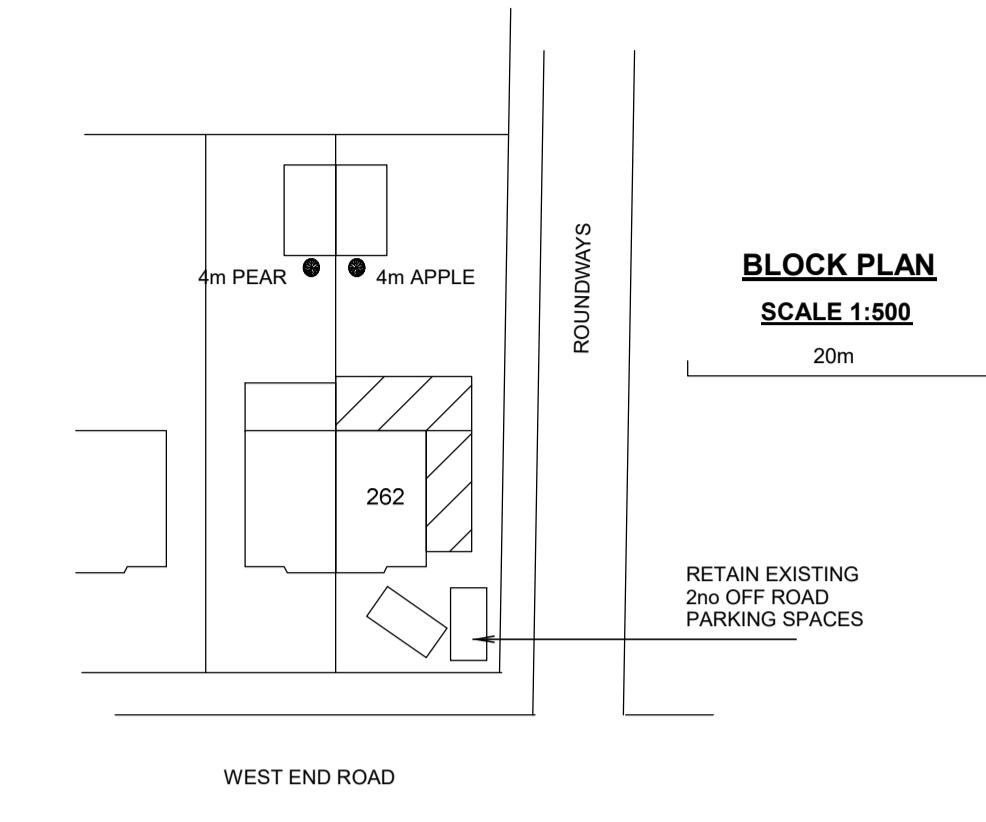


PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

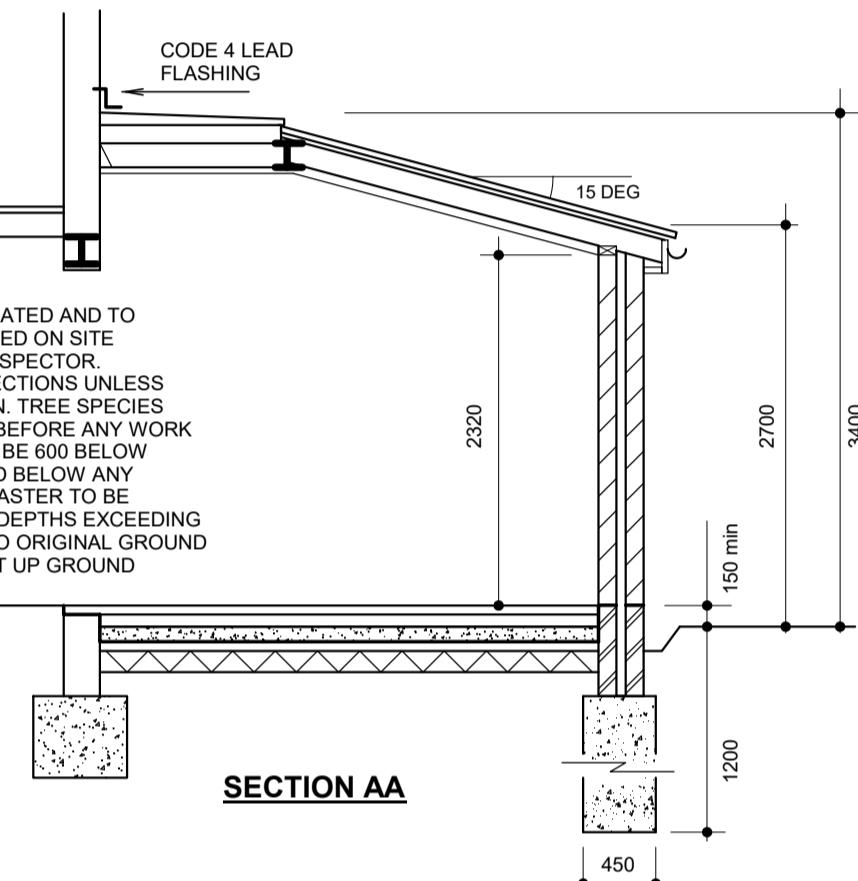


BLOCK PLAN
SCALE 1:500

20m

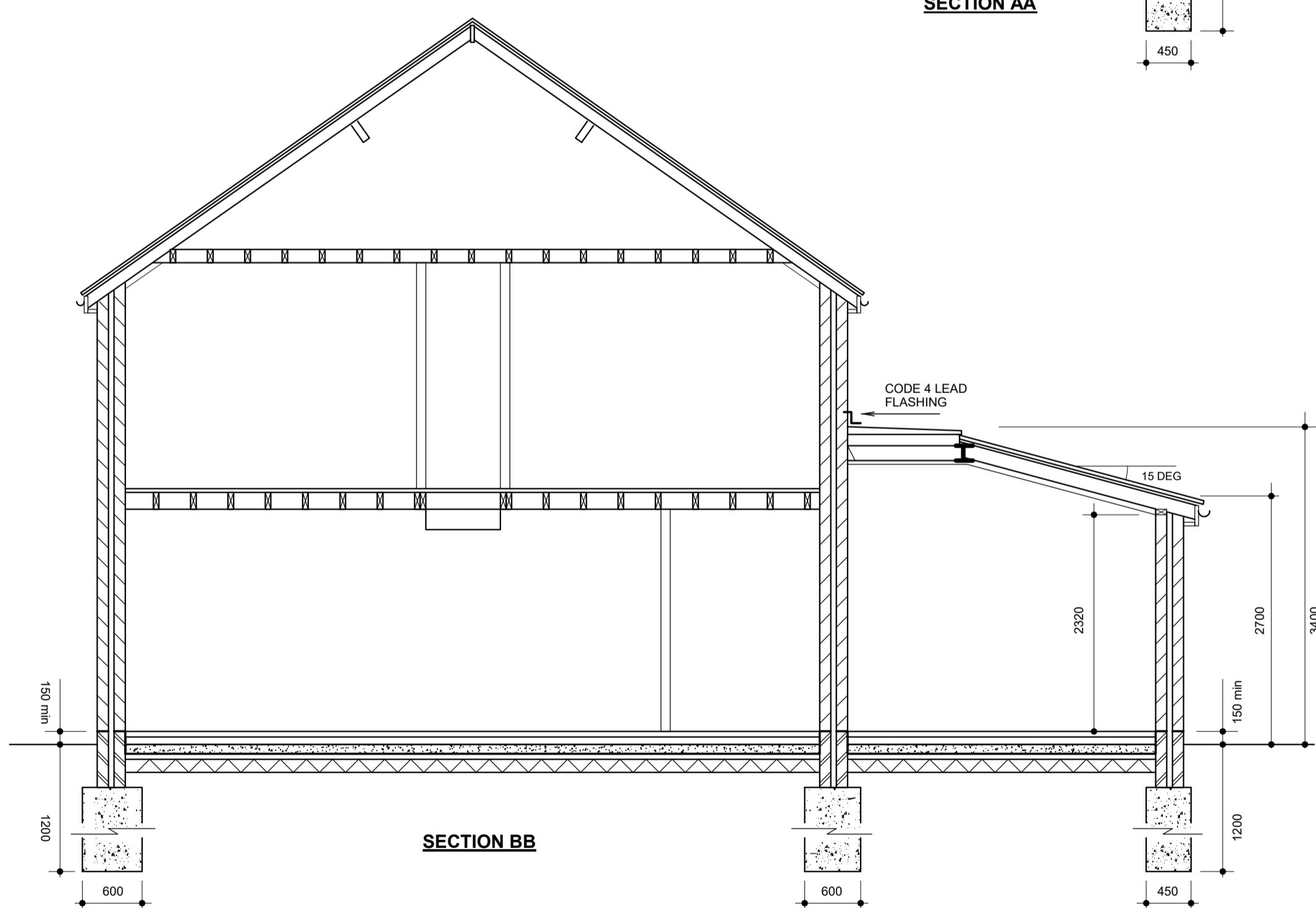
RETAIN EXISTING
2no OFF ROAD
PARKING SPACES

WEST END ROAD

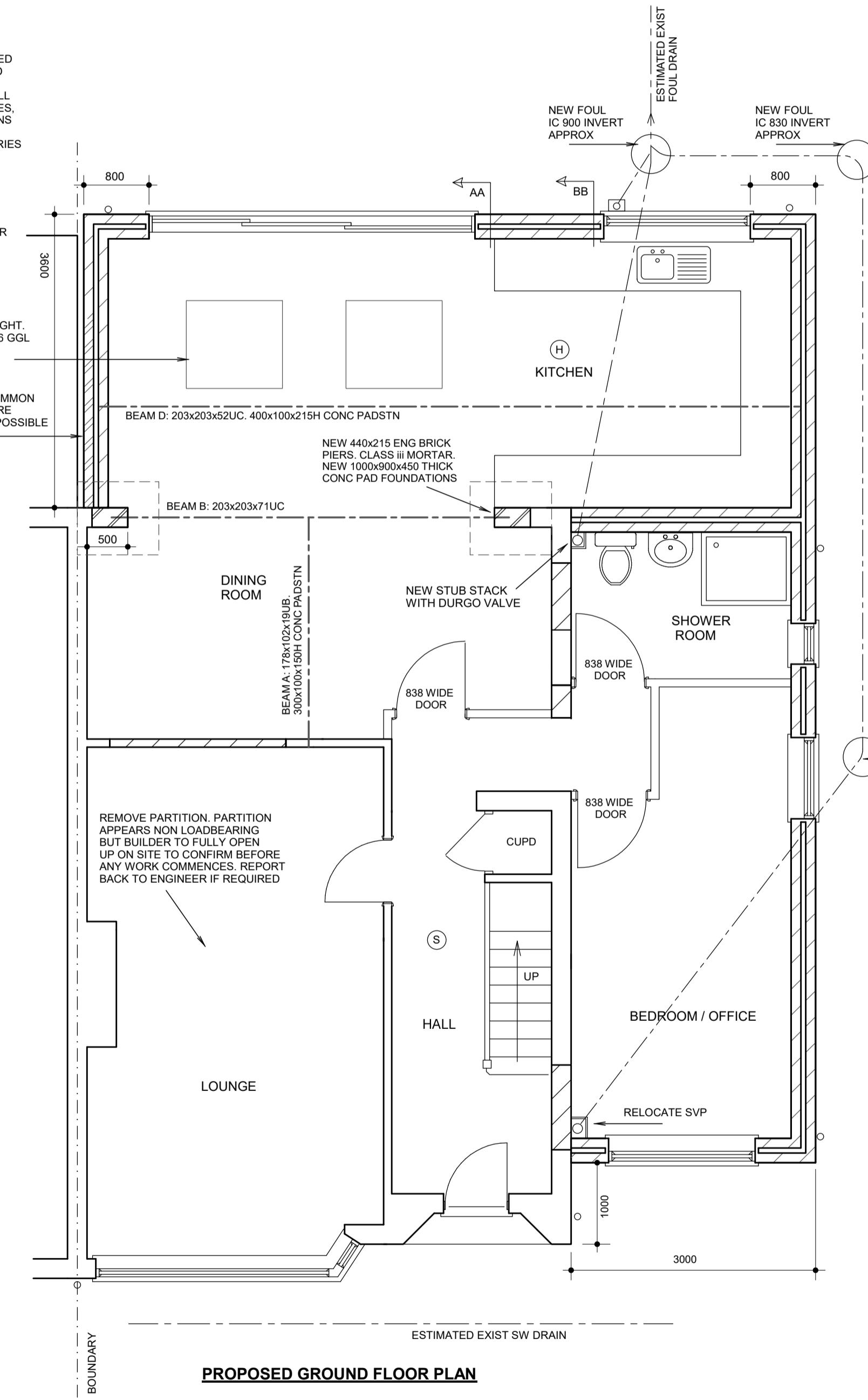


NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR.
PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED. DEPTHS TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJUSTED DEPTHS AS DETERMINED BY PROVIDER TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND

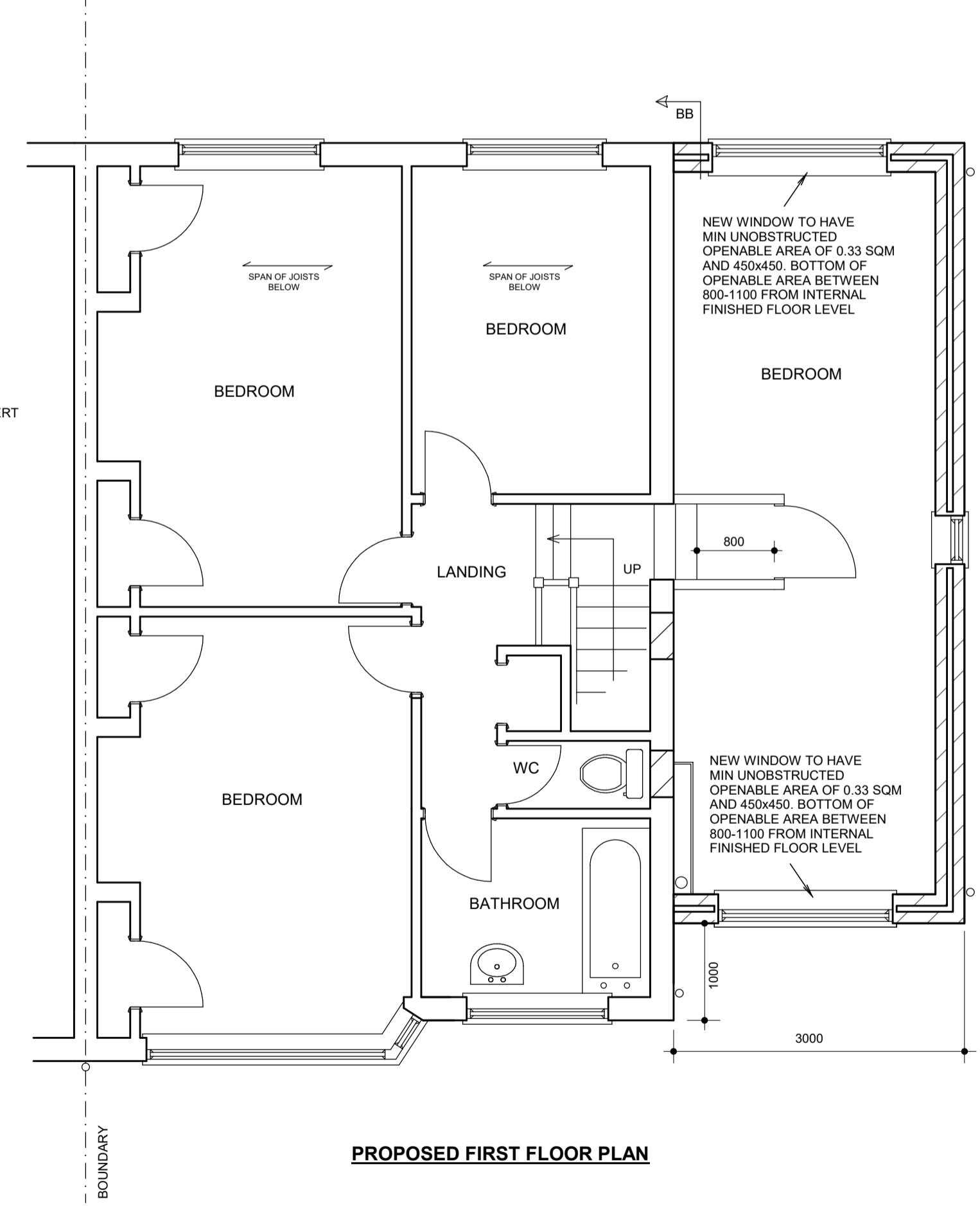
SECTION AA



SECTION BB



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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 bedding. 600x450 cast iron frame & cover. Alternatively use Osmo preformed IC all to manufacturers 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.

10.00 METRES @ 1:100

(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

5.00 METRES @ 1:50

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

262 WEST END ROAD RUISLIP MIDDX HA4 6DY

TWO STOREY & SINGLE STOREY EXTENSION

SCALE 1:50 / 1:100 @ A1

APRIL 2021

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JAMES RUSH ASSOCIATES LTD

DRG No. 2227.6 REV A

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE. PLAN ALL NEW WORKS IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. DIMENSIONS IN MILLIMETRES ARE 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. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL CONFIRMED ON SITE. ALL EXISTING CONCRETE & STONE WORK TO BE LEFT UNALTERED UNLESS OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS OVERLAYS THIS DRAWING, THE DRAWING IS TO BE OVERLAIN. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE COMPLIANCE WITH CDM REGULATIONS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE COMPLIANCE WITH CDM REGULATIONS. 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