex truss rafter members at 600mm centres & birdsmouth over both plates see notes re insulation ventilation
75x100 top plate to ashlar wall
flooring over all roof void area's
take joists J1 into web of B3 support ex truss rafters ties on B3 with jitty style 450LL rafter gers fully lashed into plates
REMOVE MASONRY PARTITION WALL SHOWN DOTTED



provide 2 No ridge tile vents to ex ridge
lap felt 300 under tiles on layboard
PVC-U fascia/soffit/gutter
2/50x150C24 lintels over windows bearing onto 2/50x100 studs
50x170C24 joists
600x1650D window
code 4 lead apron flashing
REMOVE TRUSS RAFTERS & STRUTS ALL SHOWN DOTTED

code 4 lead flashing
ex wallplate
ex eaves - see notes
joists J1 taken into web of B2&B3
proposed staircase

IMPORTANT SEE NOTES RE EX STRUCTURE
line stair soffit with 12.5mm plasterboard

SECTION AA

existing services. contractor is to ascertain the exact line, position and depth of all existing services, pipes, and cables etc that are likely to affect the works and divert, re-position or replace as necessary in order to carry out the works. dimensions and levels. all figured dimensions and levels are to be verified on site by the contractor PRIOR to the commencement of works and any discrepancies reported to the consultant. statutory requirements and standards. all works are to be carried out in compliance with the building regulations, workmanship and standards shall be carried out in accordance with the product manufacturers recommendations, codes of practice and british standards. building regulation completion certificate. is to be obtained from the L.A. and supplied to the client. existing structure. all existing foundations, walls and inlets that are subject to increased loads are to be exposed for inspection by the district building control officer PRIOR to the general commencement of works and are to be underpinned, strengthened or replaced as may be required. I agree to a conditional building control approval for this item. Asbestos. No evidence of asbestos was noted at the time of the measured survey however contractor is to take all necessary precautions if the presence of asbestos is suspected. Party Wall (etc) Act 1996. A Party Wall Agreement with the owner of the adjoining building must be in place PRIOR to the commencement of any works. Contingency. Contractor is to allow the sum of £2000.00 as a contingency against unforeseen items and shall only be expended in full agreement with the client. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL CALCULATIONS, DETAILS AND DRAWINGS PRODUCED BY THE CONSULTING STRUCTURAL ENGINEERS. Velux rooflight. Rooflight shown to be Velux GGL5K08 to bedroom, white finish incorporating manufacturers flashing system. Provide double rafter trimming and glazed in safety glass to BS6206. U value 1.40 w/m² deg C dormer flat roof. 3 layers high performance polyester based elastomeric roofing felt to be 747 on 18mm OSB 3 board decking on 47x170C24 joists at 600mm centres, fired to fall, and connected to rafters using 1No M12 bolt & lothead washer per joint. 12.5mm plasterboard & set ceiling. Insulate roof with 120mm CELOTEX or similar PIR board in-between joists taking care to ensure a 50mm ventilated void above and with a further 30mm layer across the underside. Seal all joints with CELOTEX tape. ventilate roof void with continuous 25mm GLIDEVALE or similar vent around eaves. ensure that ventilation and insulation is continuous at abutment with existing area's. Dormer walls. Plain vertical concrete flies, colour to match existing, on treated sw battens on counter battens on breathable sarking membrane on 6mm SUPALUX or similar approved FR board (to dormer cheek adjacent to party wall boundary only) on 18mm OSB 3 board on 50x100 studs at 400mm centres, 12.5mm plasterboard and set. Insulate with 90mm CELOTEX or similar approved PIR insulation in-between studs and 20mm board across the face of studs, under plasterboard. provide 250x100 studs to all window reveals. seal joints in insulation as specified provide code 4 lead flashings, soakers etc at all abutments with pitched roof. strap existing wallplate to masonry using 5x30x1.2m long galv n.s straps at 1.2m centres. construct cheeks off beams B5 and B6 as specified. ashlar walls. formed from 50x100 studs at 400mm centres, 75x100 head and sole plates, face with 12.5mm plasterboard and set. Insulate in-between studs with 90mm CELOTEX GA4090 or similar approved insulation board with a further 20mm board across face. partitions. formed from 50x100 studs at 400mm centres and face with 12.5mm plasterboard (Gyproc ten or similar 10kg/sq m board) and set. provide double joists under partitions where indicated. Insulate in-between studs with 100mm fireproof quilt. skellings. Insulate in-between new 50x150C16 rafters with 100mm CELOTEX or similar approved PIR insulation board, taking care to ensure a 50mm ventilated void above the insulation and with a further 30mm layer across the underside. Tape all joints as specified for dormer roof. 12.5mm plasterboard and set. IMPORTANT - Insulation / plasterboard to continue down to eaves level. proposed second floor. 22mm (5g moisture resistant chipboard, on new joists J1 at 600mm centres, above existing ceiling joists see structural engineers schedule. Continue chipboard flooring over all void area's. Existing ceiling comprises 12.5mm plasterboard. staircase to be purpose made in timber to the clients specification, width approx 800mm, 13 risers at 205.4mm, going 230mm, minimum 1.90m headroom measured at centre line of flight and 1.8m measured along outside edge of flight. provide all new handrails and balustrades 800mm high with a maximum 100mm gaps between spindles. NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF FLIGHT. smoke heat detectors provide mains fed smoke & heat detectors conforming to BS 5446 - 1:2000 at all positions marked DS and DH on plan, alarms are to be interlinked and fitted with a secondary power supply. On completion, a commissioning certificate is to be supplied to the client with a copy to the L.A. doors All internal doors marked with * are to be replaced with FD30S, style to client specification. existing fascia's and soffits. Are to incorporate a continuous GLIDEVALE or similar 25mm gap. heating. Provide radiators into new room, style and position to client spec and to be fitted with TRVs. plumbing. Remove existing CW and HW tanks together with associated pipework to replace existing 'conventional' central heating and HW system with a gas fired, fan fired combination boiler system, minimum SEDBUK efficiency rating of 91%. New boiler location to be agreed with the client. Provide cold wholesome water supplies to new basin, bath and shower. All sanitaryware and fittings to be to client spec. Works are to be carried out by a competent person in accordance with the current issue of the Gas Safety Regulations. The installation should follow the manufacturers instructions and should comply with all relevant parts of the building regulations and the Water Regulations. The installation should meet the conditions of tables 1-3 of the Domestic Heating Compliance Guide relating to boiler efficiency, system circulation, HW storage, commissioning, controls and insulation. On completion a commissioning certificate is to be supplied to the client with a copy to the L.A.

Date	Revisions



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Client
A TOPHAM & D TACHOSKI

Job Title
**75 PERCIVAL CRESCENT
EASTBOURNE
BN22 9JY**

Drawing Title
**PROPOSED LOFT
CONVERSION**

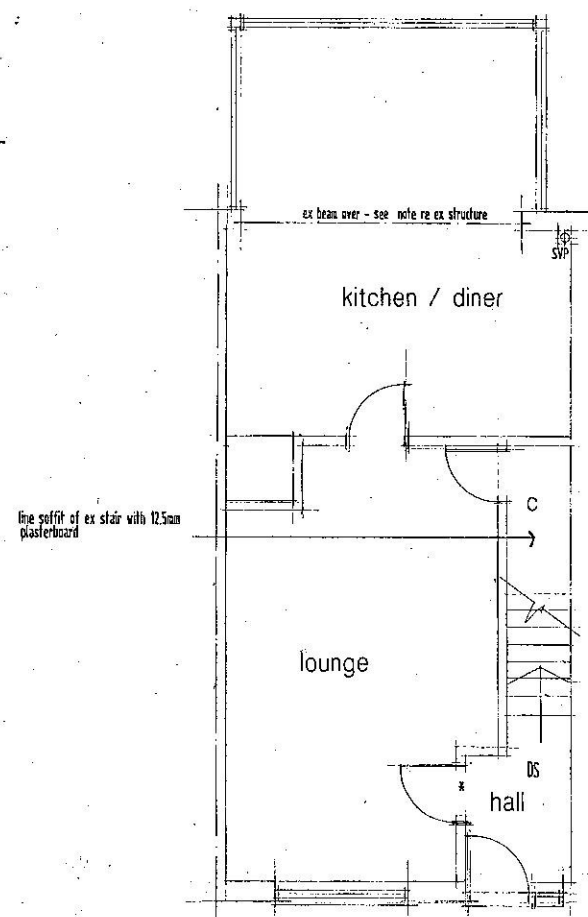
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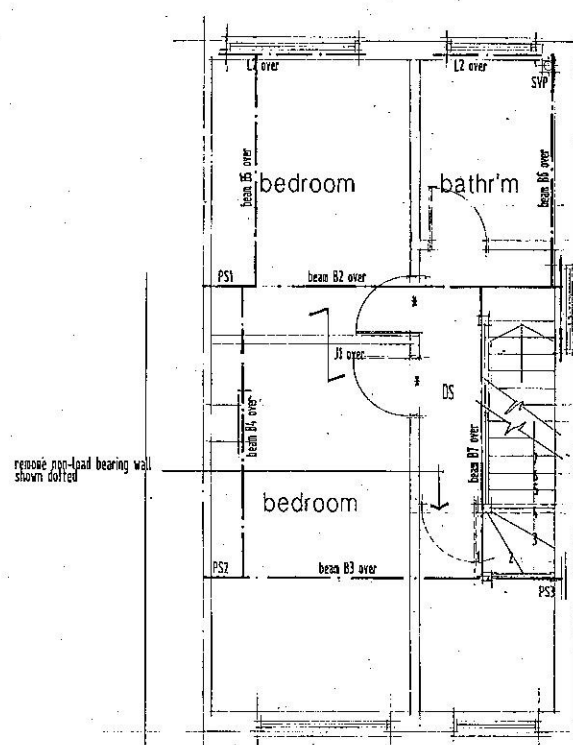
Date
OCT 18

Drawn by
3 OF 3

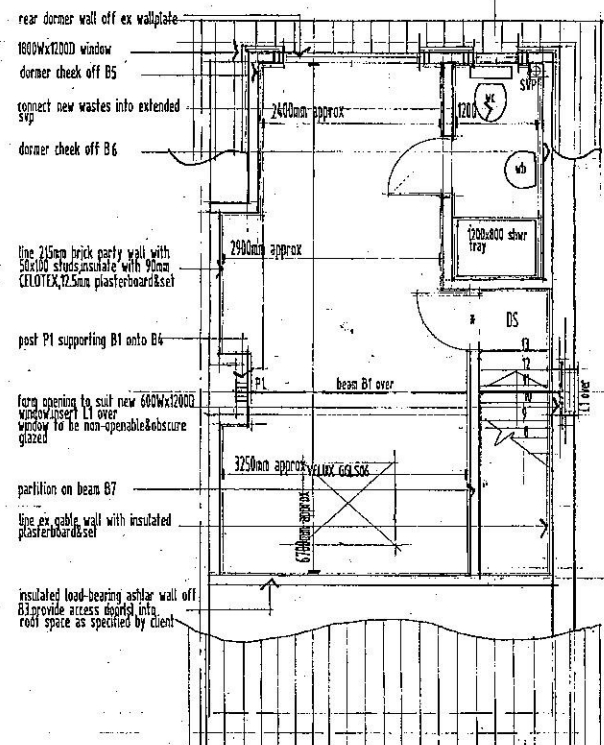
Orig. No.
291300.03



GROUND FLOOR



FIRST FLOOR



PROPOSED SECOND FLOOR