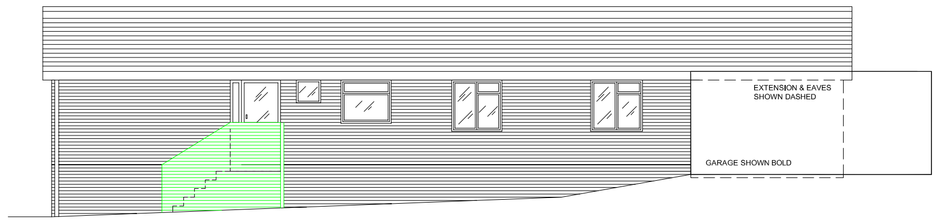
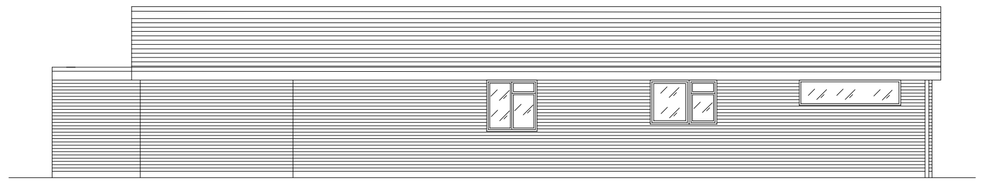


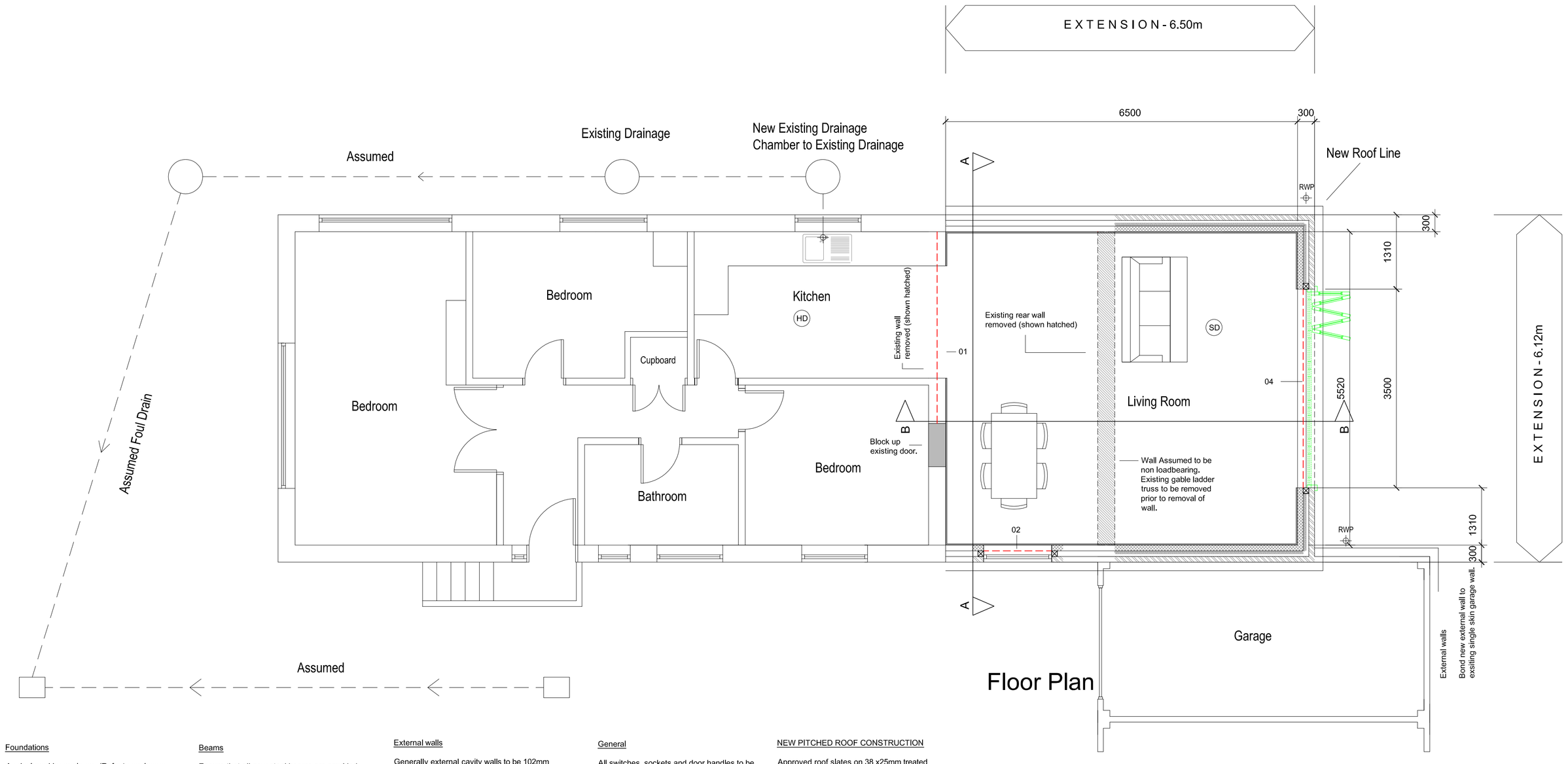
North Elevation



East Elevation



West Elevation



Floor Plan



BLOCK PLAN - 1:500

For BC APPROVAL

Foundations

As designed by engineer. (Refer to engineers drawings)

Check the suitability of all existing load bearing walls and foundations as necessary and agree on site with BCO prior to commencement of works.

Provide new mass concrete foundations min. 500mm wide, founded 1m below ground level (min) and subject to BCO approval on site.

Use 100mm thick dense concrete blockwork to cavity walling below ground level before commencing facing brickwork externally. Take inner leaf blockwork up to DPC level before changing to 100mm thermal insulating blockwork.

Ground Floor Slab

75mm sand/cement screed laid on 75mm Kingspan Thermafloor TF70 zero ODP insulation (or similar) on 1200 gauge polythene DPM on suspended pre-cast beam and block flooring system by specialist manufacturer.
Ensure that the DPM is lapped with the DPC, and provide perimeter insulation at screed to acheive a U-Value of 0.20W/m²K.

Damp Proof Course

Provide Hyload damp proof course (DPC or similar approved) 150mm above nominal ground level to both skins of external walls. Provide a 450mm wide DPC below sole plate to provide lap with DPM. All DPC's to be continuous and lapped where necessary.

Beams

Ensure that all new steel beams are provided with a minimum of half hour fire resistance. Screw fix 12.5mm Gyproc Fireline board to 25 x 25mm Gyproc steel angles supported by galvanised steel strapping. Finish with a second layer of Fireline boarding. Insure that all board joists are staggered fully. Insulate steel beams upon completion with 100mm insulation quilt to prevent condensation.

Refer to the Struc. Eng. designs for all beam sizes, padstones & details etc.

Windows and Doors

Standard timber or PVC doors, windows & sidelights.
In each habitable room the area of opening is to be not less than 1/20th of the floor area. Provide trickle vents to give 8000sq mm background ventilation for habitable rooms and 4000sq mm to all other rooms.

All windows to be double glazed with 4x24x4mm glazing, with Low E Hermetically sealed argon filled glass with a U-Value of 0.18W/m²K.

All timber windows to comply with BS 644-1:1989 and
BS 7950 for enhanced security performance.

Reveals to windows and doors to be closed with propietary insulated dpc fitted to window system. Reveals to be dry lined.

All windows and doors to overlap insulated cavity barrier by a min of 30mm.

External walls

Generally external cavity walls to be 102mm facing brickwork with a 100mm cavity partially filled with 50mm Kingspan TW55 (or similar approved) and 100mm thermal insulating blockwork internallyto achieve a U-Value of 0.27W/m²K.

Finish internally with 15mm wallboard on 10mm dabs and allow to continue finish through to existing where necessary.

Cavity walls to be closed at eaves level with Rockwool Firestop. Stainless steel wall ties at 900cts horizontally staggered and 450cts vertically. Additionally provide wall ties around door and window openings at 300cts vertically.

Provide mechanical fixing to the existing walling with proprietary wall tie system to bond the new cavity walls. Cut through outer skin of the existing cavity wall and insert vertical DPC in positions shown on plans.

Smoke Alarms

Self contained smoke alarm to be provided, location as indicated and to be interconnected. Alarms to be ceiling mounted at min 300mm away from any light fitting. Self contained smoke alarms should be perminatly wired to a seperately fused circuit distribution board, and have a backup battery power supply.

VENTILATION

Provide a mechanical extract fan to the existing kitchen connected to a roof tile terminal and controlled by a humidistat complete with manual over ride providing a capacity of 60 litres per second.

General

All switches, sockets and door handles to be within 450mm and 1200mm above finished floor level.

Allow to check and overhaul existing electrical system and upgrade as necessary after agreeing specification with the client.

All electrical work is to be designed, installed and inspected and tested in accordance with BS 7671:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified with a certificate of compliance produced by that person to building control upon completion of the works.

Provide all new sanitary fittings with 75mm deep seal traps.

Provide new sanitaryware in accordance with the clients specifications.

Provide 32mm / 38mm dia waste pipe to sink connection and provide 75mm deep seal trap.

Connect the new rwp's to the existing surface water drainage.

NEW PITCHED ROOF CONSTRUCTION

Approved roof slates on 38 x25mm treated battens on breathable sarking felt with ventilated dry ridge system on new sw rafters atmax 600mm centres. All roof timbers to have approved preservative treatment.

Insulate betwen ceiling joists with 100mm thick Is over Spacesaver Plus andcross ply with 300mm thick mineral wool.Finish ceiling with 2 layers of fireline wall board with staggered joints and taped and jointed finish to achieve a U value 0.16W/m²k.

ROOF UNDERLAY

A vapour permeable membrane is to be laid directly over the timber members.It should be laid into horizontally over the entireroof surface, parallel with the eaves, pulled taut to create a minimal drape and secured with non-ferrous felt nails or staples. Flashing and other weathering details where pitched roofs abuts.vertical surface All ridge and hip tiles are to be mechanically fixed.
Valleys

KEY

- Existing external wall
- Existing external wall removed
- Proposed external wall (Sub structure) - *See specification*
- Proposed external wall - *See specification*
- Existing first floor studwork retained
- Existing first floor studwork removed
- Proposed stud walling to external perimeter of room in the roof
- Proposed internal partitioning
- (SD) Smoke Detector
- (HD) Heat Detector
- (SG) Ensure all glazing below 800mm is safety glass

Lintels & Beams - Refer to engineering layouts for all details regarding beams

SCALE BARS

PLANS - 1/50

0m 0.5m 1m 1.5m 2m 2.5m 3m 3.5m 4m 4.5m 5m 5.5m 6m 6.5m 7m 7.5m 8m 8.5m 9m 9.5m 10m

ELEVATIONS - 1/100

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Rev.	Description.	Date.
Rev.B	Planners comments Added	Mar 14
Rev.A	Engineers Details Added	Mar 14

dps Architectural Consultants

Site: 68 Slonk Hill Road, Shoreham

Project: Proposed Plans and Elevations

Drawing No. SHS.003b Rev.B

Scale. 1:50 & 1:100 @ A1

Date. Feb 2014 Drawn. DPS Sussex Ltd