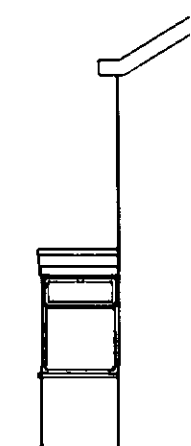




Front Elevation.
(Existing)



Side Elevation.
(Existing)

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 responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

SCOPE OF THE WORKS

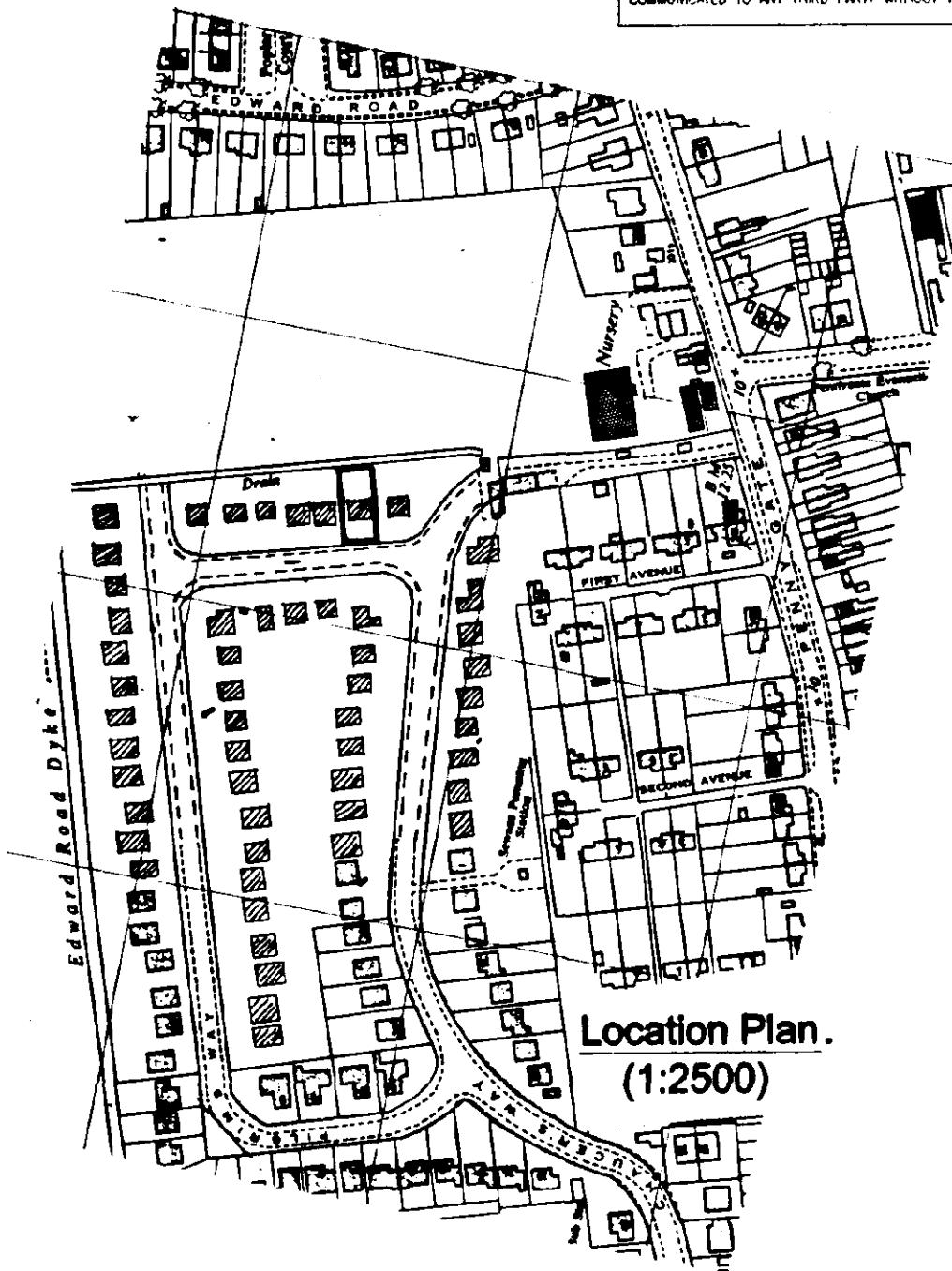
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

STANDARDS

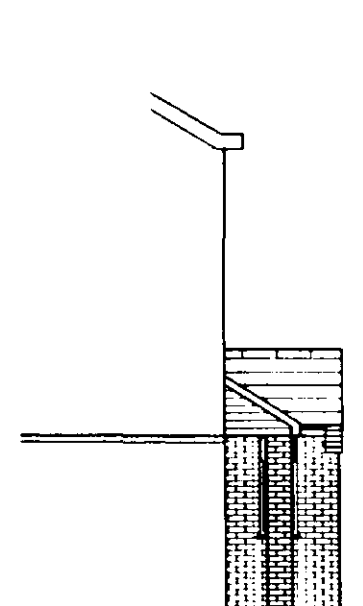
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard specification or BSA Certificate or European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

HEALTH AND SAFETY

The employer/client shall ensure that the selected contractor 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 Management Regulations an Independent Planning Supervisor will be required.



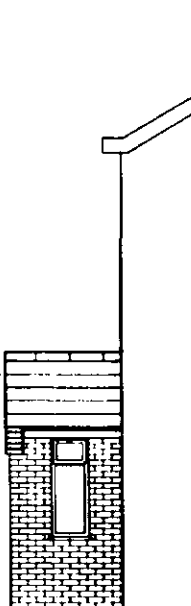
Location Plan.
(1:2500)



Side Elevation.
(Proposed)



Front Elevation.
(Proposed)



Side Elevation.
(Proposed)

Scale 1:100

CAVITY WALL CONSTRUCTION:

265mm cavity wall consisting:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1987 for calcium silicate bricks.
65mm cavity: build in to cavity Rockwool cavity wall insulation boarding in accordance with manufacturers instructions and agreement certificate N83/1087.
100mm internal cavity skin of Facing Brickwork

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 masonry walls of 100mm tarmac hemillite. Mortar to B.R.E. digest N0178 and CP121 part 1 1973. And as recommended by brickwork manufacturer. Close cavities at eaves and provide bit felt D.P.C. also to sills and jambs of all windows and doors, at the head under lintels and also under sills using Thermabate. 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 minimum 150mm upstand at all roof/wall abutments.

SUB-STRUCTURE WALLING:

265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921. 1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level. Internal 100mm walls below d.p.c. in class A concrete block. Drainage passing thro' 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 wein guard to ext. face of wall.

FOUNDATIONS:

Unless otherwise stated foundations to be 700mm wide x 225mm deep under solid walls and 450mm wide x 225mm deep under 100mm loadbearing 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.

GROUND FLOOR CONSTRUCTION:

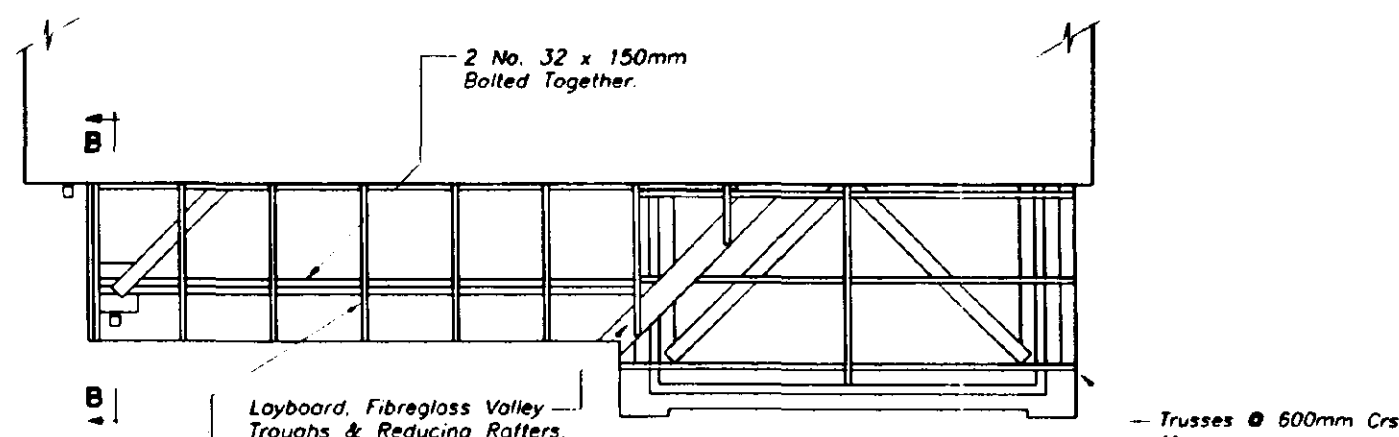
Remove turf & vegetable soil a min. 150mm deep & reduce levels further if found necessary in agreement with local on site Building Control officer. Lay 150mm clean limestone hardcore, 75mm to dust and well consolidate by mechanical compaction and bind surface with sand. Lay 300 micron (1200 Gauge) polythene damp proof membrane over blinded hardcore with joints welded where necessary and turned up to face of all foundation walls and turned in at d.p.c. level min 50mm. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume with a 50mm sand/cement screed (1:3) finish. GARAGE FLOOR: To be as for domestic floor but omit screed finish and float finish oversite concrete. note: floor to be 100mm below finished domestic floor level

ROOFSpace VENTILATION AND INSULATION:

Provide eave to eave ventilation equivalent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Warley or sim approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt.

LINTELS:

Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm above trays.



Roof Plan.

CEILINGS:

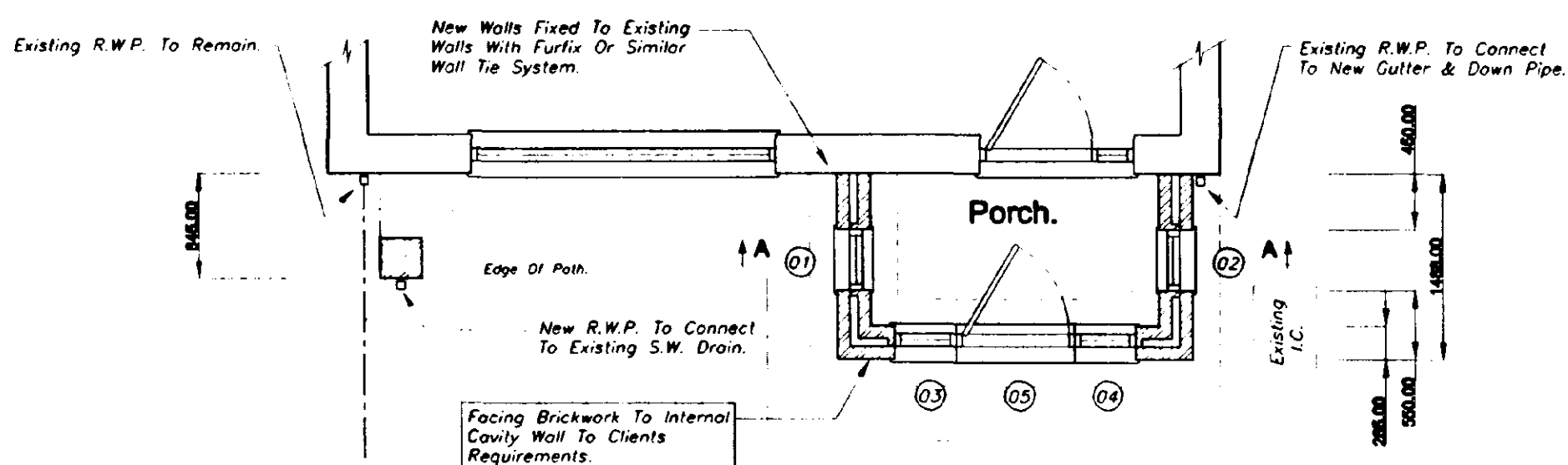
12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.

DOOR / WINDOW / LINTEL SCHEDULE				
No.	SIZE (mm) W x H	LINTEL	LENGTH O/A	NOTES
01	488 x 1350	IG L1/S	750	
02	488 x 1350	IG L1/S	750	
03	488 x 1350			
04	488 x 1350	IG L1/S	1800	
05	900 x 2100 O/A Frame			

All Windows & Doors To Have Double Glazed, Sealed Units. Provide Bit Felt D.P.C.
All Cavity Closures: New Windows & Doors in U.P.V.C. To Clients Requirements.

Roof Construction

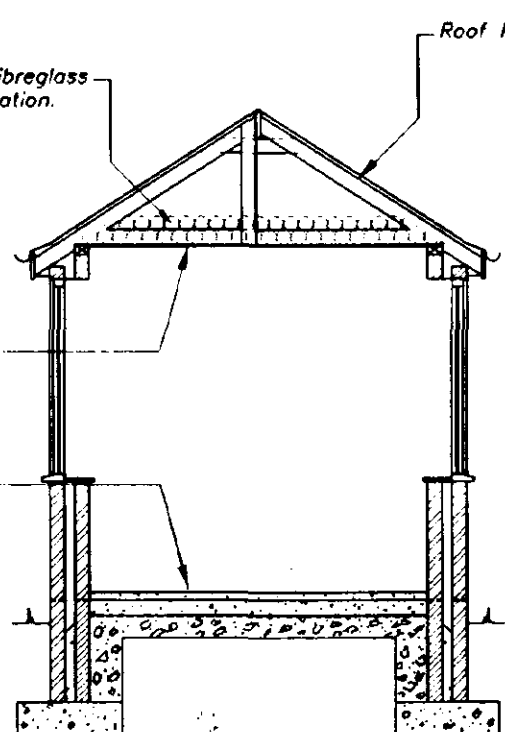
Plain Tiles - Colour To Match Existing
Roof On 38 x 25 Treated Softwood Battens On Underfelt To B.S.747 Type 1F On:
32 x 100mm Rafters @ 32.5° Pitch & 600mm Ctrs.
32 x 100mm Ceiling Ties @ 600mm Ctrs.
25 x 100mm Hangers Every Rafter.
25 x 100mm Diagonal Bracing.
ALL TIMBER SC3 GRADE.



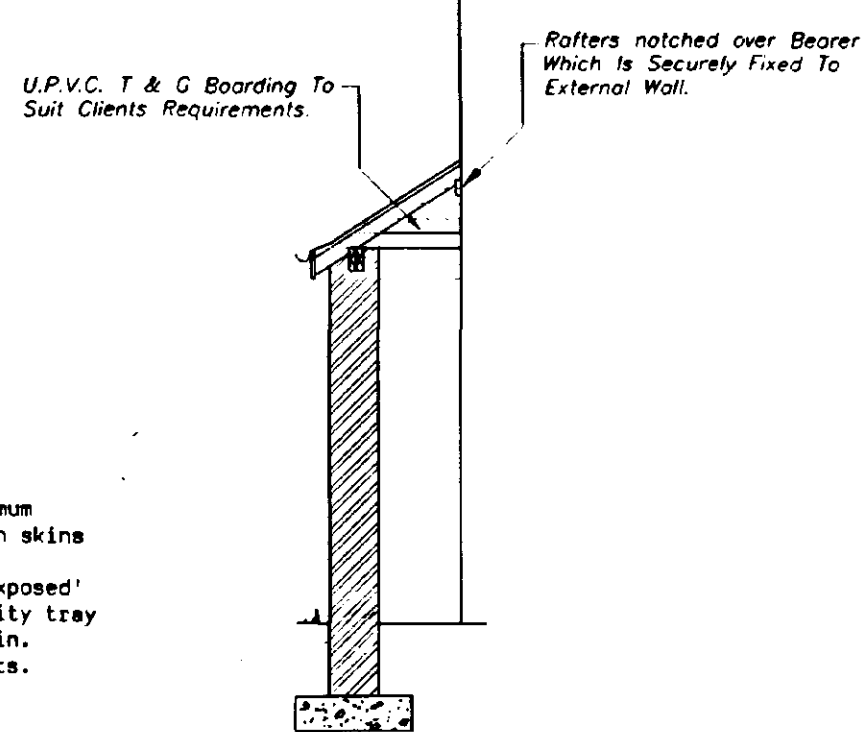
Floor Plan.

Scale 1:50

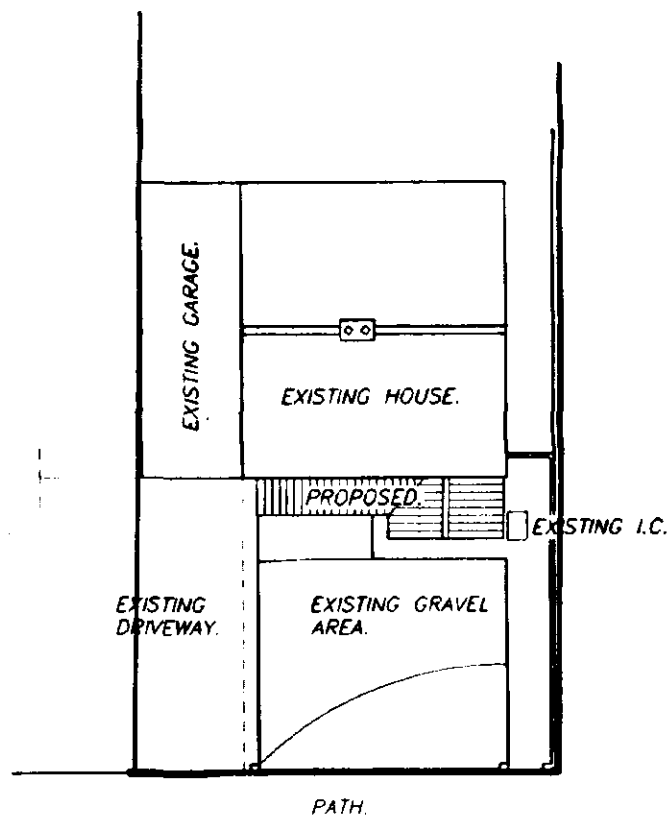
ELECTRIC: Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.



Section A - A



Section B - B



CANTERBURY CLOSE.

Site Plan.
(1:200)

DETERMINED
PLAN

SUBMITTED AND
HOUSING DEPARTMENT

17 APR 2000

Ref: 0494100

ISSUE	DESCRIPTION	APPROVED	DATE
PODDINGTONS Architectural Design Consultants 44 Double Street, Spalding, Lincs. PE11 2AA Tel. (01775) 781856 & 788296 Fax. (01775) 710218 Project Proposed Porch Extension. No. 2 Canterbury Close, Spalding, Lincs. PE11 1LL Client Mr. & Mrs. Beck. Drawn, Scale, Date, Checked, Approved J.C.P. 1:50 23.03.00 J.C. DWG. No. 2953 - 001 ISSUE.			