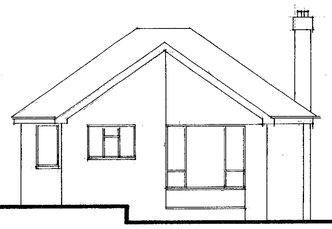
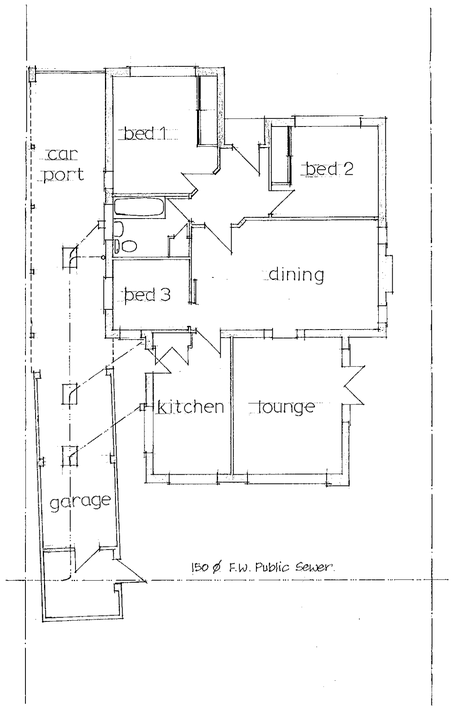
EXISTING



rear elevation



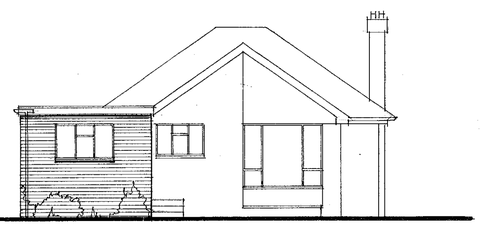
ground floor plan

PROPOSED

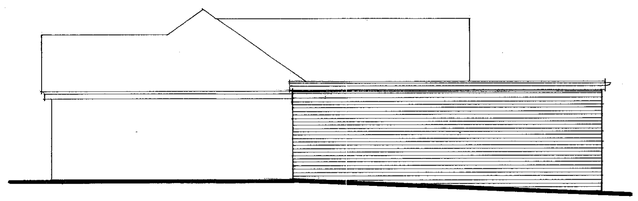
New brickwork to match and to be tooth bonded to existing walls.

New windows and doors to be double glazed and draught stripped, ventilation openings min' one twentieth floor areas with trickle vents min 8000 mm² in each room. 6·4mm laminated glass in doors.

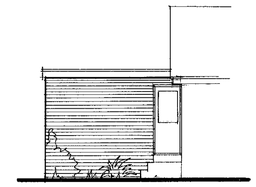
Extension wall set back min' 150 mm from side boundary to prevent any encroachment.



rear elevation



side elevation



side elevation

Existing carport and garage to be demolished. New carport to be constructed with translucent polycarbonate roof supported on steel tube columns. Original up and over front door to be omitted from new carport construction. New roof to be continuous with extension roof.

Line of existing site boundary Owner to be responsible for service of necessary notices under the requirements of the Party Wall Act.

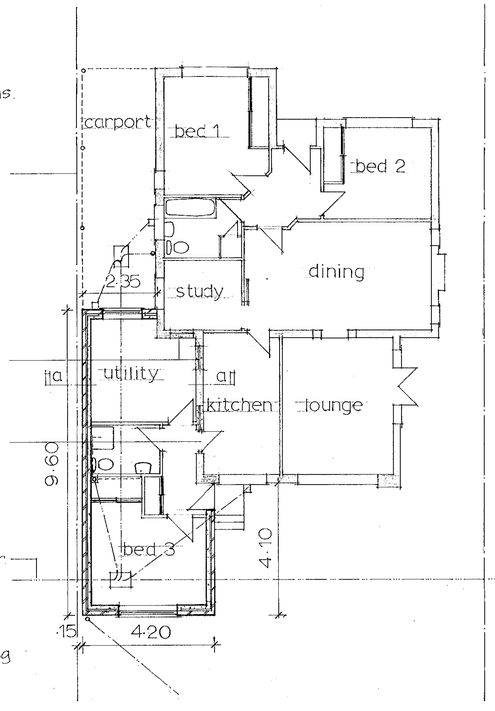
All redundant drainage and manholes to be carefully removed and remaining drainage made good.

Existing kitchen door and bedroom window to be sealed with new cavity wall.

New door opening formed from kitchen into lobby on new extension. 2 N° 150 x 100 RC lintels over.

New shower room to have mechanical ventilation linked to light switch with 15 min' overrun.

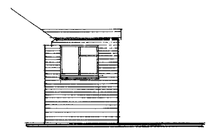
Assumed line of existing 150 dia. foul public sewer Actual position and depth to be determined by trial holes prior to construction of extension. New manhole formed at junction of branch drain and sewer, fitted with double seal air tight bolt down cover and frame. RC lintels to be provided over all drains or sewers passing through or under walls or foundations. All work to be to LA and TWA Approval.



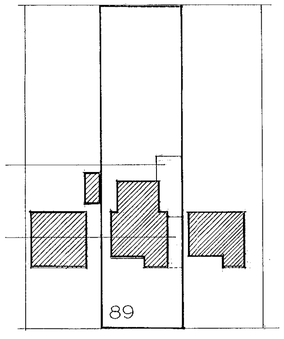
ground floor plan



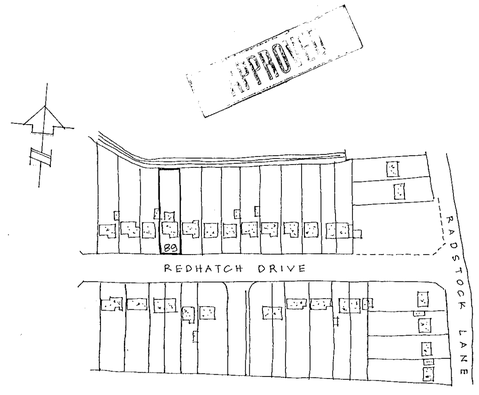
section a a



front elevation



site plan 1:500



location plan 1:2500

PROPOSED SINGLE STOREY REAR EXTENSION AND REPLACEMENT CARPORT AT 89 RED HATCH DRIVE, EARLEY

SCALE 1:100

9/7/00