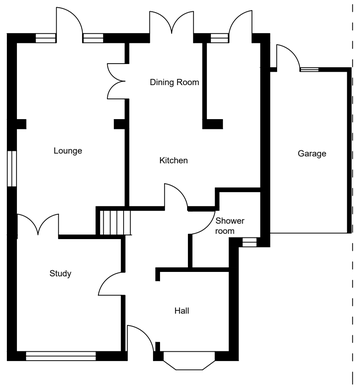
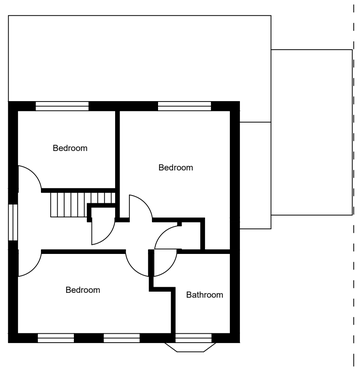
Existing

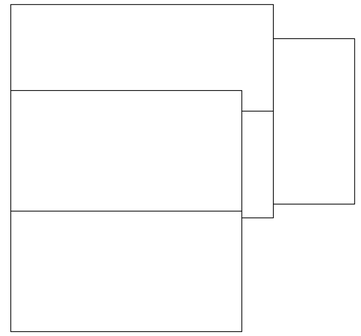
Ground Floor



First Floor



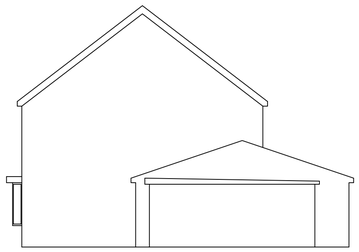
Roof Plan



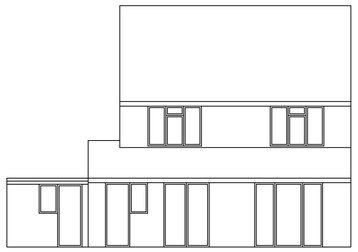
Front Elevation



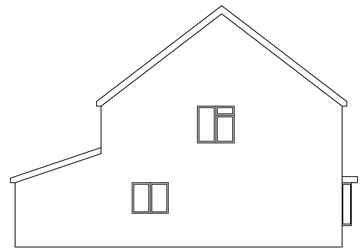
Side Elevation



Rear Elevation

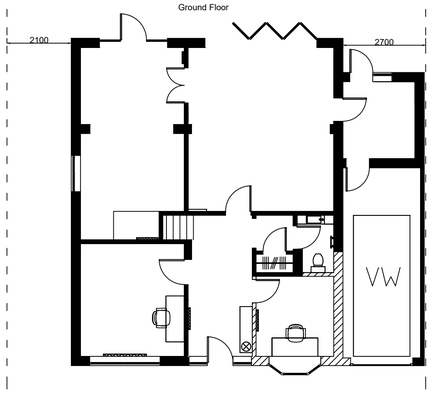


Side Elevation

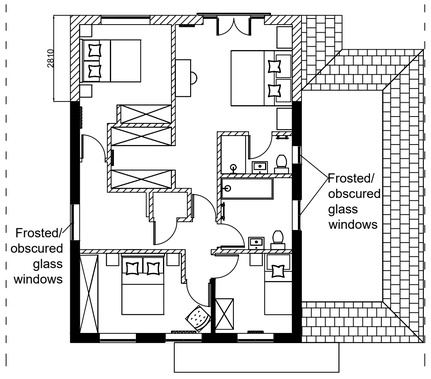


Proposed

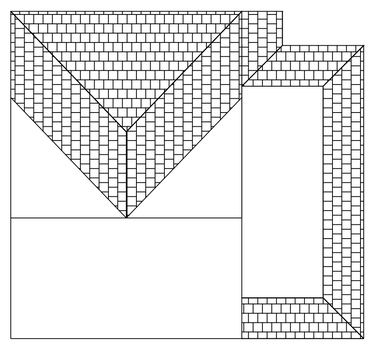
Ground Floor



First Floor



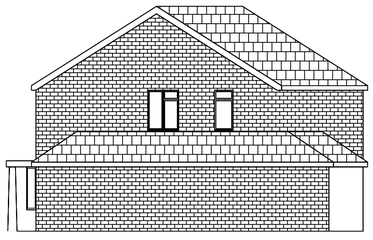
Roof Plan



Front Elevation



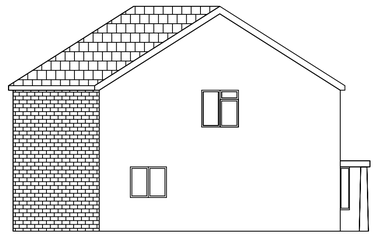
Side Elevation



Rear Elevation



Side Elevation



Agent:Quantum Construction (Building Engineers)

Specifications.

Structure. *All structural elements to conform to BS5269.All structural timbers to be SC3/C24 grade (minjor 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 Catnic 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 0.18 W/m2K; party walls (existing) to achieve 0.18 W/m2K; roof voids 0.15W/m2K; pitched roof elements 0.15 W/m2K ;floors 0.18W/m2K. Internal stud wall/floors insulated with 100mm sound insulation.*

External walls in 100mm celcon blocks or face bricks and 100mm full cavity fill capable Celotex, 100mm Super Solar Celcon block internal skins. Floors 110mm Celotex, Pitched roof: 150mm Celotex . Roof voids 150mm 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 u value of 1.4W/m2K.

Ventilation *All windows to provide 1/20 vent and 1/10 light to habitable rooms. Trickle vents to be 4000mm2in bedrooms and 8000mm 2in kitchen & living rooms achieved through windows Roof to be vented using Perma Forte breathable felt.*

Internal wc's/bathrooms/utility rooms to have30lit/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.*

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. *All skirtings/architraves to match existing. Solid walls to be s&c first coat with multi finish. Plasterboard to be scrimmed & skimmed with finish.. Doors, window styles to match with similar head and sill heights*

Scales. *1: 100; 1:50; 1:1250;1:500*

Revision 00

Company
Quantum Architectural Designs

Address
19 West Way
Carshalton Beeches
Surrey
SM5 4EJ

Client
Mr & Mrs Coxhead

Address
22 Bens Acre
Horsham
RH13 6LW

Job Title
Two storey rear extension and single storey side extension with internal alterations

Drawing Title
Existing and Proposed

Drawn by
RFD/ CJD

Drg. No.
060324/RFD/CJD

Date
06/03/2024

Scale
1:100 @ A1

0m 1m 2m 3m