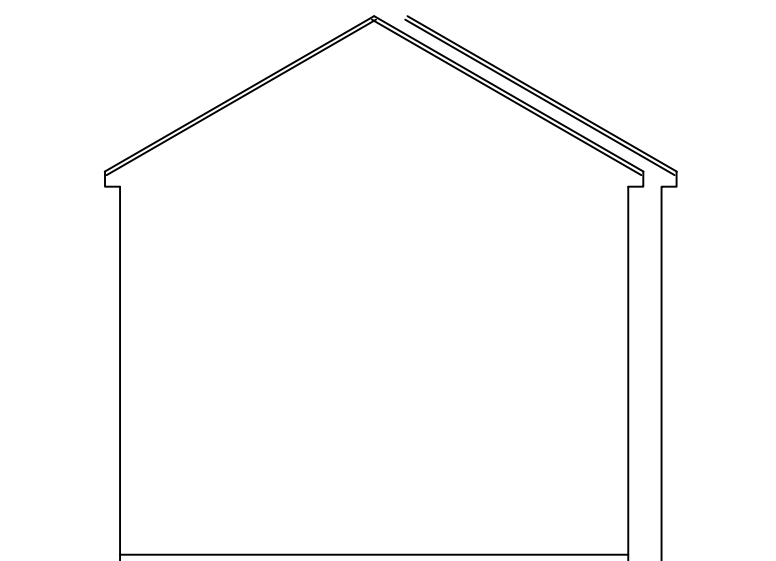


PROPOSED SIDE
ELEVATION



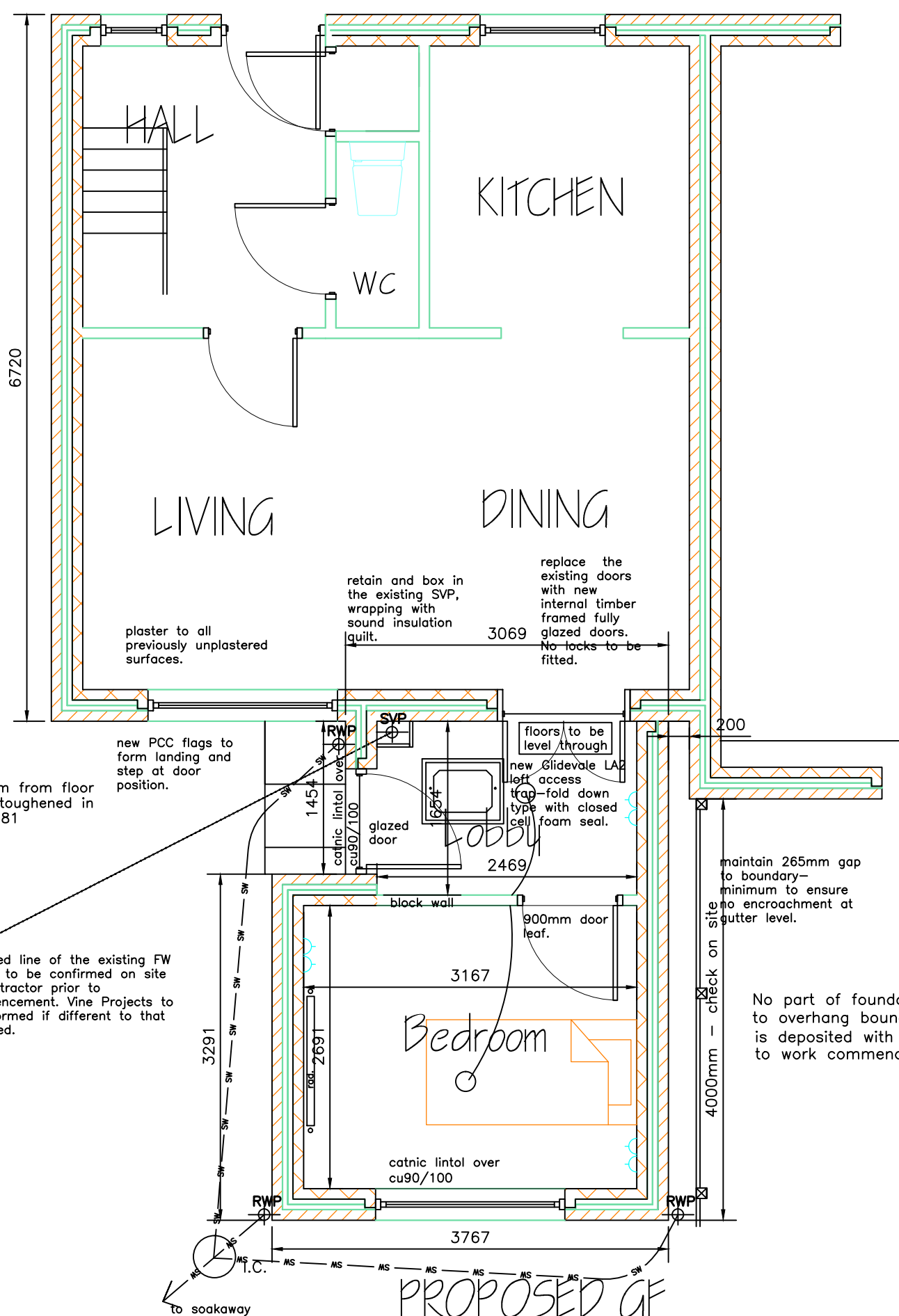
A floor plan of the existing house. The layout includes a Living area, a Dining area, a Kitchen, a Hall, and a WC. The Kitchen is located at the top right, containing a sink and a stove. The Dining area is adjacent to the Kitchen. The Living area is on the left side. The Hall is at the top left, containing a staircase. The WC is located between the Hall and the Kitchen. The plan is labeled 'EXISTING OF PLAN' with an arrow pointing to the existing structure.

Technical drawing of the rear view of the bench. The drawing shows the rear legs and the backrest assembly. Key dimensions and labels include:

- 25.00**: Vertical dimension from the top of the rear legs to the top of the backrest.
- 128.10**: Horizontal dimension from the left edge of the rear legs to the right edge of the backrest.
- +0.10**: Vertical dimension from the top of the rear legs to the top of the backrest, with a pink arrow pointing to the dimension line.
- Optional Rear Ramp**: Label pointing to the rear ramp assembly.
- Chipboard or other floor**: Label pointing to the floor surface.
- external concrete or stone oil**: Label pointing to the base of the rear legs.

Chimney (optional): In a finished basement, the fireplace is not required and is not recommended.

PROPOSED REAR
ELEVATION



SAFETY GLASS
All door glass
level is to be
accordance w

assumed line of the existing FW drain— to be confirmed on site by contractor prior to commencement. Vine Projects to be informed if different to that indicated.

SOAKAWAY

new soakaway Min 5m from building and boundary
with invert min 1.0m above bottom of soakaway
to be filled with broken brick hardcore,blinded to receive
topsoil and grass.

PLAN

PLAN

SECTION (typical)

PROPOSED SIDE
ELEVATION

Slip foundations 750 mm wide with 225 deep 21 n/mm² OPC concrete takedown down in bearing strata to satisfaction of the BCO min 600 deep. Backwork below ground level to be 2 skins of 100 mm 77n/mm² with 100mm heavily filled with 25 sandblasting 1200 gauge polythene gimp lapped onto wall 400 mm 150 above gully level. 100 mm 121/2770 insulation 100 mm 11n/mm² concrete floor with smooth trowelled finish. Excavation to be backfilled to inside with clean consolidated hardcore compacted in max.225mm layers.Backfilling to outside to be with selected as-dug material upto a 300mm below G.L.(in garden areas)hardcore as before(if hardsurfaced areas).

Roof tiles to match existing on 25 x 38 s.w. treated battens on untearable roofing felt.

New roof of trussed construction to manufacturers details and design to BS 5258 Pt 3 @ 600mm ctrs.

1500mm ctrs truss clips used to fix rafters at a cosine-two per truss

100 x 25 sw bracing diagonally and at each node point horizontally and sloping. 100 x 50 (or to suit int. lead thickness) sw wall plate bedded onto blockwork.

225x25 Cellulosefibre Specifier range PVC-u-fascia board with 10mm PVC-u soffit and with soffit vent to allow air to circulate.

50mm ventilated strip of 25mm width protected with a flyproof mesh.

1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.

300mm glassfibre insulating quilt laid between trusses (2 layers 1500mm opposing).

100mm half round PVC gutter to 65mm PVC downpipe.

1500mm long lateral restraint straps to be fixed as above at ceiling level.

Lateral restraint straps are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs.

12.5mm plasterboard and skim to ceiling—see note re bathroom plasterwork.

Lintels to internal walls to be CATNIC. External stone walls to have NAYLOR pcc with ZED strip front lintol. Brick walls to have Catnic or IG lintels fixed in accordance with manufacturers instructions. All lintels to have min 150 end bearing.

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level. Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible throughout the building and linked to fire alarm if fitted. Detectors are to be sited away from radiators, or radiators. Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

Smoke Detectors are to be provided to the following:-
 -In every bedroom that is either formed or altered by the works
 In every hallway or lobby or connecting corridor that is formed by the works.
 Rate of Rise Heat Detectors are to be provided to every kitchen that is either altered or formed by the works.
 -NOTE In the case of smoke and heat detectors, these are to be of a mains wired-in type and if more than one, they are to be linked so as to sound if any detector is activated.

All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.8W/m²K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 8000mm² (kitchens, utility and bathrooms 4000mm²).

Employer (homeowner) to confirm positioning of the new development in relation to boundaries and ownership.

THIS DRAWING, TOGETHER WITH THE SCHEDULE OF WORKS REFERRED TO, SEEKS TO ILLUSTRATE AND DESCRIBE THE PROJECT WITH SUFFICIENT INFORMATION TO ALLOW THE PRODUCTION OF A COMPREHENSIVE TENDER QUOTATION. CONTRACTORS SHOULD CAREFULLY EXAMINE THE WORKS AND SATISFY THEMSELVES THAT ALL WORK REQUIRED TO BE CARRIED OUT IS ALLOWED FOR AS NO OMISSIONS OF MONIES OR AMOUNTS SO OMITTED WILL BE CLAIMABLE AT A LATER DATE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SCHEDULE OF WORKS REFERRED TO AND EACH ARE COMPLEMENTARY TO ONE ANOTHER. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THAT HE HAS ALLOWED IN HIS TENDER FOR ALL ITEMS INCLUDED ON THIS DRAWING AND IN THE TEXT SECTION OF THE DOCUMENT WHETHER OR NOT SUCH ITEMS APPEAR INDIVIDUALLY IN THE SCOPE OF THE WORKS SECTION. THE TENDERER IS DEEMED TO HAVE ALLOWED FOR SUCH ITEMS IN THE TENDERED QUOTATION.

steel beams to be encased in 2 layers of
12.5mm plasterboard & skim with 1.6mm wire binding
at 100mm cts.

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

New drains to be Hepworth 'Supersieve' or other approved generally bedded Class 'N' beneath gardens etc.
Where drains pass through walls they are to be lintoled over with PCC lintols. Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a maximum of 1.0m deep. If drains are deeper then they are to be protected by bedding and surrounding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions—depending on size of pipe.

Inner leaf of thermalite lightweight aggregate blocks or other approved material, with outer leaf of 102mm facing bricks, 100mm filled cavity (Rockwool RW6) formed between leaves. Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC min 150 to all heads, sills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to be 100mm deep and 150mm. Internal walls to be 100mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off foundations.

Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

New walls tied to existing.
Cavities to be maintained
where applicable.

No part of foundation or gutter
to overhang boundary line unless written permission
is deposited with building control prior
to work commencing.

This project may require a methane barrier to comply with current legislation. This is recommended, but may not be obligatory. Client or his builder to check local conditions with the Local Authority at the time of construction. A suitable type would be Monarflex RAC. It is to be bonded across cavity at all outside faces of walls and sealed around services and penetrations. All timbers are to be softwood unless directly instructed by the Client. Any Hardwoods used are to be sourced only from sustainable forest plantings.

All door glass below 1500mm and window glass below 800mm from floor level is to be laminated or toughened in accordance with BS 6202:1981

The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety of any gas appliance. If in doubt, a GAS SAFE registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

The electrical contractor must be registered under the 'Competent Person Scheme' and will be required to provide a full certification for design inspection and testing of all electrical works carried out.

Actual depth of foundations to be determined on site.
All work to be to the satisfaction of the local authority.
All dimensions to be checked on site and any discrepancies must be notified immediately
All dimensions are in millimetres unless otherwise stated.
Information given on this drawing is subject to local authority approval.
Do not scale this drawing.

VINE PROJECTS & DESIGN

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E-mail: vineprojects@aol.com

CLIENT

Codimae Cook
12 Ashlea, Thurnscoe

PROVER

Formation of bedroom.

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
codimae_cook_01.dwg	5599/01	1:100 1:50	07/2016	iib	