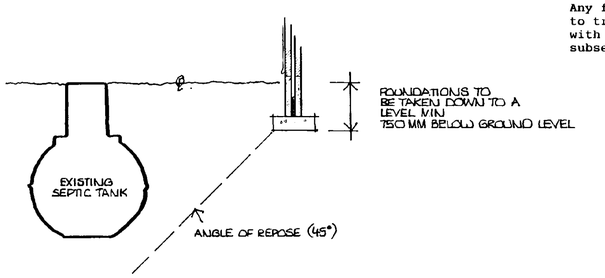
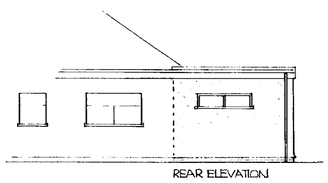
FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls

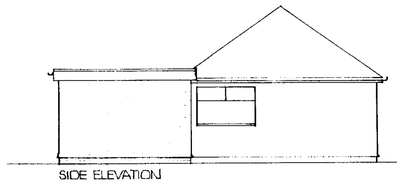
walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

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

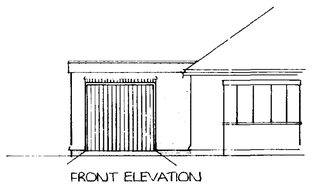


SUB-STRUCTURE WALLING:
To comprise 100mm dense concrete blockwork Class A. Bricks below D.P.C.'s to be F.L. designation to B.S.3921. Internal 100mm walls below D.P.C. in Class A concrete blocks. Drains passing through walls to be protected by concrete lintels with a 50mm gap between the underside of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



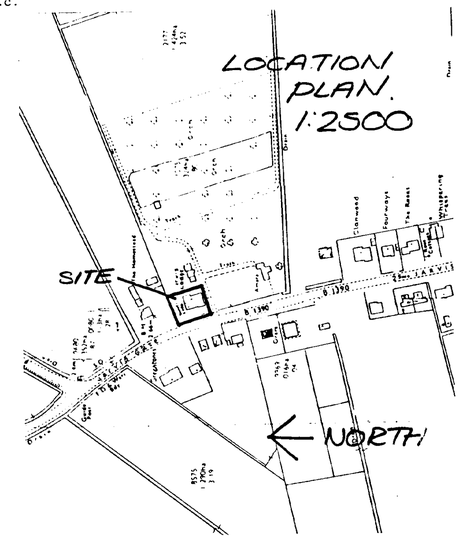


GROUND FLOOR CONSTRUCTION:
100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.

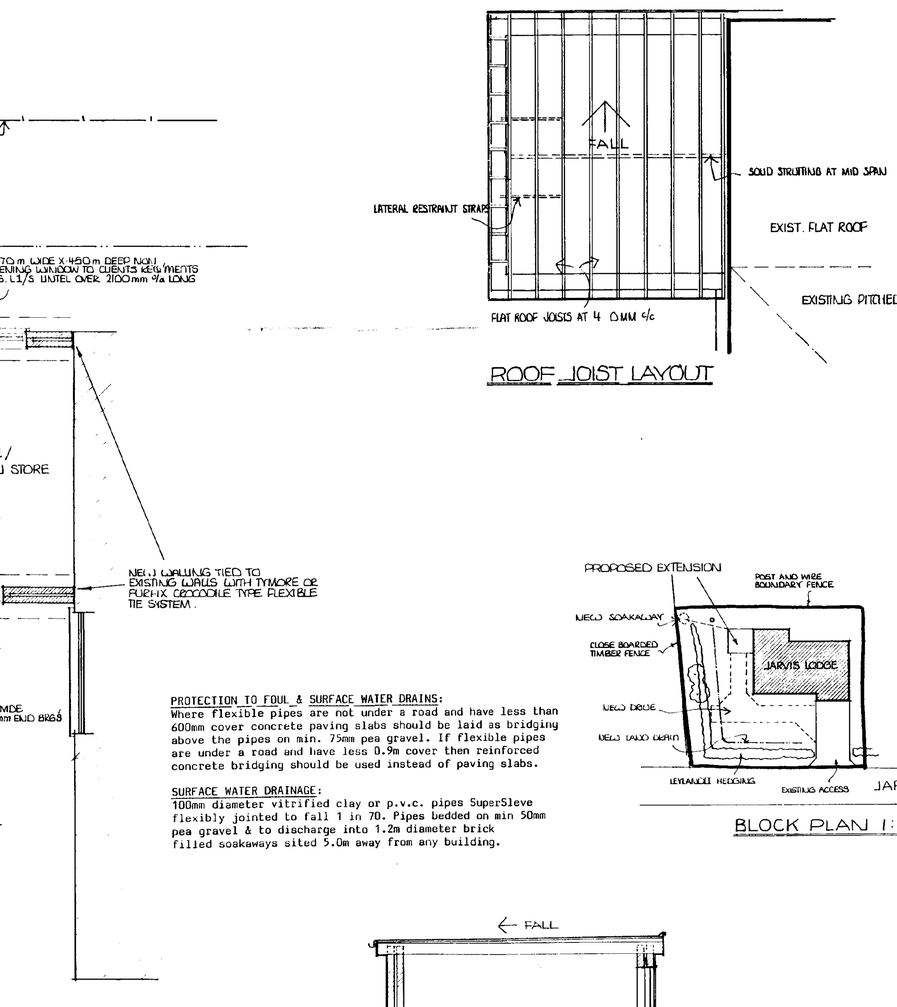


DAMP PROOF COURSE:

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.



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 interred as necessary to carry out the works shall be deemed to be included.



PLAN LAYOUT

ROOF JOIST LAYOUT

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. 50mm to nothing firrings on 63 x 175 or 50 x 195 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. If insulation applied between joists ensure min. 50mm air space between insulation and decking and provide ventilated soffit front and back with vent slots giving ventilation equivalent to a 10mm continuous gap, incl. fly/vermin gauge. Felt lapped under existing pitched roof tiles and lapped onto existing flat roof ensuring complete watertightness.

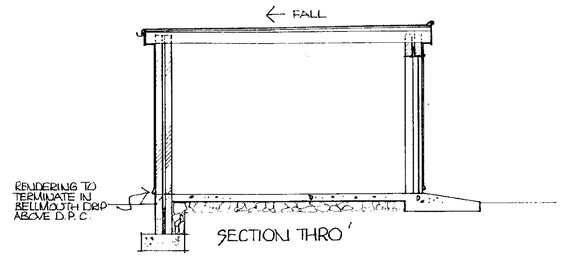
CAVITY WALL CONSTRUCTION:
265mm cavity wall consisting:
100mm facing external blockwork
RENDER EXTERNALLY TO MATCH EXISTING WALLS

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 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 masonry walls of 100mm tarmac hemellite. Mortar to B.R.E. digest NO178 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.

BLOCK PLAN 1:500

PROTECTION TO FOUL & 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.



SECTION THRO'

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 accordance 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 the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

DEVELOPMENT PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
01 OCT 1997
Ref: 1654/97

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED EXTENSION JARVIS LODGE, JARVIS GATE, SUTTON ST. JAMES FOR MR & MRS T. HOLMES

drawing

scale	drawing no
1:50 METRIC 1:100	2806.
date: JUNE 1997	drawn: J CRUNKHORN
	checked