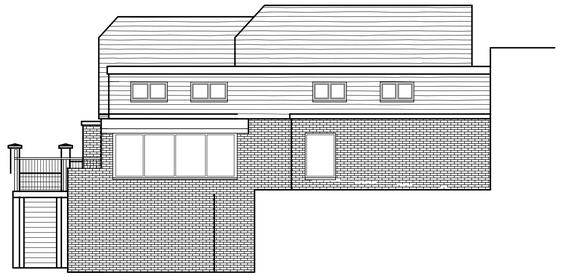
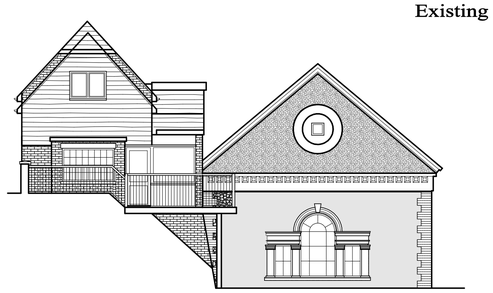
Part Side Elevation

Rear Elevation

Existing

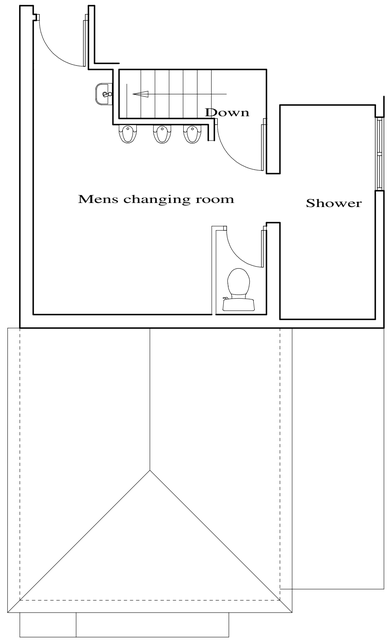


Part Side Elevation

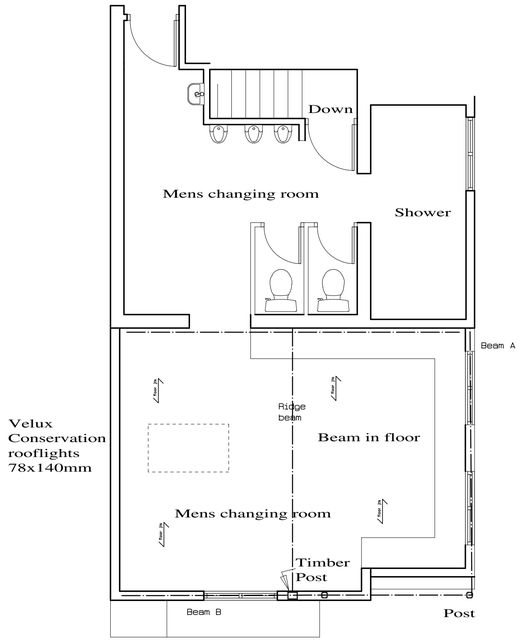


Rear Elevation

Proposed



Existing Part First Floor Plan

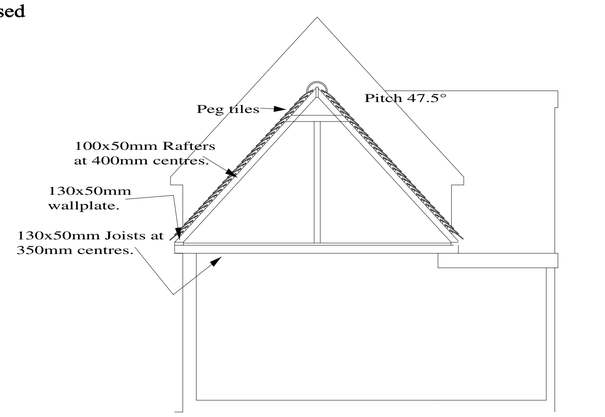


Proposed Part First Floor Plan

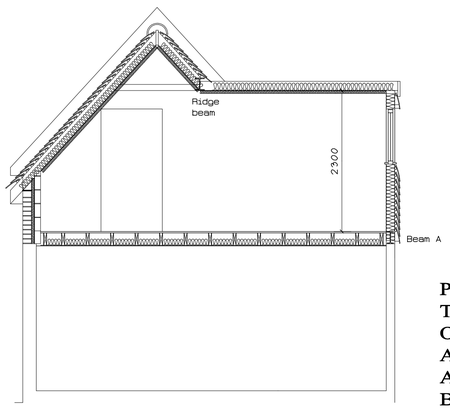
Part Side Elevation

Kent Peg tiles on the roof
Reddish Brown Clay tiles
to the vertical faces and
dormer walls.

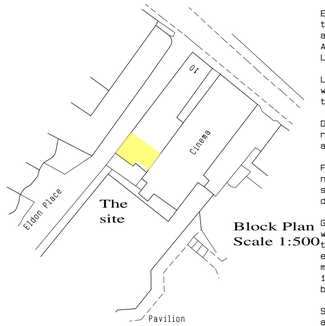
Part Side Elevation



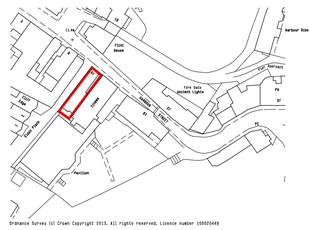
Existing roof section



Proposed Section



Block Plan
Scale 1:500



Site Plan
Scale 1:1250

NOTES-Structural calculations to be provided for all structural alterations to the roof and the new steel beams required. Builder to check all dimensions on site before ordering steel beams. The existing walls will require checking for structural loading before work starts and some remedial work may be required to the walls or vertical support post to the steel beams may be required. Structural engineer to assess the building before work starts.

FLOOR-Existing ceiling to be reomved and replaced with 200x75mm C24 joists at 400mm ctrs.at 400mm ctrs. held to the steel beam with joist hangers and to the existing/new wallplates with truss clips. Cover the top with 21mm floorboards, screw fixed with 100mm Ecomax sound insulation between joists. Ceiling below to be 1 layer 12.5mm Gyproc Fireline and set, half hour fire resisting. Final position of the beam to be agreed with the structural engineer.

ROOF.-Provide 150X50mm C24 timbers at 400mm ctrs. held to a new 100x50mm wallplate with truss clips. The existing wallplate will need to be replaced as the new wallplate will be at a different height. Steel beam to support the rafters and the flat roof joists to be supported on 100mm2 columns fixed to the existing wall and beams within the floor area. Calculations to be provided by a structural engineer. Provide a 50mm air gap and 150mm Celotex GA4000 between the rafters with Celotex PL4065+12.5mm across the face to give a u-value of 0.13W/m2K. To the soffit provide a continuous air gap equivalent to 25mm, and through tile vents to the top of the pitched roof to provide cross ventilation.Provide double rafters each side of the velux window and double trimmers top and bottom. Roof to have Kent Peg tile to match the existing. Where the 2 roofs join, the existing bricks will have to be removed and replaced with a timber wall. Code 5 lead flashing to be dressed up and under the existing tiles.

DORMER, SIDE WALL AND CHEEKS- 50X100mm studs at 400mm ctrs built up on existing wallplate. To both sides of studs fix 9.5mm exterior grade plywood. Cover outside with 1 layer 6mm Capeboard and breathable building paper. Finish externally with plain tiles, fixed to manufacturers instructions. Celotex 60mm GA 4060 between studs with 60+12.5mm Celotex PL4000 across the face of the studs, with all joints taped with Celotex tape and sealed with mastic to all edges to provide a vapour barrier. Inside finished with 2 layers 12.5mm Gyproc Fireline and set. One hour fire resisting and to achieve a U-Value of 0.17W/m2K.

DORMER ROOF.-3 layers felt bonded with hot mastic or a fibreglass finish on 19mm exterior grade plywood on 200x75mm C24 joists at 400mm ctrs. Finish the top with 12.5mm mineral chippings bedded in hot mastic if felt. Felt or fibreglass to be taken up the inside of the tiles. 50mm air gap and 200mm Celotex XR4000 between joists to give a U-Value of 0.18W/m2K. All timbers to be bolted together with M12 bolts and 25mm toothed washers and to follow any alternative directions of the structural engineer.

PARTITIONS.- Partitions to be 50x100mm studs at 400mm ctrs. Lined each side with one layer 12.5mm Gyproc wallboard and set, half hourfire resisting. 90mm fibreglass insulation between studs to provide airbourne sound insulation of 43dB.

ELECTRICAL WORK-All electrical work to be designed, constructed, inspected and tested in accordance with the British Standard 7671 (The IEE Wiring Regulations) and will be required to either fall under the competent persons scheme or the Local Authority Building Control Approved route. A further fee will be required for the LABC route.

LIGHTING-Compact fluorescent lamps with ratings above 11W to be fitted to ceiling, with high efficiency control gear. A way of meeting the requirements would be to follow the recommendations in BRE Digest 498 'Selecting Lighting Controls, BRE, 2006.

DRAINAGE-100mm aluminium gutter and 65mm downpipe to discharge to the existing roof drainage. W.C to have 110mm pipe to connect to the existing pipe run. Rodding access on all bends.

FIRE-Fire alarm system to be an L1 system installed to B.S. 5839-1:2002 along with a non-maintained emergency lighting system. All sinage to be to B.S. 5499-1:2002. Alarm system to have both audible and visual warnings by means of flashing lights. All escape doors to be fitted with approved type emergency fittings.

GENERAL-Windows or doors to provide min. 1/20 floor area ventilation and be fitted with trickle vents to give 5,000mm2 ventilation, flyscreen fitted. Windows and doors to have insulated cavity closers and insulation at lintel level. All windows classed as escape from fire windows to have a min. opening of 0.33m2 and openable windows of min. 450x450mm with the bottom of the opening area sited between 600mm min. and 1100mm max to provide means of escape in case of fire. All glass in critical locations to be safety glass to B.S. 6206. All timber used in the work to be stress graded and marked 'K 3'. Existing heating system to be extended to provide heating to the new room. System to have programmer, room stat and TRV's with boiler interlock, cylinder stat and seperate water controls. Provide linked mains operated smoke detectors to hallway and landings, with battery back-up. Detectors to comply with BS 5839 Part 6 2004. Door marked SCFD30S to be half hour fire resisting doors fitted with intumescent strips, smoke seals and 3 no. fire rated hinges. Steel beams to have 35mm2 timber cradles at 600mm centres and lined with 2 layers Gyproc Fireline board and set, one hour fire resisting. Mechanical ventilation, complying with GPG 268 Energy Efficient ventilation in dwellings-a guide to specifiers, to shower room to provide an extraction rate of 15ltrs/sec., W.C. 6L/S to external air.

PROPOSED ALTERATION
TO SIDE ROOF AND EXTENSION
OF REAR DORMER TO PROVIDE
ADDITIONAL CHANGING FACILITIES
AT:
BROADSTAIRS SAILING CLUB
12 HARBOUR STREET,
BROADSTAIRS.

E.K.Drawing Service Ltd.
23 Swinburne Avenue, Broadstairs, Kent, CT10 2DP
Telephone/Fax 01843 860312
E-mail ekds.ltd@btconnect.com

DATE	28-03-16	DRAWING NUMBER
SCALE	1:100, 1:50	BDG 186A
DRAWN BY	J.A.Lowden	

DO NOT SCALE DRAWING, WRITTEN OR SITE DIMENSIONS ONLY

AMENDMENTS	A 05-08-16	B	C	D	E