14.DEC.2001 5499

# EXISTING

# PROPOSED

Owner to be responsible for service of all notices under the provisions of the Party Wall Act 1996.

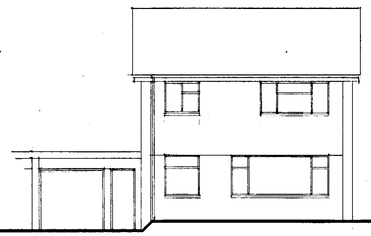
New doors and windows to be UPVC double glazed with toughened glass to BS 6206. 8000mm² trickle vent in breakfast room.

Builder to be responsible for tracing and verifying depth and position of all underground drains, sewers and services in area of extensions and for obtaining any clearance from relevant agency prior to start of any new work.

Catnic lintels over all new openings. Min 150 end bearings.

Code 4 lead flashings & soakers at abutment of new roof and existing wall.

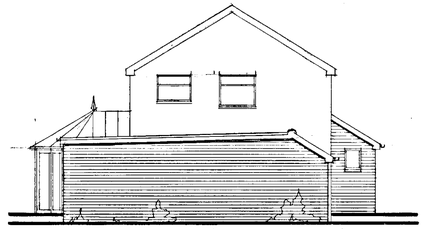
All electrical, heating & plumbing installations to be agree between owner and Builder prior to commencement of work.



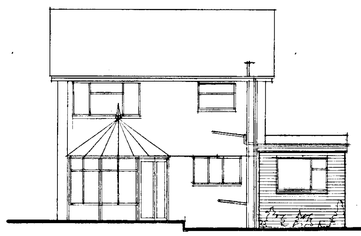
front elevation



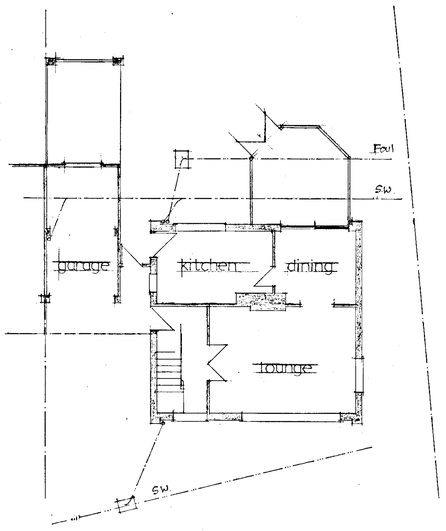
front elevation



side elevation



rear elevation




ground floor plan

Breakfast room roof to be 12mm chippings on 3 layer built up felt roofing utilising 3G felt base layer partially bonded on Kingspan Thermadeck TD 31 insulated roof board with min' 50mm insulant thickness on tapered firrings to continue min 1 in 80 fall from garage roof on 50 x 175 SC3 joists at 400 cts, lateral ties at 1.8m cts. All to comply with Kingspan recommendations and BS 6399 Pt 2.

Garage walls to be 100 matching brickwork with 215 piers at front and at centre of side wall, with 120 Thermalite Turbo blocks separating garage and breakfast room, taken up to underside of roof and firestopped. Remaining walls to be 100 brickwork, 50 Dritherm cavity insulation and inner leaf of Thermalite Shield with 13 lightweight plaster. DPC min' 150 above G.L. and around all openings. Cavity tray in extg walls at roof abutments. Thermabate cavity closers, 55 cavity ties at 900 horizontal and 450 vertical staggered centres, 215 at jambs. Cavities to be filled with lean-mix concrete below ground level.

Existing garage and pergola to be removed carefully maintaining the integrity of the retained garage at N° 53 Church Rd. Extg separating wall to be cement rendered and roof to be adequately weathered and arranged to fall to new gutter on side elevation connected to extg r/w p. All with agreement and to satisfaction of adjoining owner.

New connection to extg sw drain to take roof water from rear section of roof.

Existing kitchen door to be removed and opening arched.

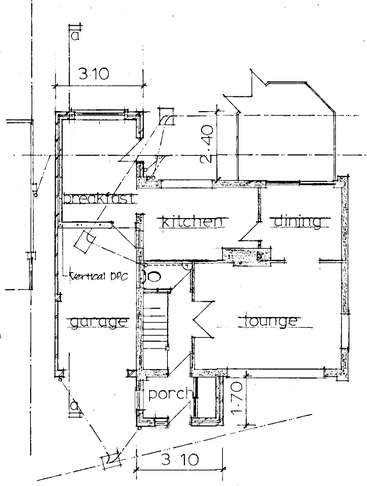
Existing kitchen window sealed and re-used in new porch.

Existing entrance door sealed with cavity work and new cloakroom formed. Mechanical ventilation min 15 L/s linked to light switch with 15 minute overrun. Vent taken thro' garage roof with duct encased in 12mm Masterboard to achieve half hour f.r.

FD 30S self closing fire door and 100mm step down from breakfast room into garage.

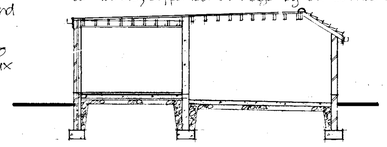
New entrance door formed with Catnic Lintel over, existing stairway modified as necessary.

New roofwater connections to extg manhole.

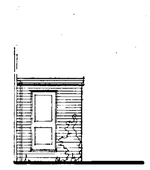



ground floor plan

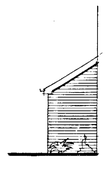
Garage roof to be 12mm chippings bonded to 3 layers of mineral felt on 22mm marine ply deck on 50x175 SC3 joists at 400 cts fixed to min' 1 in 80 fall built into new and existing walls. Front section tiles to match existing on 38 x 25 battens on sarking felt on 50 x 100 rafters at 400 cts, supported at ridge by 3N° 50 x 175 bolted together.



section a-a



side



side

Breakfast room floor to be 50 screed on 3 coat Synthaprufe DPM on 150 RC suspended slab with B 785 mesh on 50 Dow Floormate insulation on 150 hardcore. Garage floor 150 concrete with A 142 mesh on 1200 G DPM on 150 hardcore. All extg air bricks to be ducted thro to fresh air via 100 stanware pipes & 215 x 150 air bricks.

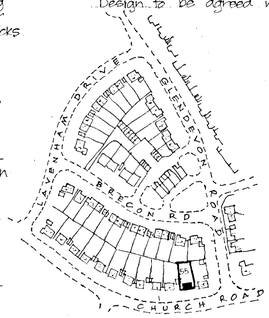
New corner whb with 40 ø waste and 75mm deep seal trap.

New 100 ø stub stack installed with Durgo AIV above flood level of sink and 100 dia' Supersleve pipes at 1 in 40 fall on 150 bed & surround of pea shingle to new MH in garage and then to connect to extg foul MH. Air tight batt down cover and frame to MH in garage. P.S. concrete lintels over all drains passing thro/under walls or foundations.

New porch less than 30m². ∴ exempt from provisions of Blg Regulations. Roof to be as front pitched section on garage, walls, floor etc to be as breakfast room.

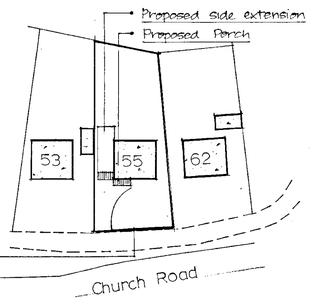
Min' 600 x 300 concrete strip foundations taken down to suitable load-bearing strata, min 1m deep and below invert level of drainage. All subject to inspection and Approval by L.A. Blg Control and to any relevant TWA requirements.

Suitable steps to be formed at door from breakfast room down to patio. Design to be agreed with owner.




location plan 1:2500

APPROVED




600mm high retaining wall to be built across frontage of property in brickwork to match existing.

site plan 1:500

PROPOSED FRONT PORCH, SIDE EXTENSION AND INTERNAL ALTERATIONS AT 55 CHURCH ROAD, WOODLEY FOR MR & MRS T HAYDEN

SCALE 1:100