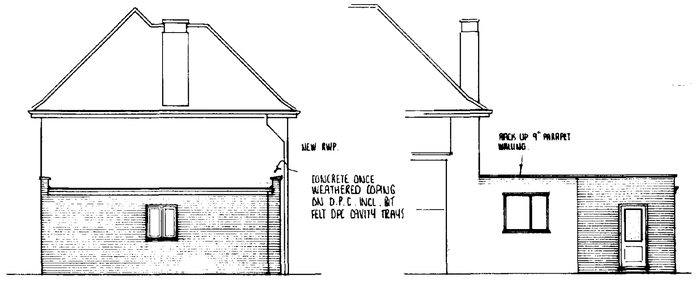
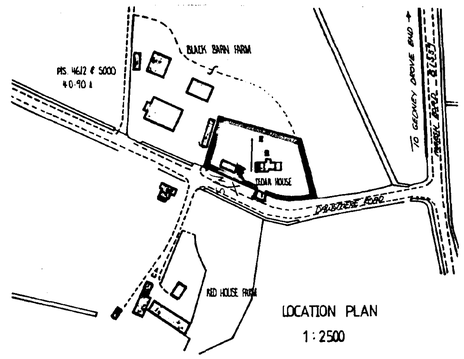


PROPOSED FRONT ELEVATION

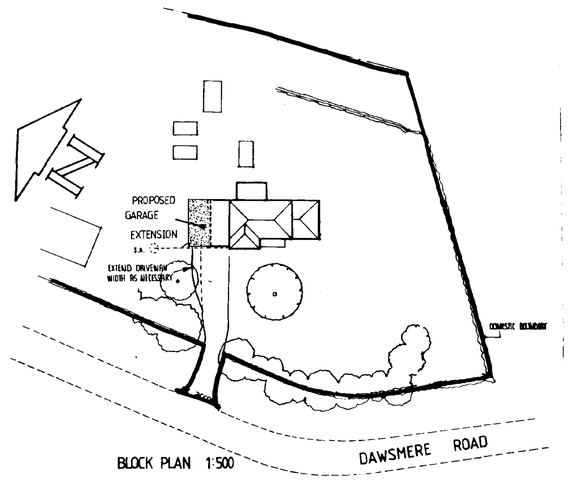


PROPOSED SIDE ELEVATION

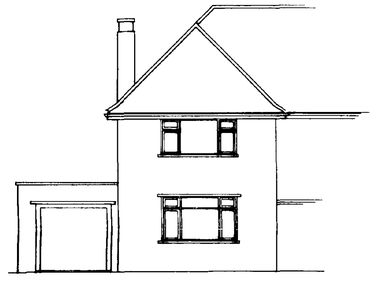
PROPOSED REAR ELEVATION



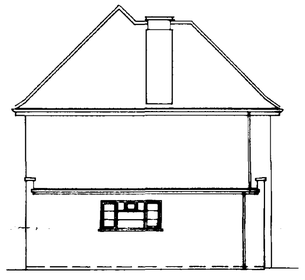
LOCATION PLAN
1:2500



BLOCK PLAN 1:500



EXISTING FRONT ELEVATION



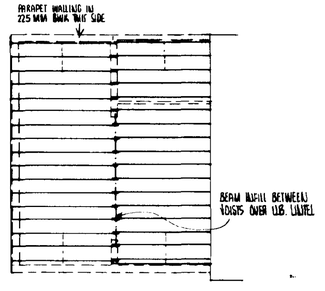
EXISTING SIDE ELEVATION

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks. (TO MATCH EXISTING)
65mm cavity:

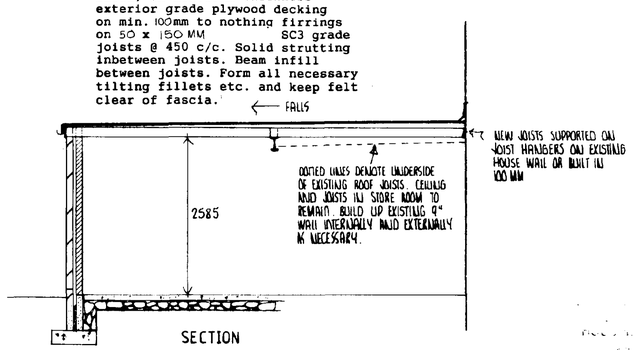
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973.
And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C.
Provide bit. felt D.P.C also to sills and jambs at closure.

Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.



roof joists

FLAT ROOF CONSTRUCTION
13mm grey spar chippings bedded on bitumen on 3 no. layers built up felt roofing (1st layer asbestos based) on min.19mm thickness exterior grade plywood decking on min. 100mm to nothing firrings on 50 x 150 MM SC3 grade joists @ 450 c/c. Solid strutting inbetween joists. Beam infill between joists. Form all necessary tilting fillets etc. and keep felt clear of fascia. (OR 2.0° LAYERS SUPERFELT)



SECTION

GROUND FLOOR CONSTRUCTION:
100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c.

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by Poddingtons or any representative thereof. It is the client or their appointed agents responsibil to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

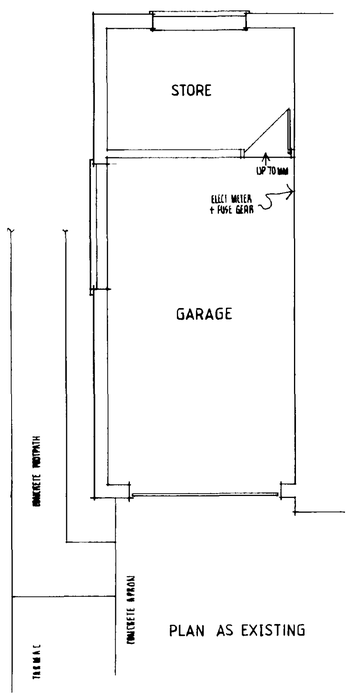
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordancs with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY

The employer/client shall ensure that the selected contrator is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Maragement Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



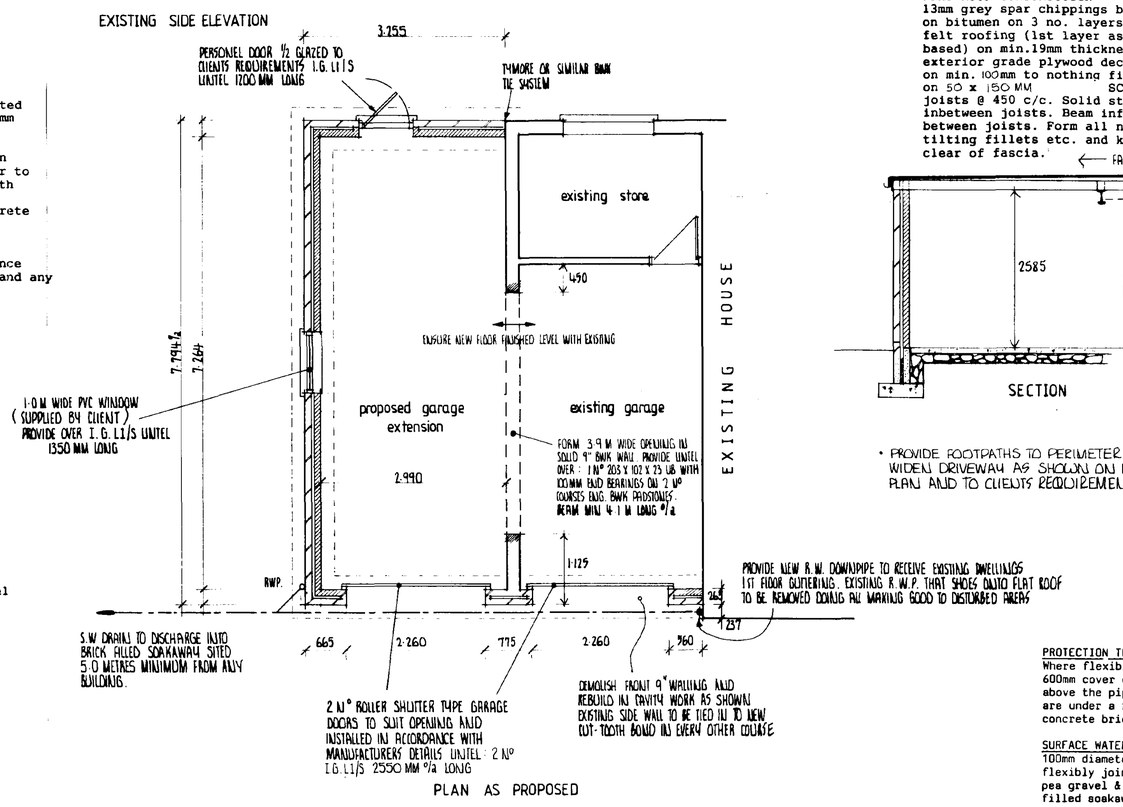
PLAN AS EXISTING

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls

Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB-STRUCTURE WALLING:
To comprise 100mm dense concrete blockwork Class A. Bricks below D.P.C.'s to be F.L. designation to B.S.3921. Internal 100mm walls below D.P.C. in Class A concrete blocks. Drains passing through walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe to be filled with compressible material and provide vermin guard to external face of wall.



PLAN AS PROPOSED

• PROVIDE FOOTPATHS TO PERIMETER AND WIDEN DRIVEWAY AS SHOWN ON BLOCK PLAN AND TO CLIENTS REQUIREMENTS

DETERMINED PLAN

PROTECTION TO SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

PODDINGTONS

Architectural Design Consultants

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project
PROPOSED EXTENSION TO DOMESTIC GARAGE
CEDAR HOUSE, DAWSMERE ROAD
GEDNEY MARSH, SPALDING LINCS

drawing
EXISTING AND PROPOSED

scale	drawing no
1:50, 1:100, 1:500, 1:2500	2924 1
date	drawn / checked