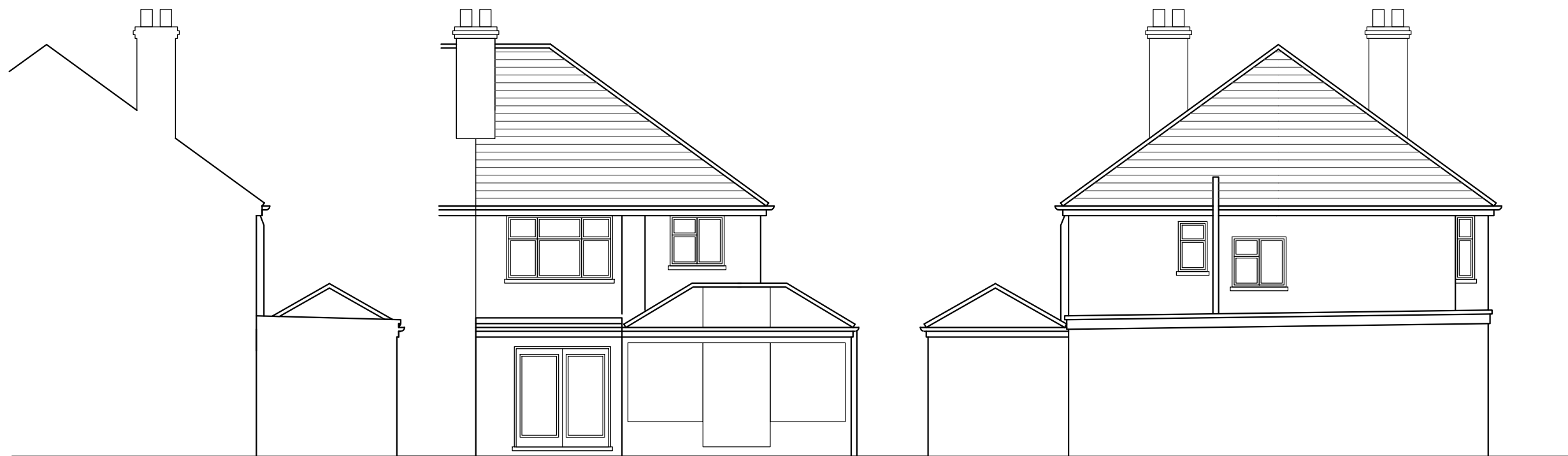




EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

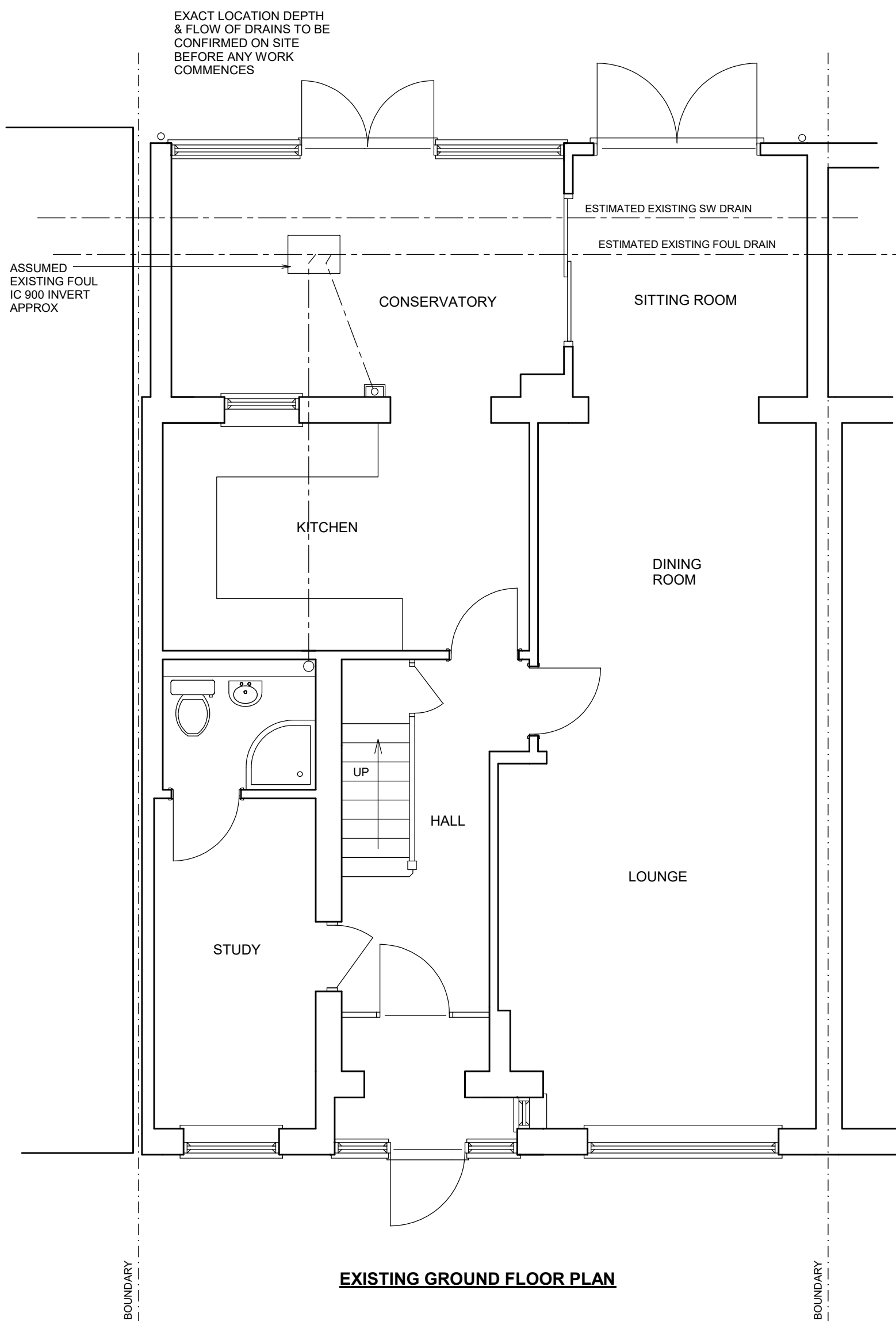
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

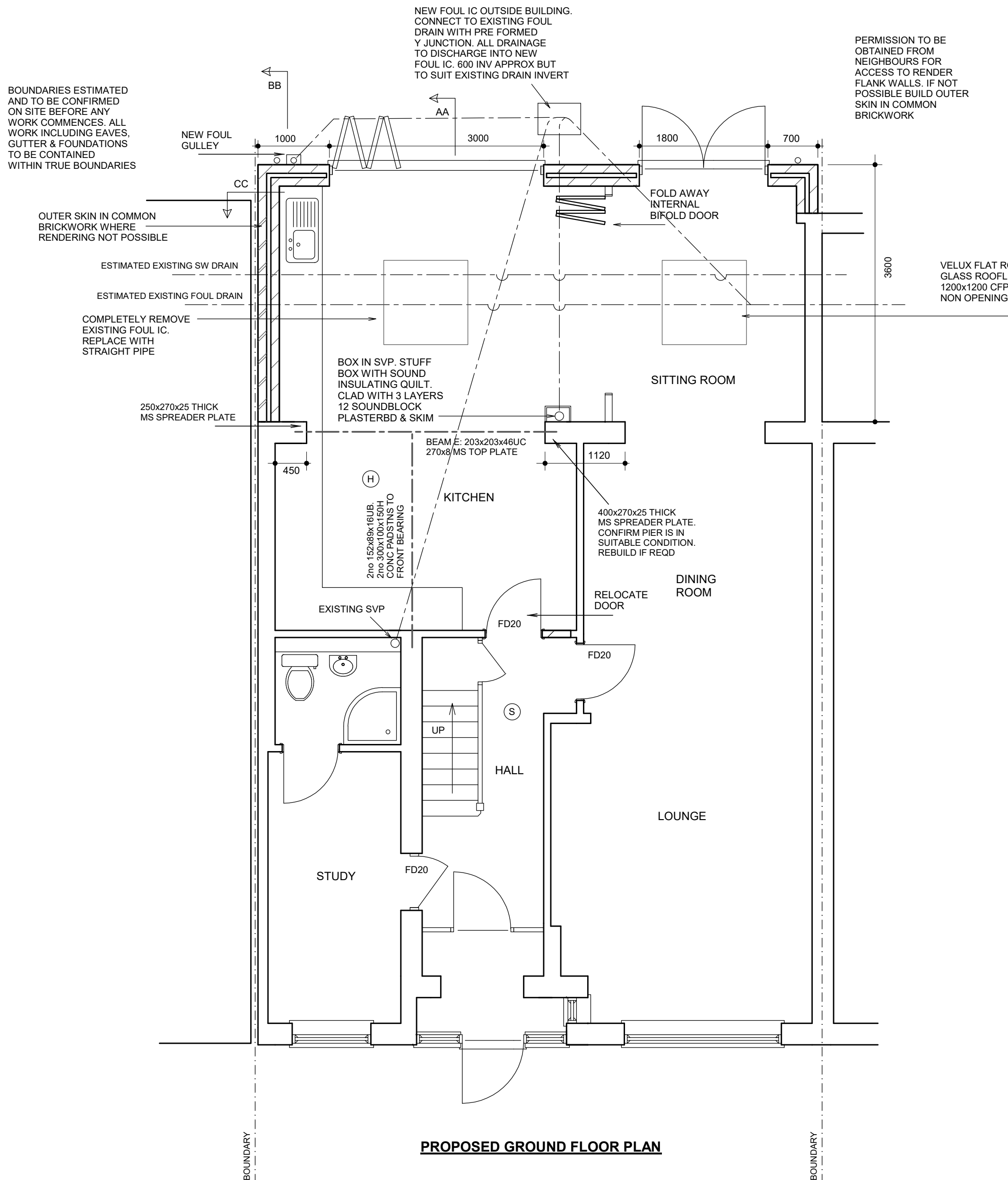
PROPOSED SIDE ELEVATION
SCALE 1:100

ALL NEW EXTERNAL
FINISHES TO MATCH
EXISTING IN APPEARANCE

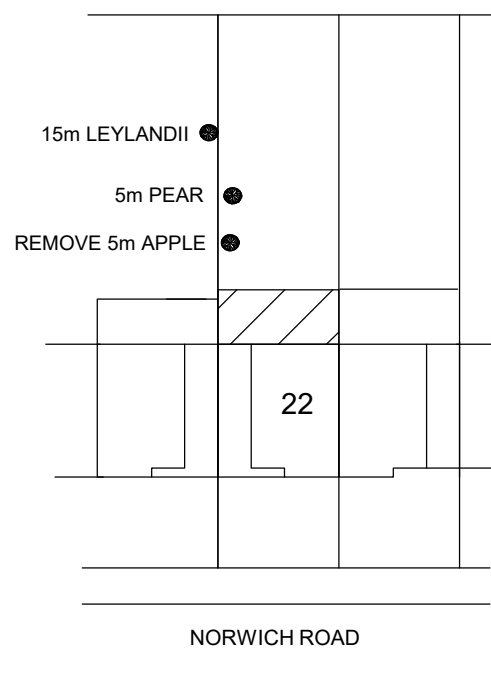
RENDER
TO MATCH
EXISTING



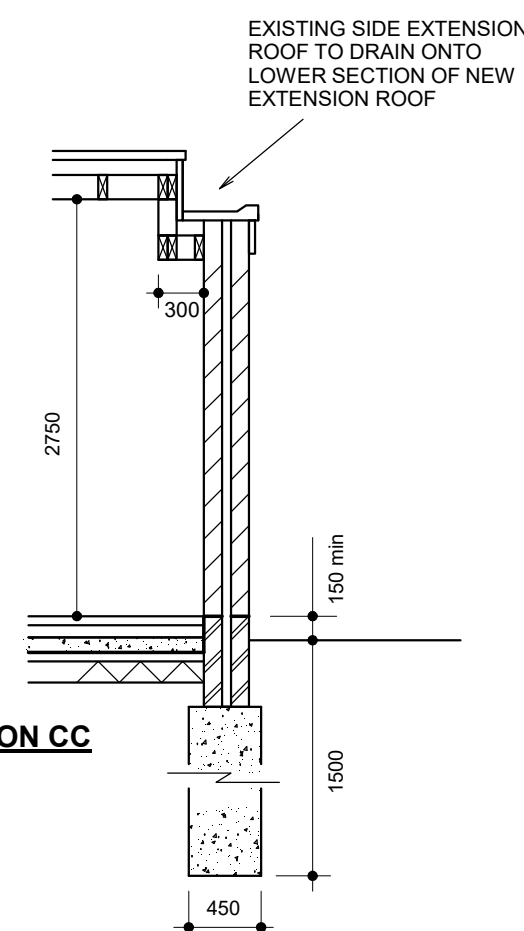
EXISTING GROUND FLOOR PLAN



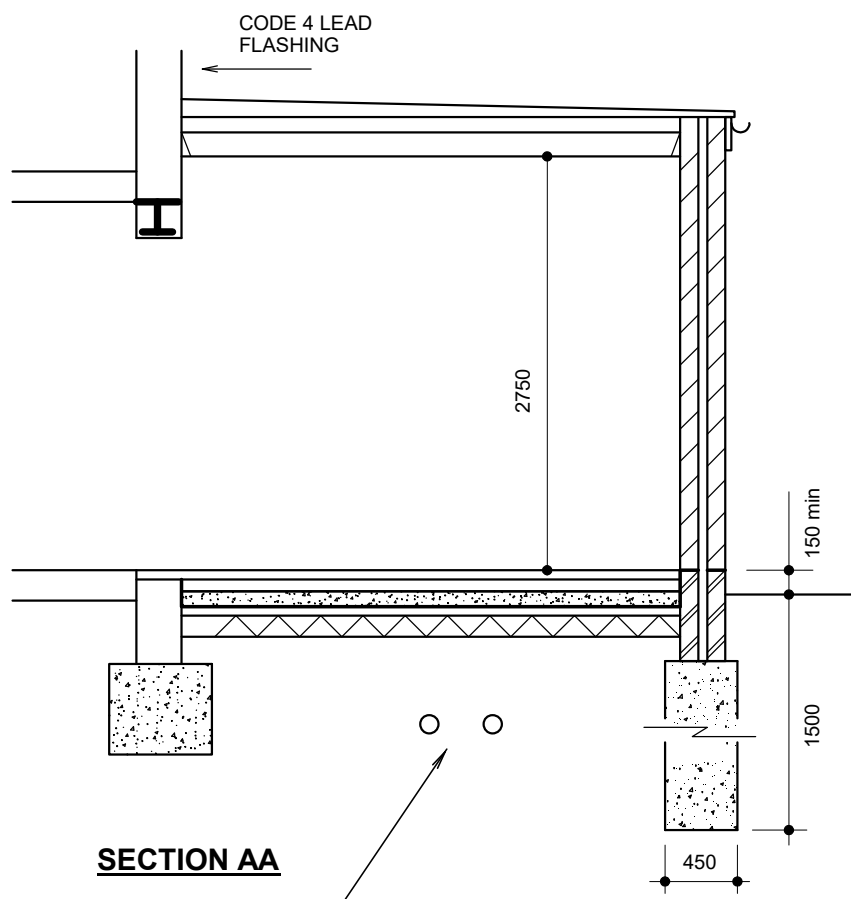
PROPOSED GROUND FLOOR PLAN



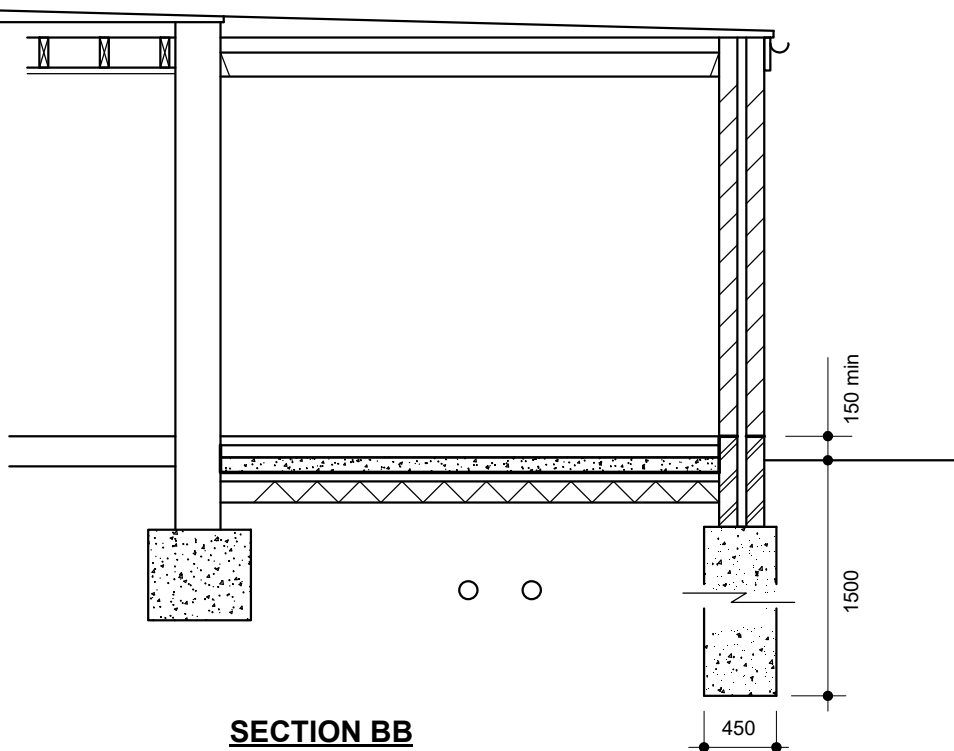
BLOCK PLAN
SCALE 1:500



SECTION CC



SECTION AA



SECTION BB

NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO
BE CONFIRMED ON SITE BASED ON SITE
CONDITIONS BY BUILDING INSPECTOR.
PROVISIONAL DEPTHS AS SECTIONS UNLESS
NOTED OTHERWISE ON PLAN. TREE SPECIES
TO BE CONFIRMED ON SITE BEFORE ANY WORK
COMMENCES. FOOTINGS TO BE 600 BELOW
LOWEST ROOT ACTIVITY AND BELOW ANY
ADJACENT DRAIN. 75 CLAYMASTER TO BE
PROVIDED TO FOUNDATION DEPTHS EXCEEDING
1.5m. DEPTHS MEASURED TO ORIGINAL GROUND
LEVEL. NOT TO TOP OF BUILT UP GROUND

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base, 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar benching. 600x450 cast iron frame & cover. Alternatively use Osma preformed IC all to manufactures spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 dia PVC gutters, 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

- (S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS
- (H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 3no 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C

22 NORWICH ROAD NORTHWOOD HILLS MIDDXX HA6 1NB

SINGLE STOREY EXTENSION

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jamesrush@hotmail.com

© COPYRIGHT JAMES RUSH ASSOCIATES LTD

SCALE 1:50 / 1:100 @ A1

MAY 2020

DRG No. 2117.5

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS. ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS SPEC - ENGINEERS DESIGN PREVAILS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDIER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.