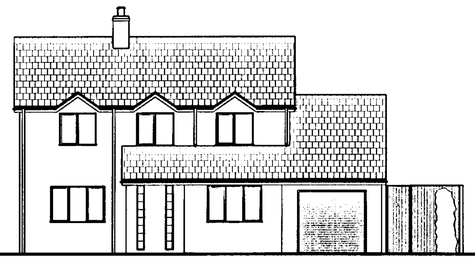
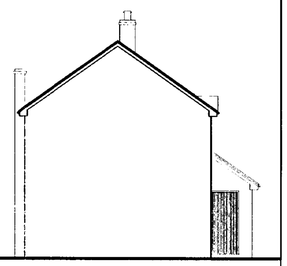
COPYRIGHT KMB ASSOCIATES

DO NOT SCALE THIS DRAWING

Note
Facing brickwork to new extension to match existing.
Interlocking tiles to new extension to match existing



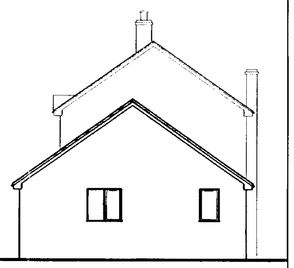
Existing Front Elevation



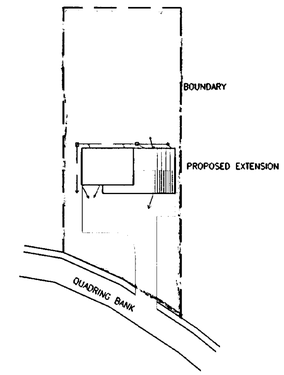
Existing Side Elevation



Existing Rear Elevation



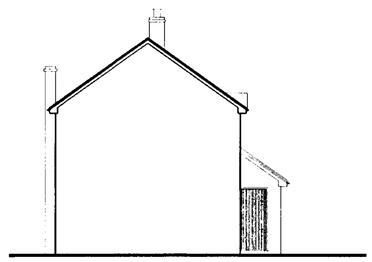
Existing Side Elevation



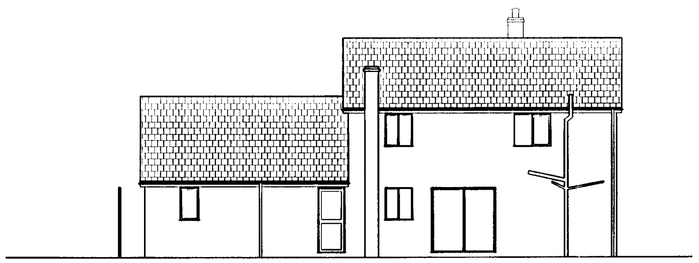
BLOCK PLAN 1 :500



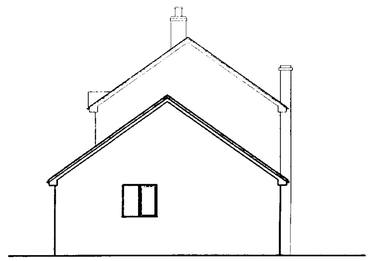
Proposed Front Elevation



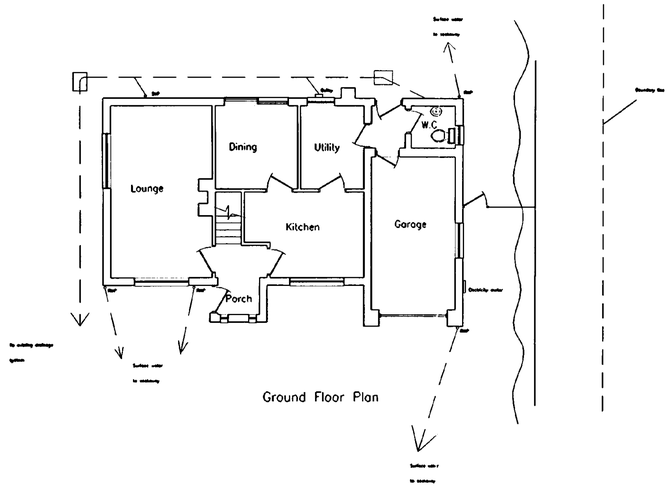
Proposed Side Elevation



Proposed Rear Elevation

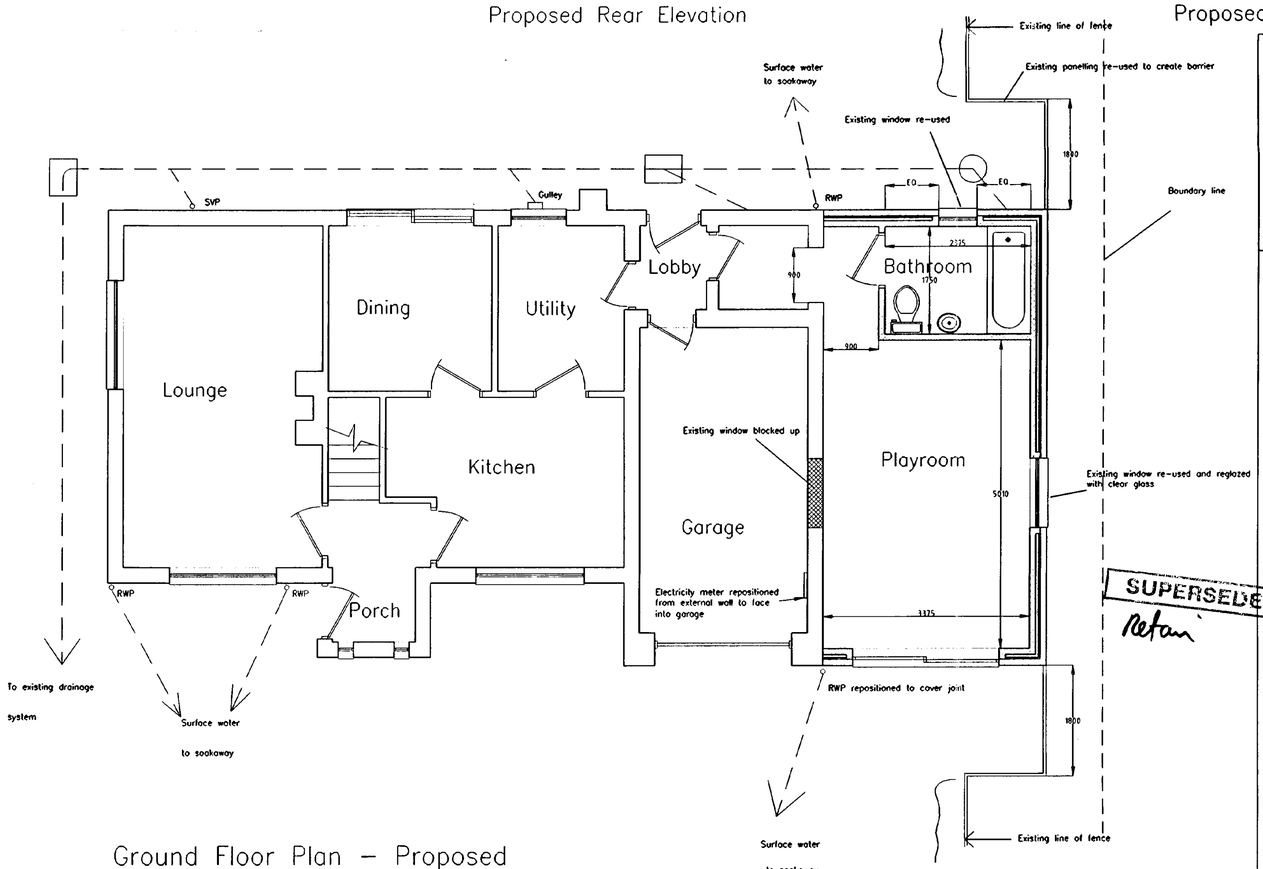


Proposed Side Elevation



Ground Floor Plan

Ground Floor Plan – Proposed



Ground Floor Plan – Proposed

SOUTH KESTEVEN DC
HOUSING & PLANNING
06 MAY 1998
Ref: S/448/98

KMB associates

ARCHITECTURAL DESIGNERS QUANTITY SURVEYORS
PLANNING SUPERVISORS

SUPERSEDED
Retain

PROJECT
Proposed Playroom
For Mr A.R.Moses
Quadring
Spalding

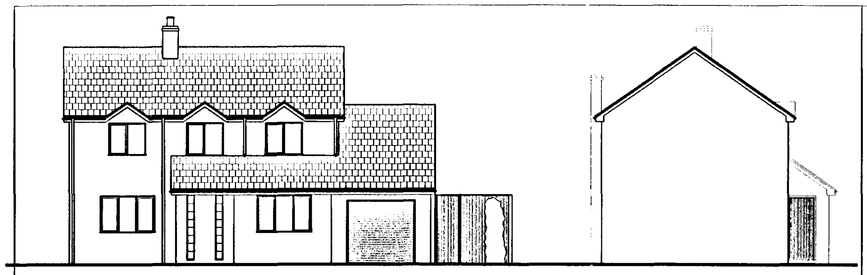
TITLE
Proposed and Existing
Plans And Elevations

SCALE	DATE
1:100/50	April '98
DRAWN BY	DRAWING No.
AJS	2280 – 01

THE OLD BAKE HOUSE, KIRTON, LINCOLNSHIRE, PE20 1EH

COPYRIGHT KMB ASSOCIATES

DO NOT SCALE THIS DRAWING

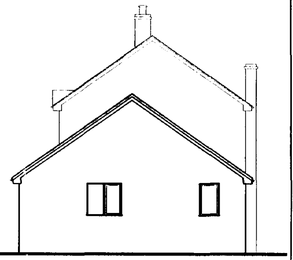


Existing Front Elevation

Existing Side Elevation



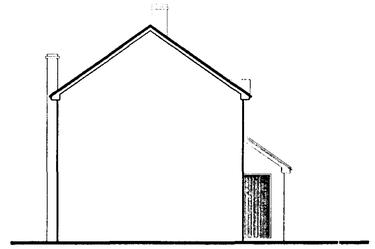
Existing Rear Elevation



Existing Side Elevation

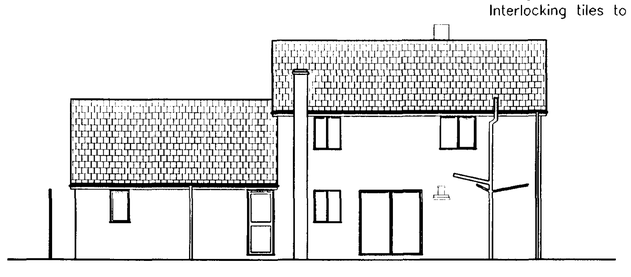


Proposed Front Elevation

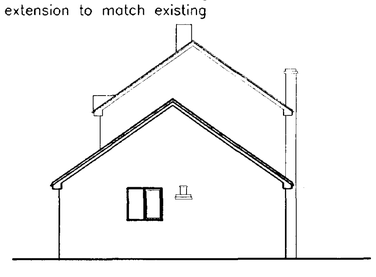


Proposed Side Elevation

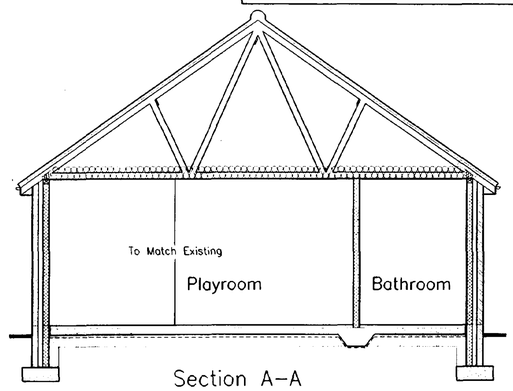
Note
Facing brickwork to new extension to match existing.
Interlocking tiles to new extension to match existing



Proposed Rear Elevation



Proposed Side Elevation



Section A-A

CONSTRUCTION NOTES.

FOUNDATIONS
600 x 225 mm concrete strip foundations to cavity walls
Depth of the new foundations to be agreed on site with Local Authority Building Inspector. Min 1000mm d in clay
Slab thickened beneath non-loadbearing partitions
All foundations to be situated centrally under walls
Mix for foundations to be min C15P to min BS 5238:part1

SUBSTRUCTURE
Walls below dpc to be constructed using min 7N/mm sq. Concrete blocks, or class FL common bricks.
All cavities below ground floor level to be backfilled using min 1:12 concrete.

GROUND FLOOR
Min 50mm sand\cement screed on 100mm oversite concrete on seperating membrane, 50mm flooring grade polystyrene insulating boards by Jablite or similar approved, laid on 1200g dpm & min. 150mm blinded consolidated hardcore to give a min U value of 0.45 w/m2 k

DPC
Bituminous felt or polythene horizontal dpc to suit width of masonry, 150mm above ground level and 150mm wide vertical dpc to all openings in external walls, all to comply with BS 743 amd.

EXTERNAL WALLS
100mm facing brickwork , 75mm cavity with 75mm Daltherm cavity wall insulation, built in as work proceeds and 100mm lightweight loadbearing insulating blockwork to comply with Building Regulations and to give a min U value of 0.45W/m k.
Cavity closed at window and door reveals using Dampcor insulated dpc or similar approved proprietary cavity closer to give a min U value of 1.2 W/m K.
Wall ties at 450mm centres vertically and 900mm centres horizontally staggered and at 225mm centres around openings.
Cavity trays to be provided above all openings in external walls including over meter boxes etc. with weepholes to alternative vertical joints.
Cavity trays to project min 75mm beyond ends of lintols where not protected by eaves overhang.

INTERNAL WALLS
100mm blockwork to ground floor partitions.

PITCHED ROOF
Concrete interlocking roof tiles on 25 x 38mm pres. treated softwood battens on untreated sarking felt on 30 pitch brussed rafters at max 600mm centres with binders and wind bracing all to comply with BS 5268 part 3 1985.
Details of trussed rafters and calculations to be submitted before commencement on site.
25 x 100mm ridge and ceiling binders and wind bracing.
50 x 100mm pres. treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000mm long galv. mild steel straps at max 2000mm centres, each with 6 No. fixings into masonry.
30 x 5 x 1500mm long galv. mild steel lateral restraint straps with 100mm turn down fixed into blockwork and fastened to rafters and ceiling joists of 3 No. trussed rafters at gable walls at max 2000mm centres.
50 x 100mm noggins beneath straps between rafters and joists or fixed to binders.
25mm continuous ventilation provided either side of roof by propriety ventilation units to eaves fixed in accordance with manufacturers instructions.
200mm mineral fibre insulation quilt laid between ceiling joists to give a min 'U' value of 0.25w/mK. Insulation to have min 50mm clearance at eaves to maintain ventilation.
12.5mm gyproc wallboard plasterboard and skim ceilings, supported on all four edges.
Stepped cavity trays and code 4 lead flashings to be provided at abutment of low level roofs to external walls. Insulation to roof space to be insulated to same standard as roof.

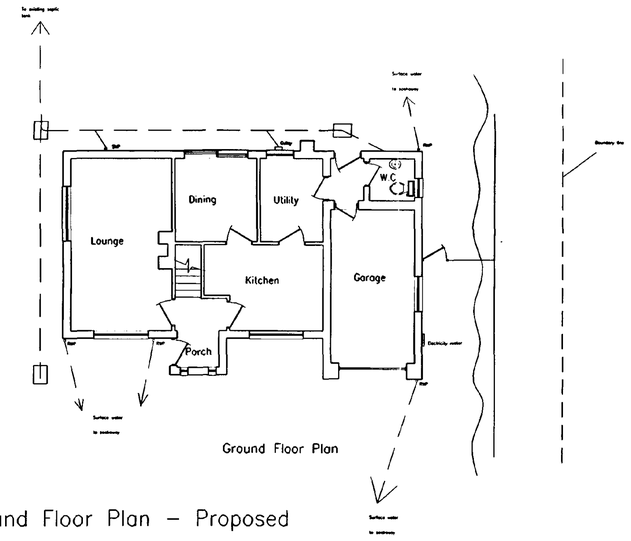
STEELWORK
Galvanised steel lintols to all openings in external walls by IG Lintels Ltd or similar approved.
Wall ties to be galvanised in accordance with BS 1243 :1978 amd.
Joists hangers to be galv. steel, manufactured by BAT Ltd or similar approved.

DOORS AND WINDOWS
Upvc Door and window frames.
All windows to be double glazed.
All glazing to comply with Part N1 of the building regulations.
All full height glazing to comply with BS 6262.
Windows & doors set back min.25mm in reveal to cloak vertical dpc.

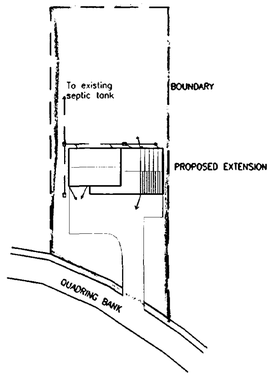
VENTILATION
Habitable Rooms :
Minimum 8000mm sq background ventilation provided by a controllable trickle vent in window head.
Rapid ventilation provided by opening windows equivalent to 1/20th of floor area of room served part of which should be at least 1.75mm above ground level.
Bathroom :
Minimum 8000mm sq background ventilation provided by a controllable trickle vent in window head.
Rapid ventilation provided by opening windows equivalent to 1/20th of floor area of room served part of which should be at least 1.75mm above ground level, and an extractor fan giving min 3 air changes per hour with 15 min over-run.

DRAINAGE
100mm Upvc underground drainage pipes to BS 4660 :1973 with flexible joints laid to min. 1:60 falls and preformed Upvc inspection chambers.
Drains beneath building to be encased in min 150mm concrete.
Drains passing through walls to have min 150mm pea gravel surround extending 900mm on each side of wall with lintol over.
40mm waste pipe to bath.
32mm waste pipe to washbasin.
All waste pipes connected to soil stack to have 75mm deep seal traps.
100mm Upvc soil vent and waste pipe with balloon grating at terminal.
Vent to terminate 1000mm above opening window.
Surface water :
100mm half round Upvc guttering with 63mm dia downpipes to 100mm Upvc underground drainage pipe discharging into existing soakaways
New drains connected to existing system, and to discharge into existing septic tank in rear garden

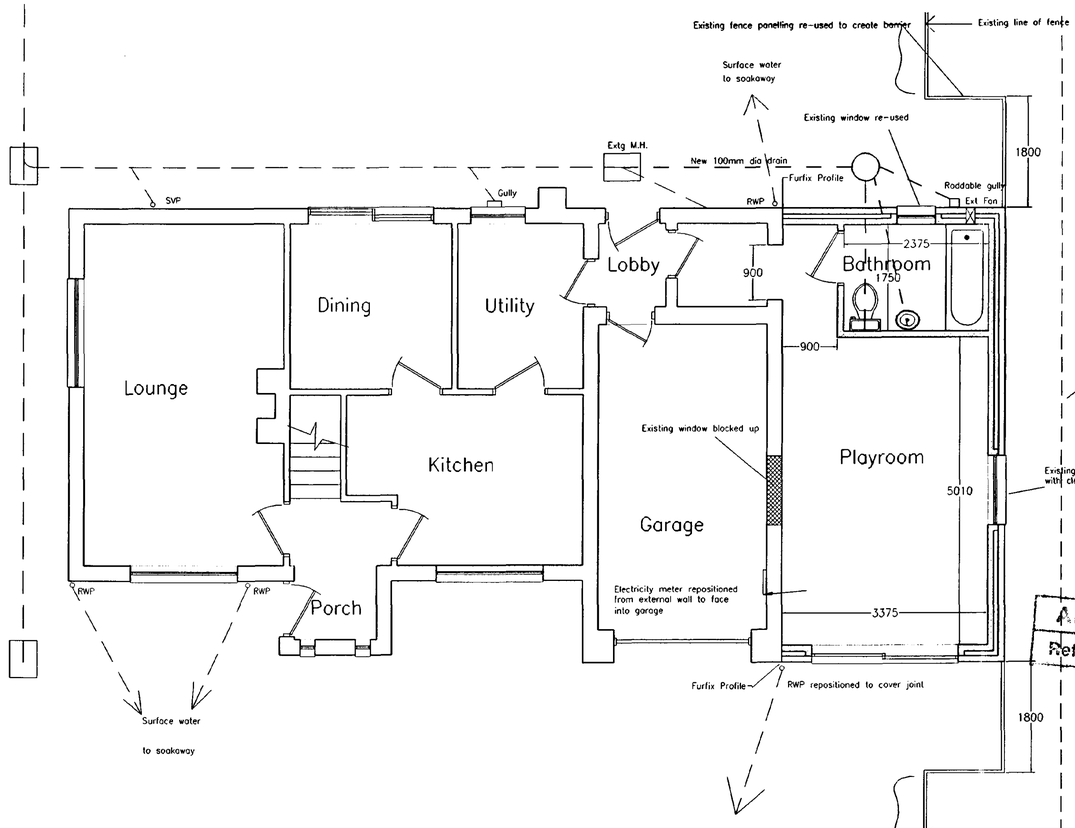
CENTRAL HEATING
Existing oil fired central heating system to be extended into playroom and bathroom, with thermostatic valves to all radiators.



Ground Floor Plan - Proposed

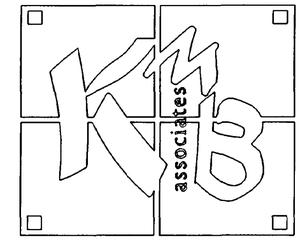


BLOCK PLAN 1 :500



Ground Floor Plan - Proposed

B. Drainage amended May 1998 - FY
A. Building Regs Notes Added - April 1998 - DC



DETERMINED PLAN

ARCHITECTURAL DESIGNERS QUANTITY SURVEYORS
PLANNING SUPERVISORS

PROJECT
Proposed Playroom
For Mr A.R.Moses
Quadring
Spalding

TITLE
Proposed and Existing
Plans And Elevations

SCALE	DATE
1:100/50	April '98
DRAWN BY	DRAWING No.
AJS	2280 - 01B

APPROVED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAY 1998
Ref. 0448/98