

**EXISTING SIDE ELEVATION**  
SCALE 1:100

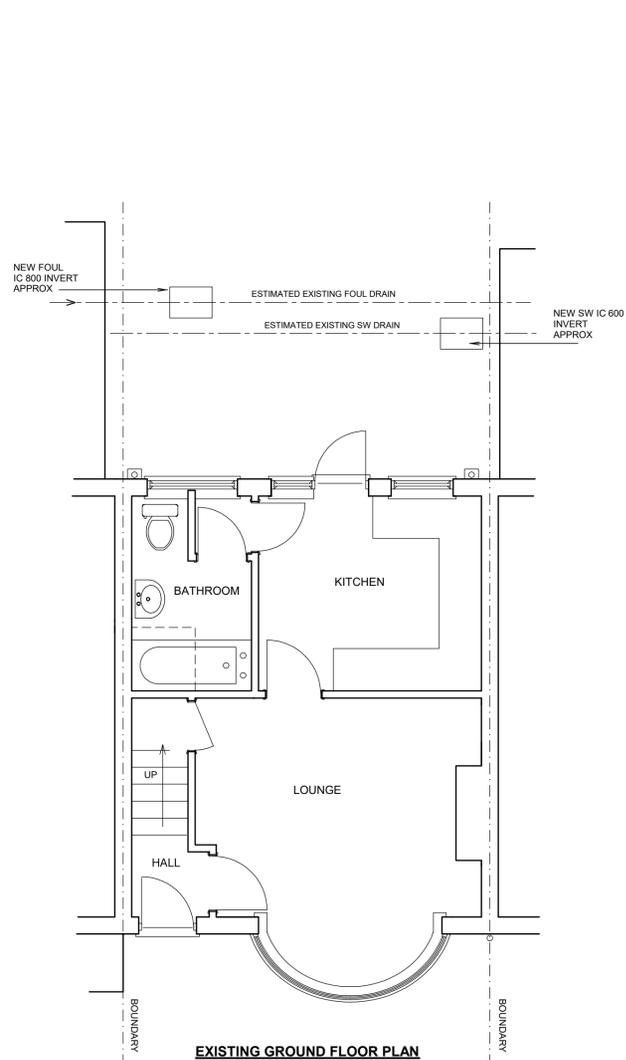
**EXISTING REAR ELEVATION**  
SCALE 1:100

**EXISTING SIDE ELEVATION**  
SCALE 1:100

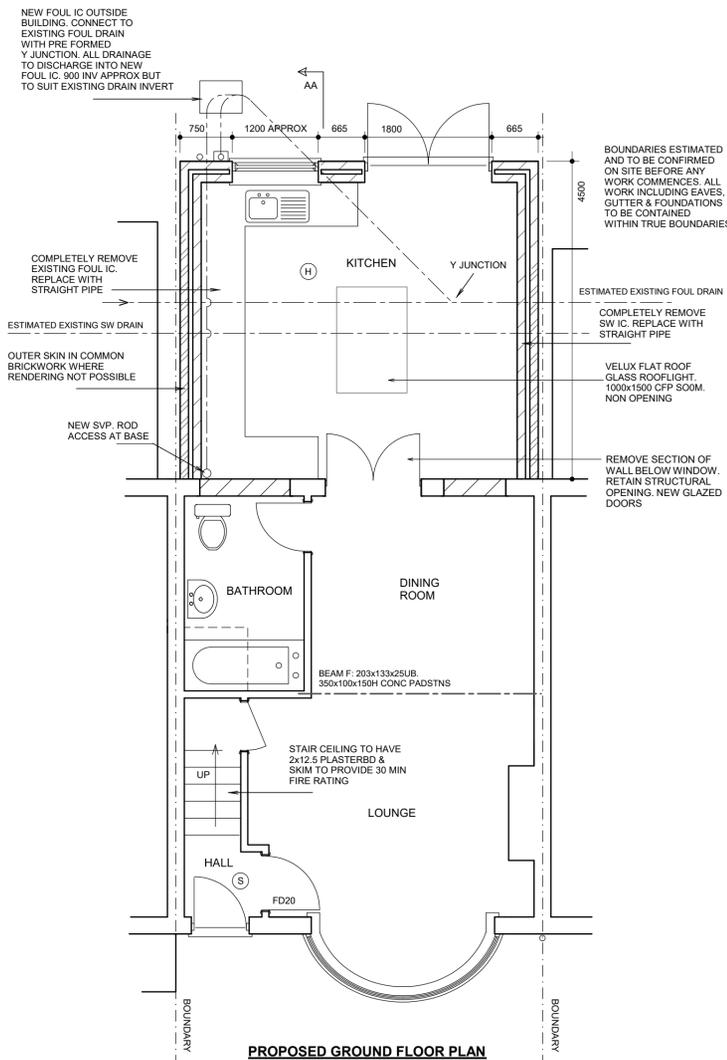
**PROPOSED SIDE ELEVATION**  
SCALE 1:100

**PROPOSED REAR ELEVATION**  
SCALE 1:100

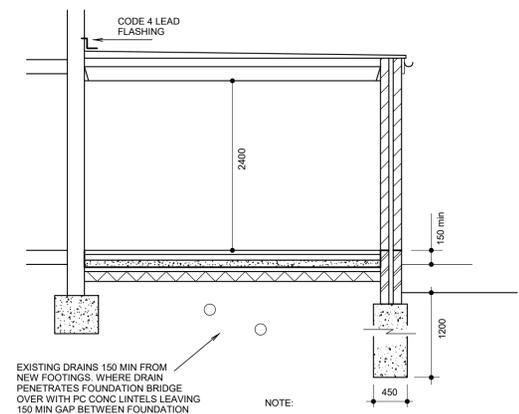
**PROPOSED SIDE ELEVATION**  
SCALE 1:100



**EXISTING GROUND FLOOR PLAN**



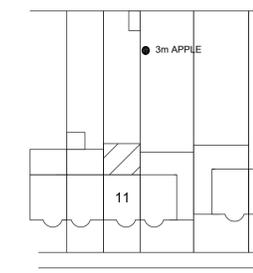
**PROPOSED GROUND FLOOR PLAN**



**PROPOSED SECTION AA**

EXISTING DRAINS 150 MIN FROM NEW FOOTINGS. WHERE DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONC LINTELS LEAVING 150 MIN GAP BETWEEN FOUNDATION AND OUTSIDE DIAMETER OF DRAIN. LEAVE 150 MIN GAP BETWEEN NEW FOUNDATIONS AND OUTSIDE FACE OF IC WALLS. INCREASE GAP TO 600 IF DRAIN INVERT EXCEEDS 1100. 150 PEA SHINGLE AROUND DRAIN PIPES

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 CLAY MASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND



**BLOCK PLAN**  
SCALE 1:500

**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. 3pc 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C

**11 BEVERLEY ROAD RUISLIP MIDDX HA4 9AL**

**SINGLE STOREY EXTENSION**

**SCALE 1:50 / 1:100 @ A1**

**MARCH 2021**

**JAMES RUSH ASSOCIATES LTD**

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**DRG No. 2214.4**

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. BUILDER/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.

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