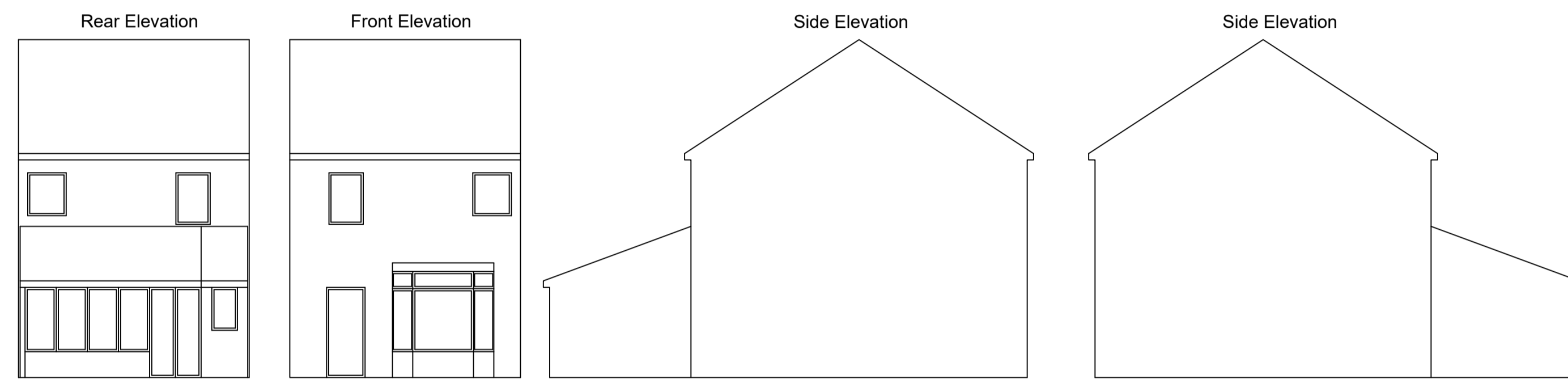
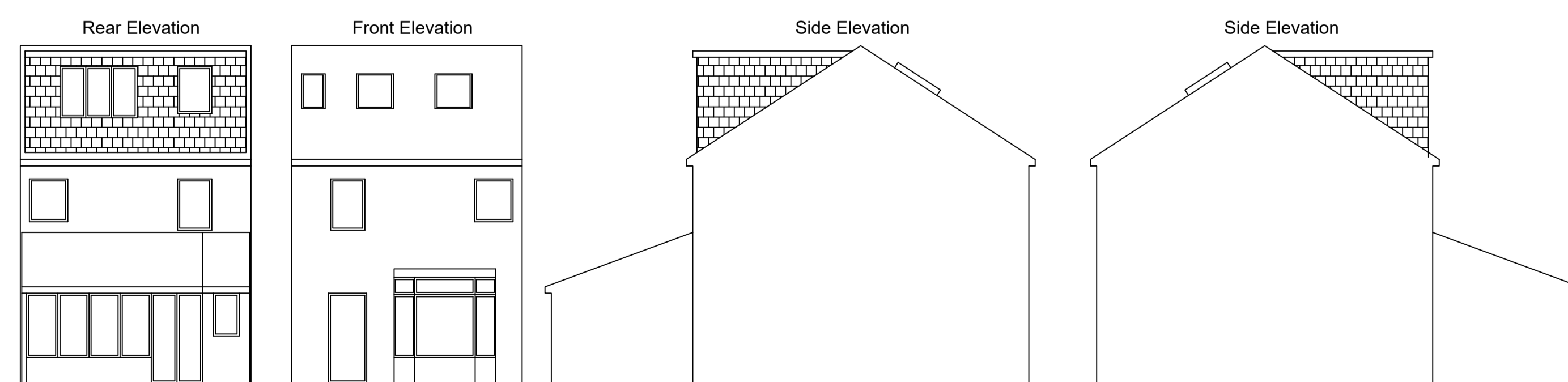
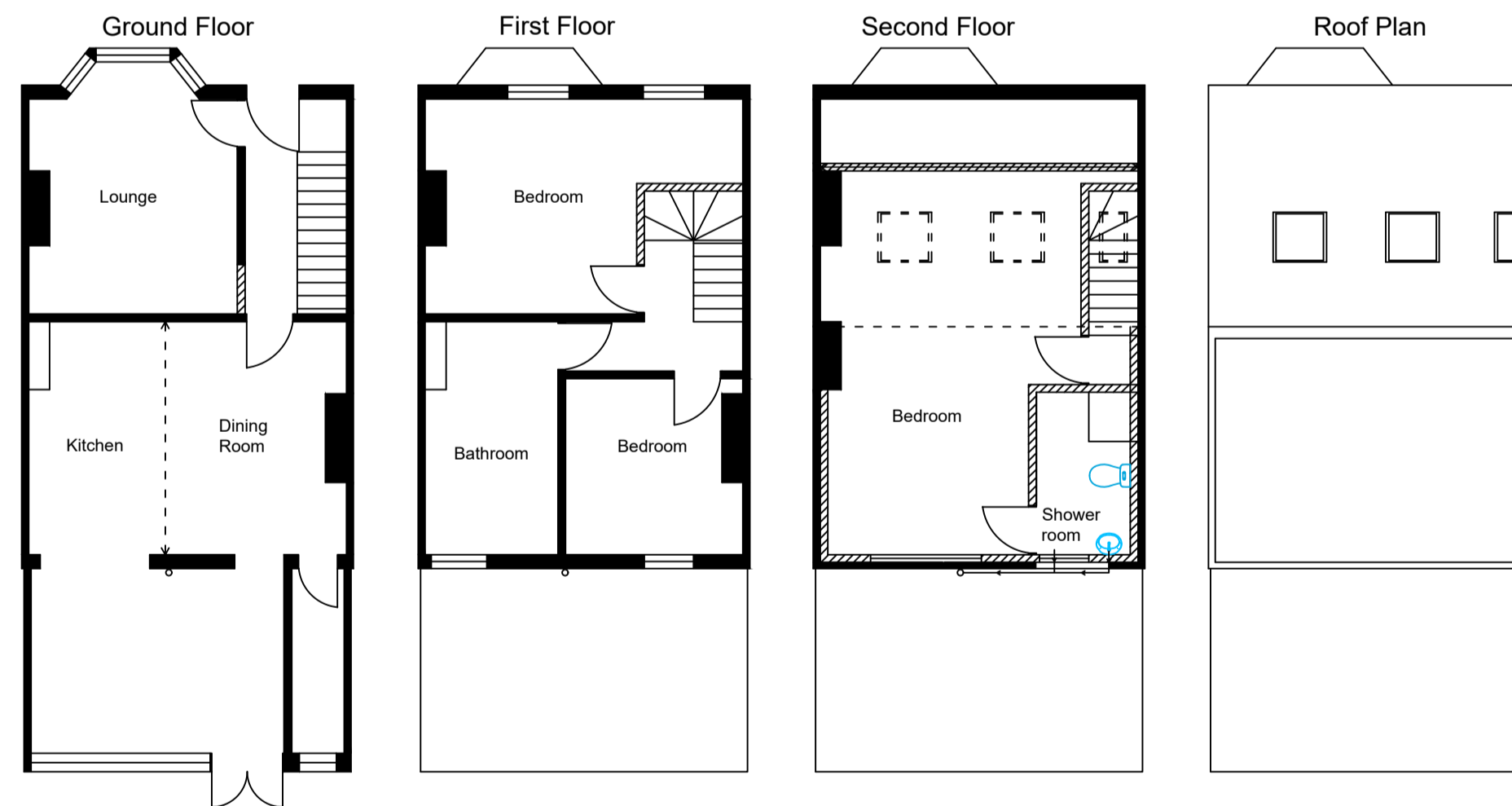


Existing



Proposed



Agent-Quantum Construction (Building Engineers)
Specifications.
Structure. All structural elements to conform to BS5269. All structural timbers to be SC3/C24 grade (minor equivalent and tannalised). Wall plate anchors and lateral restraints @ 1.5m. Walls bonded to existing using stainless steel furfix profiles. All structural steels to BS5950. Lintels and steels to have 150mm bearing. Stainless steel cavity wall ties @ 400mm. Insulated Camic CG 90/100 over door/window openings. 150x100mm reinforced lintels over drains where they pass through walls. Hylode DPC 150mm above ground.
Fire Protection. All new windows in rooms to have emergency egress through a minimum 500 x 600 fully opening sash, between 800 & 1100mm from the floor. All partitions, ceilings and steels to have 1/2hr fire protection. All pipe ducts to be encased in 12.5mm plasterboard, set & skimmed for 1/2hr fire protection. Recessed lighting to have 1/2hr fire cover in floor voids. Thermabate cavity closers. Mains linked smoke alarms in kitchens and lower/upper halls.
Insulation. External walls to achieve 0.28 W/m²K; party walls(existing) to achieve 0.55 W/m²K; roof voids 0.16 W/m²K; pitched roof elements 0.16 W/m²K; floors 0.22W/m²K. Internal stud wall/floors insulated with 100/150mm Rockwool for sound. External walls in 100mm celcon blocks or face bricks, 50mm air gap, 40mm Celotex, 100mm Super Solar Celcon block internal skins. Floors 75mm Celotex. Pitched roof 100mm Celotex between joists and 40mm fixed to the underside if unvented (breathable felt). Roof voids 300mm Rockwool or Celotex or equivalent.
 Double glazed windows to have 20mm air gap(16mm min)& K reflective glass. All glass to meet BS 6206 (safety and impact resistant in doors, & windows within 800mm of floor level). Internal floor voids and partitions to have 150mm sound insulation to meet part E. Windows to be no more than 25% of floor area (+redundant windows) with a minimum u value of 1.6W/m²K.
Ventilation. All windows to provide 1/20 vent and 1/10 light to habitable rooms. Trickle vents to be 4000mm² in bedrooms and 8000mm² in kitchen & living rooms achieved through windows. Roof to be vented using Perma Forte breathable felt. Internal wc's/bathrooms/utility rooms to have 30lit/sec extraction & 20min overrun. Kitchens to have 60lit/sec extraction or 45lit/s over cooker hood.
Plumbing. RWP to discharge into existing soak away(tested) or new 1m³ honeycomb brickwork soak away with concrete slab lid, 5m from the building. Rodding eye at all changes of direction.
Heating. Existing boiler retained or if replaced new boiler to be 96% efficient (condensing) and installed by a qualified operative (Corgi registered for gas) with instructions left for the owner.
Electrical. All work to conform to part P and current IEE regs (to BS7671), fitted by a qualified operative and certificated. All new light fittings to have energy efficient bulbs.
Finishes. To match existing finishes
Scales. 1: 100; 1:50; 1:1250; 1:500

Revision 00	
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Company Quantum Architectural Designs	Address 19 West Way Carshalton Beeches Surrey SM5 4EU
Client Mr & Mrs Minchin	Address 113 Kingston Road Epsom KT17 2HA

Job Title
Loft conversion with rear dormer and velux windows on the front elevation
 Drawing Title
Existing and Proposed

Drawn by RFD/ CJD	Drg. No. 011121/RFD/CJD
Date 01/11/2021	
Scale 1:100	