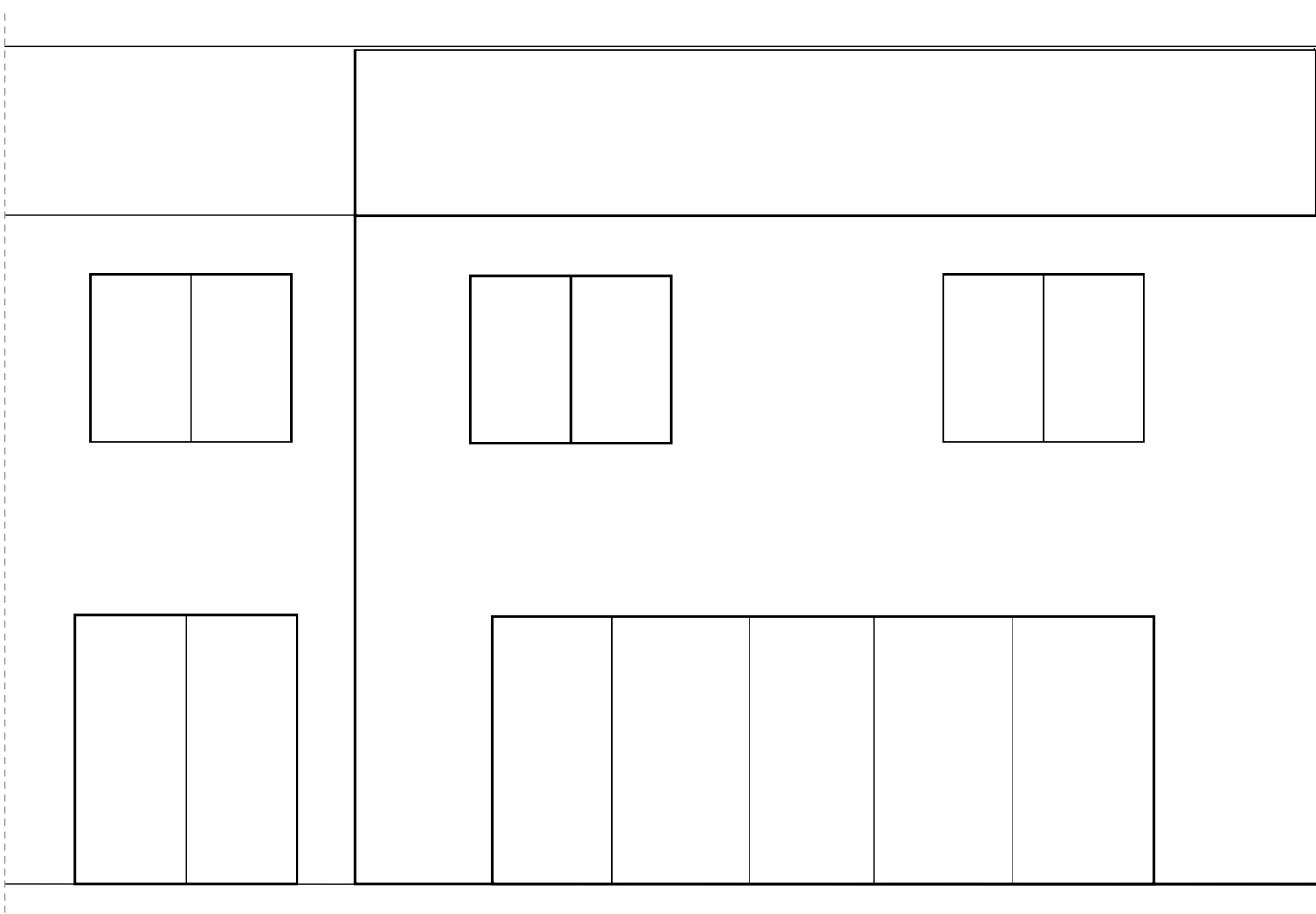
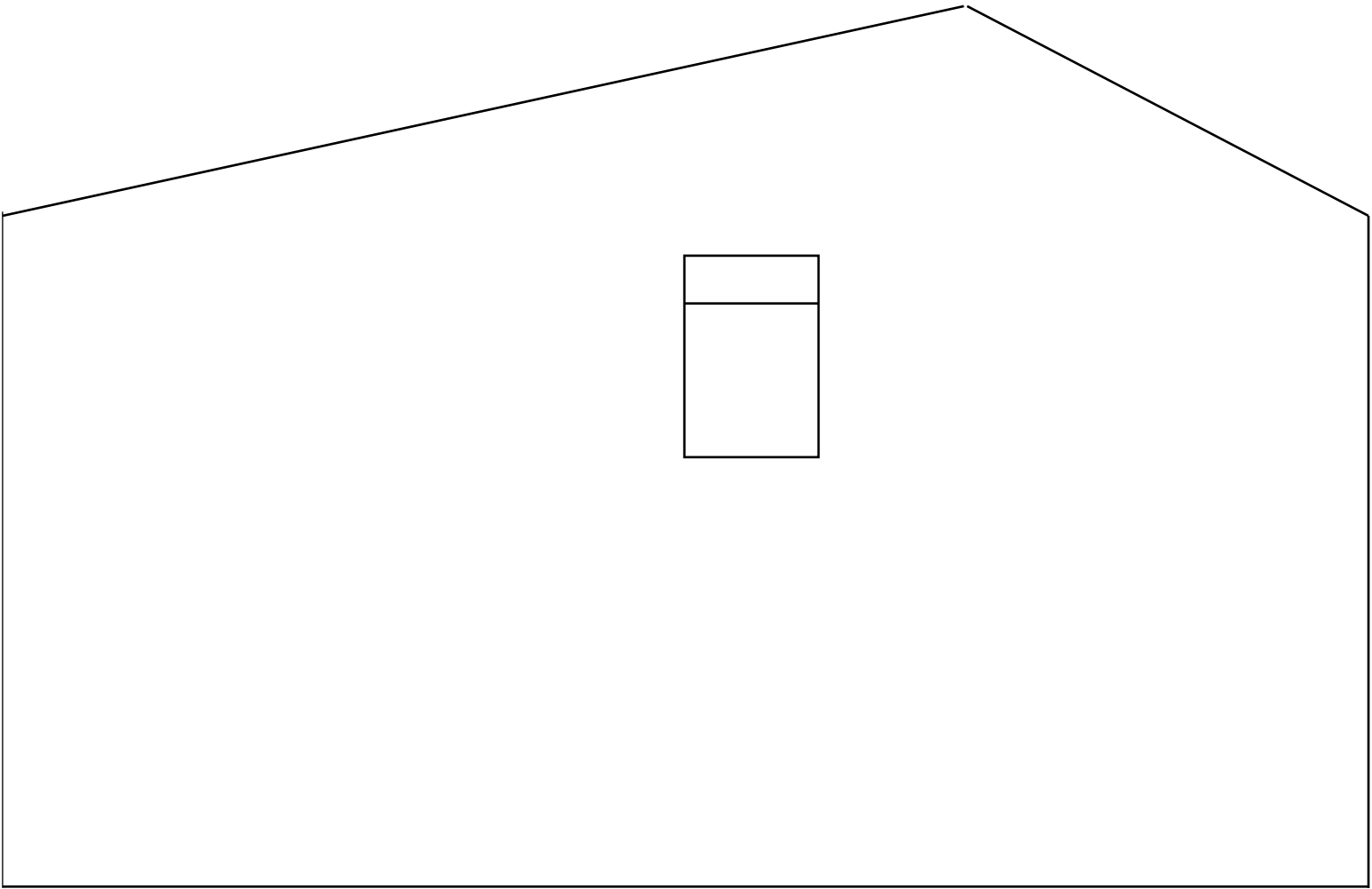


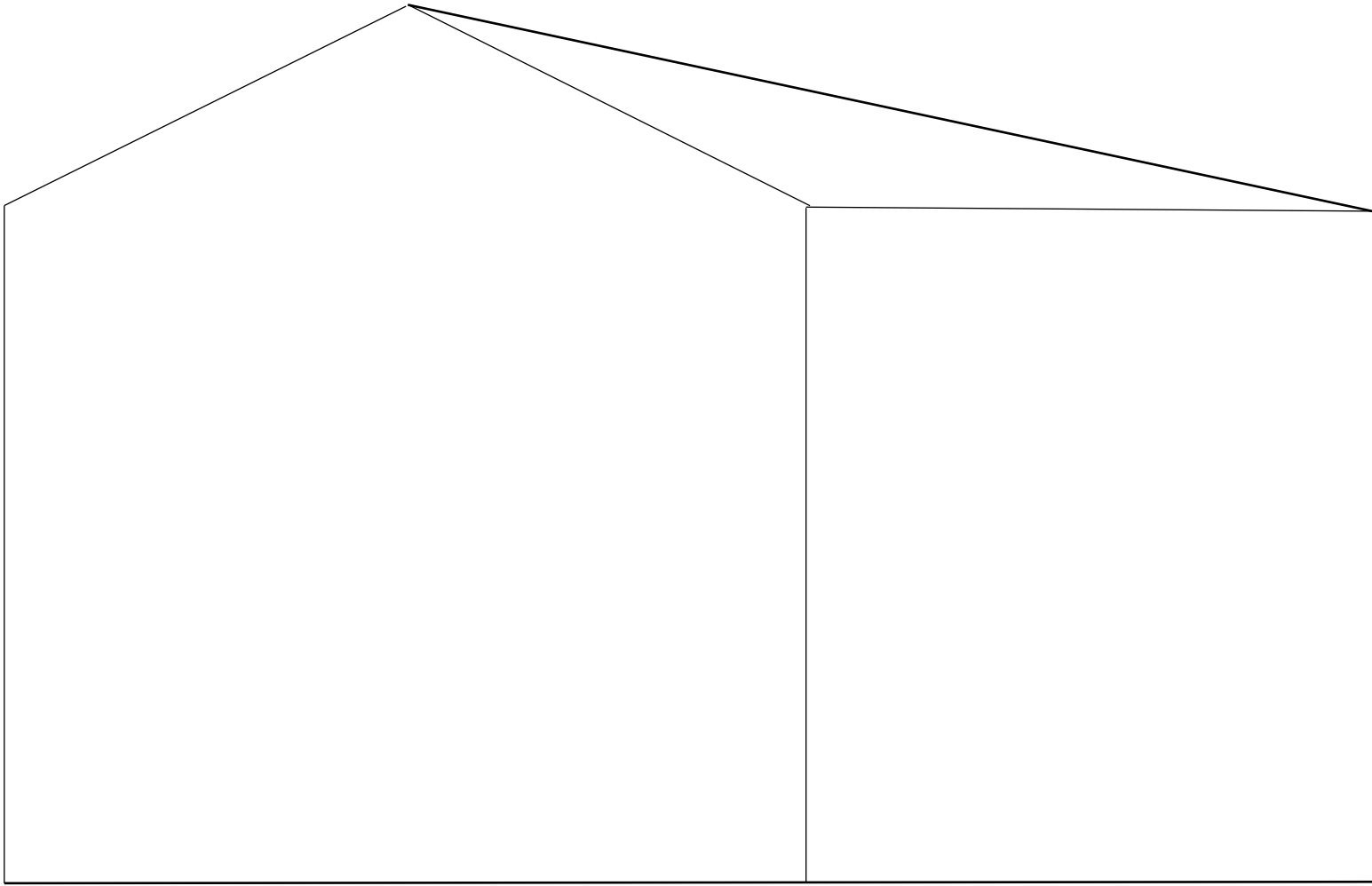
Proposed plans for :
29 Chestnut Avenue BL8 3EE



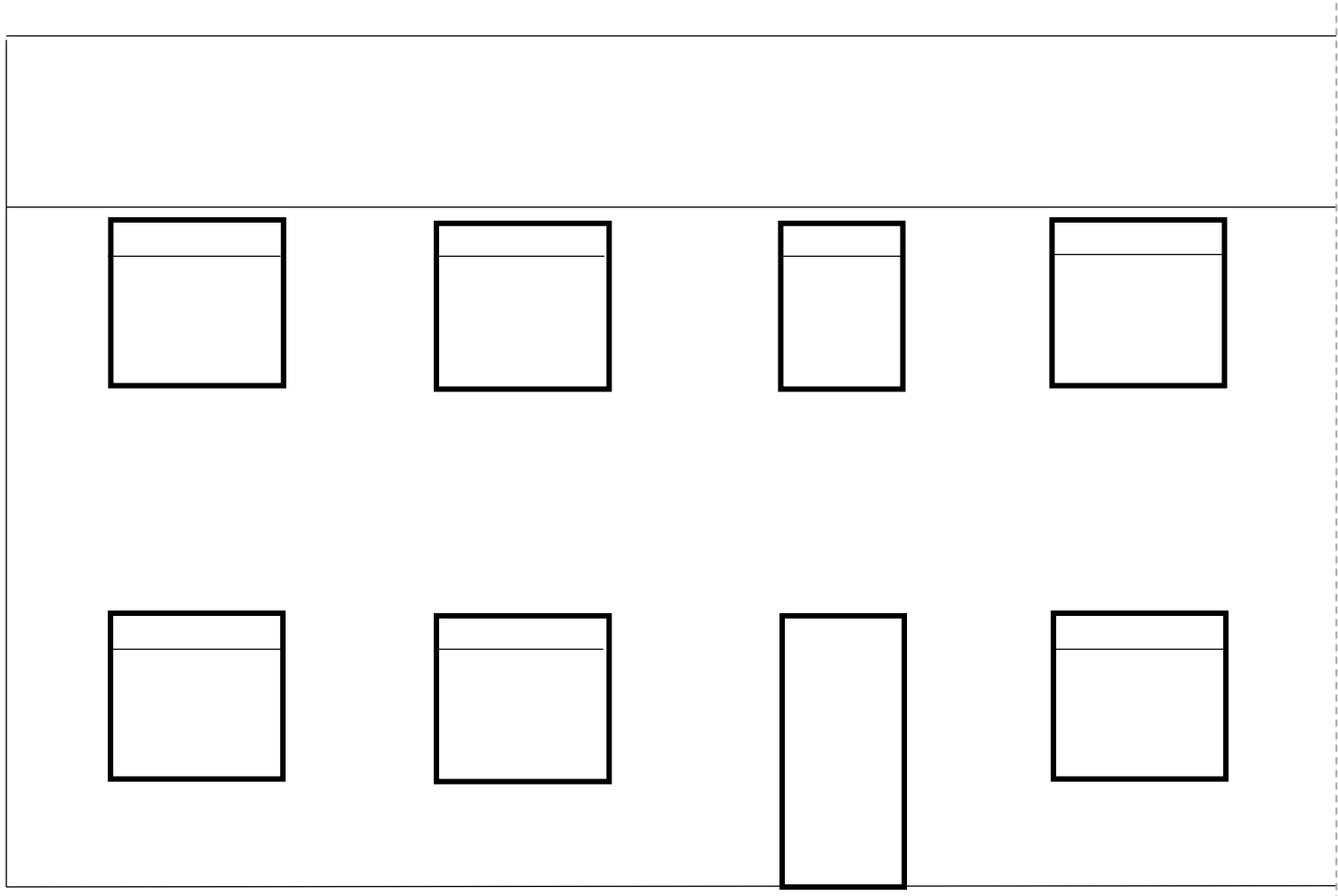
North East Elevation



North West Elevation



South West Elevation



South West Elevation

Notes
(All works to be in accordance with current building regulations)

Foundations
New foundations to be min 600x200 concrete, strip foundations taken down to suitable bearing strata min 700 cover to satisfaction of the Building Inspector

Wall construction
TP10 100 concrete block and K render outer leaf on exterior with 50 Kingspan to internal wall, TP10 100 concrete block inner leaf with 12.5 plaster or plasterboard dry lining.
Stainless steel wall ties with retaining washers to provide at 900mm horizontal and 450 vertical centres, New walls to be bonded into existing cavity to be continuous of mechanical fixing strip provided and vertical saw cut with DPC provided

Stud partitions
To be min 75x50 SW studs at 400 centres with 12.5 plasterboard and skim both sides with rockwool infill.

Lateral restraint
30x5 galvanized m/s lateral restraint straps to be provided at roof level fixed to 3no joists and built into walls at 2m cs.

Lintels Heads
Heads to be min 150x100, Lintels to be 140x100 RC Naylor or equal up to 2m span.

Cavities
To be kept clean as work proceeds, cavity trays to be provided above all new openings.

Floor construction
22 waterproof grade flooring chipboard with glued joints on min 150x50 C24 grade joists at 400 centres with strutting mid span. Floor to be insulated with 100 Kingspan TP10 on equal fixed between joists and drop in tray type underfloor heating fitted poly pipe or equal. Min 150air gap provided under floor with void vented with 215x150 air bricks boxed through cavity with DPC over. Provide min 75 oversite concrete on 150 consolidated hardcore.

Skirtings and architraves
To be softwood to match existing unless otherwise agreed.

Roof construction
Tiles to match existing house on 38x25 treated laths on breathable felt on 50x25 SW Counter battens at 400 centres on second layer of felt on 20mm waterproof grade plywood on min 150x50 SW C24 grade spars @400 centres 100 Kingspan TP10 between spars and 37.5 K17 laminate board and skim to underside on vapour barrier. 100x75 SW wall plate strapped to wall. 150x50 SW bearer bolted to wall with M10 bolts at 600 centres. Provide 30x2.5 galvanised MS holding down straps at 1.2m centres. Provide continuous flyproof eaves vents. Code 4 lead flashing dressed into wall and mastic pointed. Gutters to be black seamless aluminium Ogee unless otherwise agreed.

Glazing
All new glazing in critical locations to be toughened glazed with min U value of 1.6w/m2c

Doors
To be grey UPVC to match existing with a min U value of 1.6w/m2c

Plumbing
All to be in accordance with Part H of the Building Regulations 40 diameter sink, shower and bath wastes fitted with resealing traps, 32 diameter lavatory basin wastes fitted with approved resealing traps. Wases to enter S&SP's above or min of 200 below WC entry.

Ventilation
Kitchen to have 65lt/sec mechanical vent and cloakroom to have 30lt/sec

Drainage
All new drains within domestic curtilage to be poly pipe plastic or equal laid to min 1 in 40 falls for 100 diameter with granular bed and surround unless otherwise agreed. Any drains taken under floors to have 150 granular surround and lintels over where taken through or under walls. Drains in vehicular areas or in gardens where less than 600 cover can be achieved are to have concrete protection slab over. Diversion of any existing land drains crossing the site to be carried out using pipes to match existing diameter all to be agreed on site with building inspector. Gullies to be inspection pattern. All new shallow inspection chambers to be preformed polypropylene. Manholes to be ring type fitted with light duty covers in gardens and medium duty in private vehicular areas Size in accordance with Table 8 BS8301: 1985.

Heating
Extend existing central heating in new areas using wall mounted radiators

Commissioning of fixed building services
Fixed building services shall have been commissioned in accordance with a procedure approved by the secretary of state. Details/commissioning shall be submitted before completion or occupation of the building.

Electrical
All work to be carried out in accordance with IEE regulations and relevant codes of practice by qualified electrical person approved by government competent person scheme, All equipment to be to British Standard. MCB's to be installed and RCD protection to be provided to power circuits. All accessible switches and sockets to be between 450mm and 1200mm from finished floor level. Light fittings to be low energy type.

Smoke Alarms
Mains operated linked smoke alarms to be installed to IEE Regulations.

Steel Beams
To have 12.5 Gypsum Fireline board and skim protection and min 300x150x150 concrete padstones.