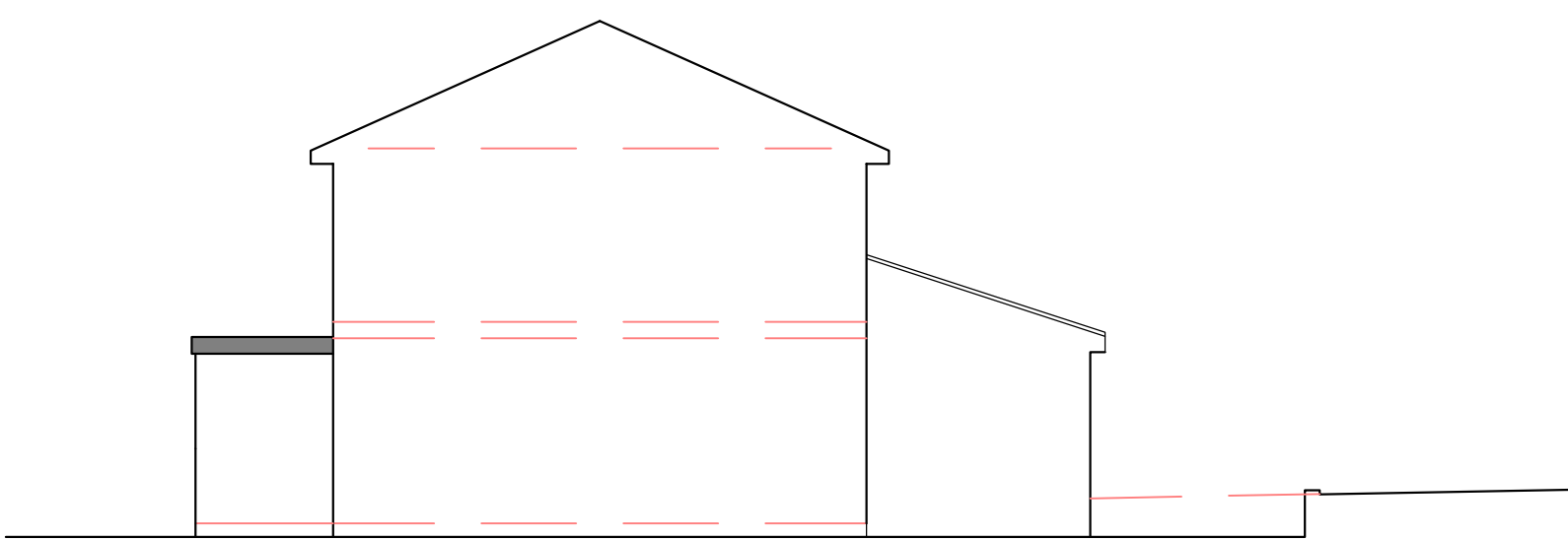
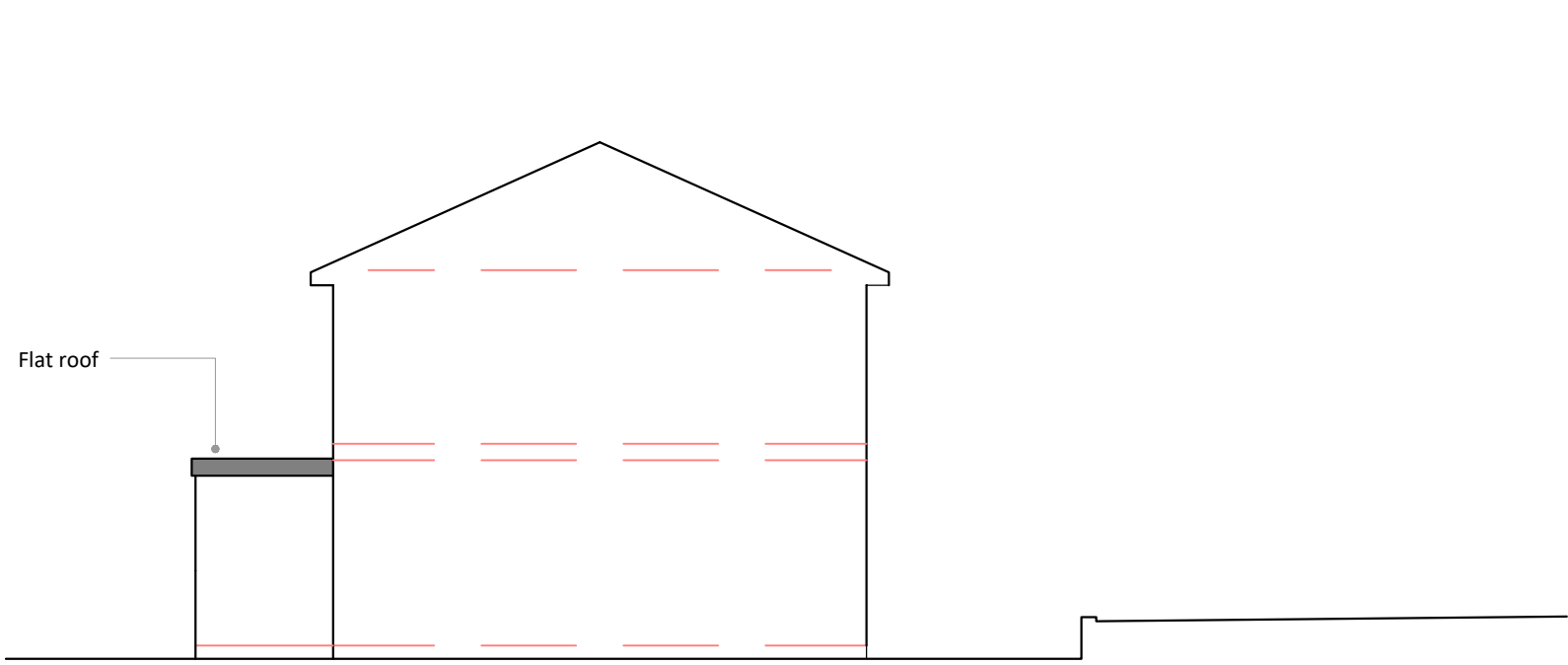
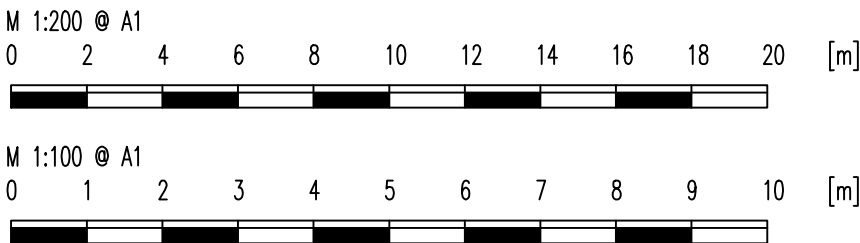


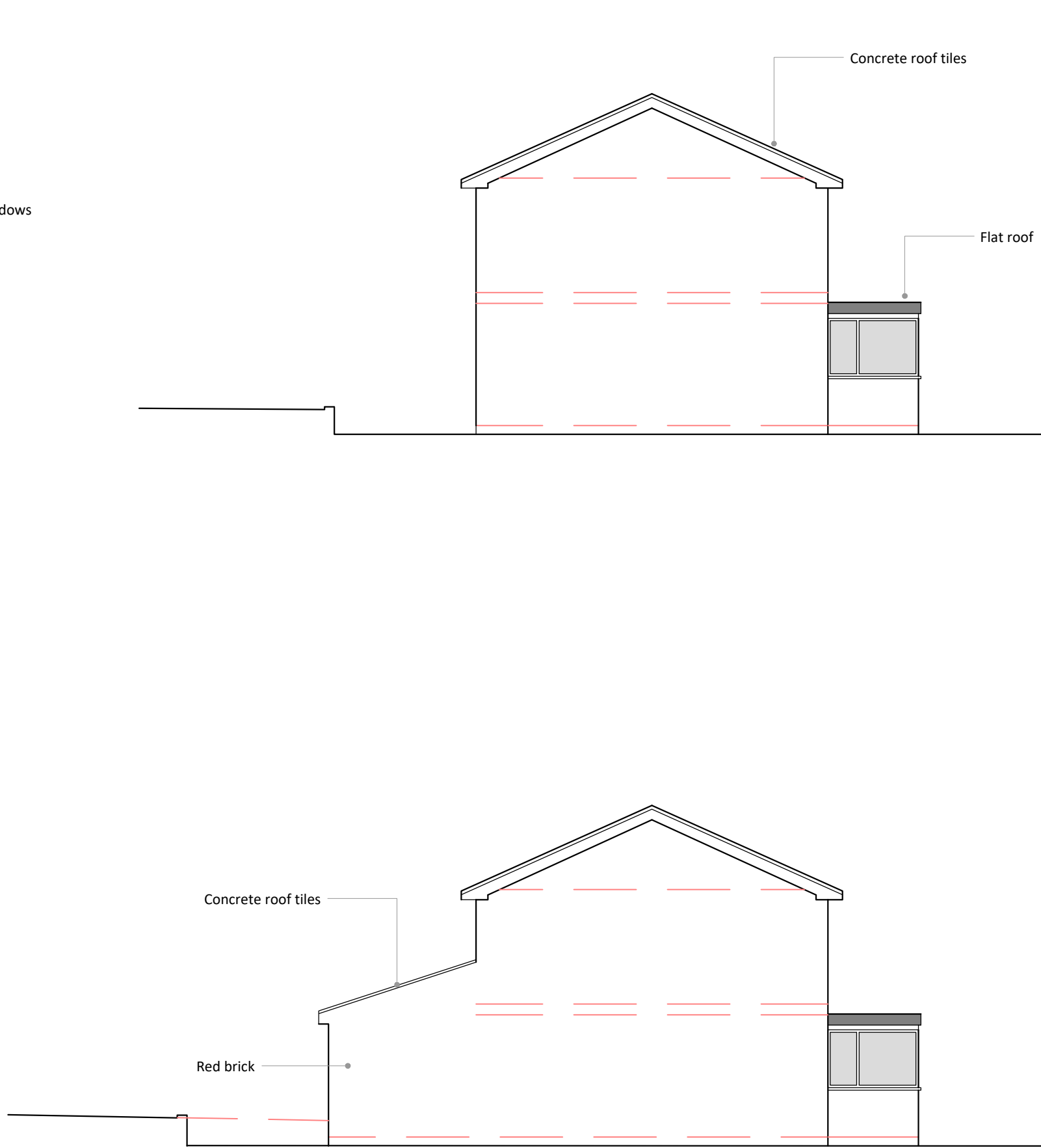
NORTH EAST



This is an aerial map of a residential neighborhood. A specific parcel is highlighted with a red outline. The map includes street names: 'GRAND POND AVENUE' and 'DORR LANE'. A blue-outlined area represents a water body, labeled 'WATER EDGE LA'. The map is overlaid with a coordinate grid. The vertical axis is labeled with '406000' at the top and '406000' at the bottom. The horizontal axis is labeled with '380300' on the left and '380300' on the right. A scale bar is located in the bottom left corner, showing distances in feet (0, 100, 200).



An aerial map of the 1800 block of Grange Park Avenue. The map shows several rectangular lots. A large lot, bounded by a red line, is the focus of the proposed development. Within this lot, a dark gray rectangular area represents the existing building footprint. The lot is situated between other lots, some of which are labeled with numbers like '18'. The street 'GRANGE PARK AVENUE' is visible at the bottom right of the map.



- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

For uniformly distributed loads and standard 2 storey domestic loadings only. Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels.

Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

info@plansanddesign.co.uk