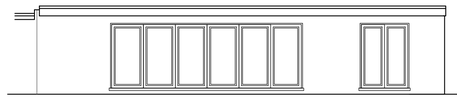
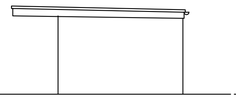


EXISTING FRONT ELEVATION
SCALE 1:100



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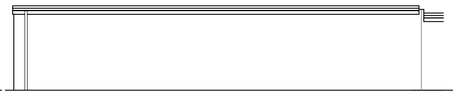

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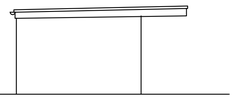

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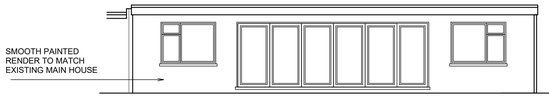

PROPOSED FRONT ELEVATION
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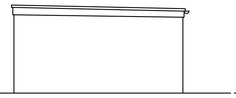

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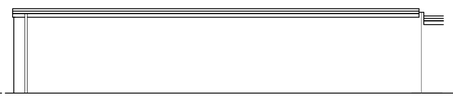

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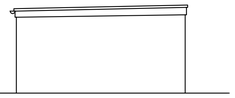
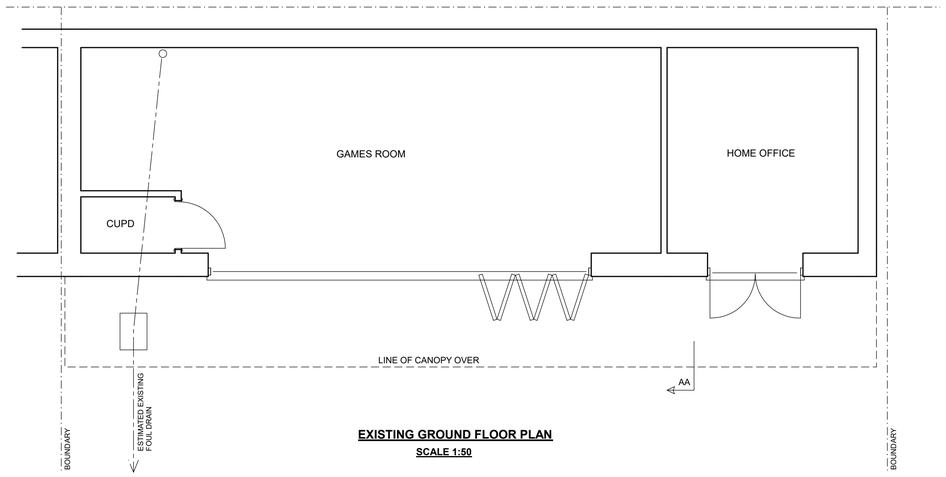
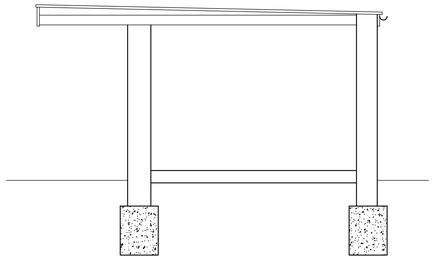


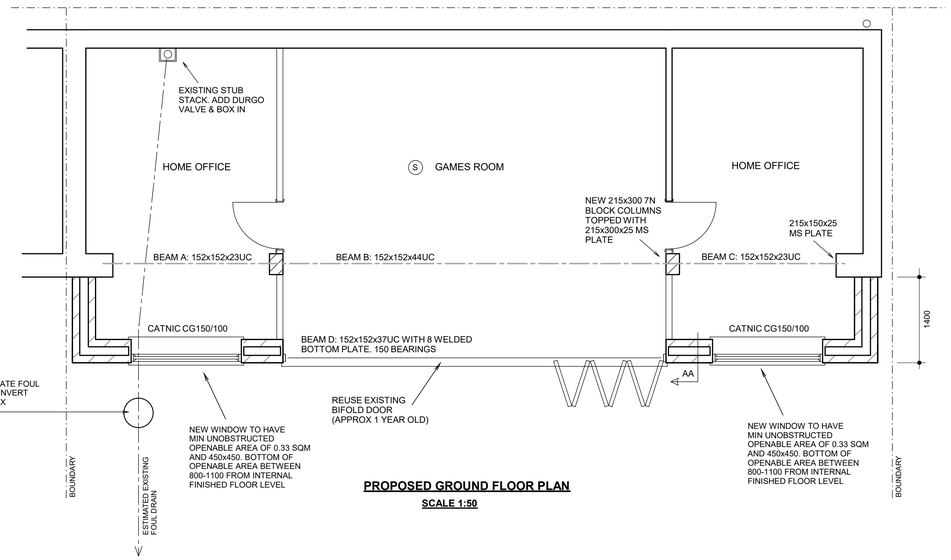
PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:50

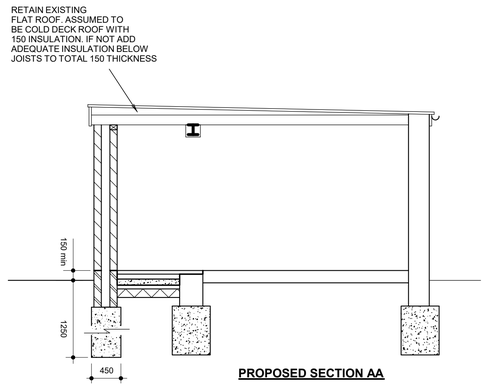


EXISTING SECTION AA



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. ALL WORK INCLUDING EAVES, GUTTER & FOUNDATIONS TO BE CONTAINED WITHIN TRUE BOUNDARIES



PROPOSED SECTION AA

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.

IMPORTANT NOTE: DEEP EXCAVATIONS ARE DANGEROUS. TRENCHES TO BE DUG BY MECHANICAL DIGGER UNLESS NOT POSSIBLE. NO PERSON TO ENTER A TRENCH UNLESS ADEQUATE EARTHWORK SUPPORT IS CONSTRUCTED. NO PERSON TO ENTER A TRENCH WITHOUT SUPERVISION.

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

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm^2 strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS WITH RENDERED EXTERNAL FINISH

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) to inner & outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knauf DriTherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. Provide thermalite expansion joint to external leaf on spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render externally. 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Openings to have lintels as plan. 150 min bearings.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating.

INTERNAL PARTITIONS

100x50 stud. 12.5 plasterboard + skim. 1981x762 doorways. Lay DPC under sole. All partitions to contain 100 acoustic quilt.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm^2 min vent.

DRAINS

Osma 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 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.

ROOF

It is assumed that existing roof is cold deck with 150 insulation below 50 vent gap. If so retain existing roof. If cold deck insulation not adequate make up thickness below joists. Expose before any work commences to confirm proposals practical. Report back for instructions if not practicable.

SURFACE WATER

Retain existing

WINDOWS & DOORS

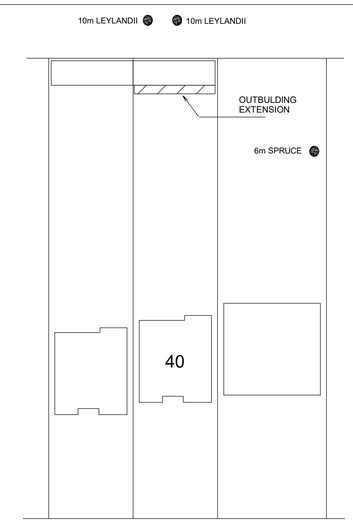
Double glazed with 16 air gap and soft low E coating. Built in 8000mm^2 adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

Electric panel heaters.



N

BLOCK PLAN
SCALE 1:500
20m

40 VINE LANE UXBRIDGE MIDDX UB10 0BA **SINGLE STOREY EXTENSION TO OUTBUILDING**	**SCALE 1:50 / 1:100 @ A1** **APRIL 2024**	**DRG No. 2413.1 REV A**	**JAMES RUSH ASSOCIATES LTD** **54 JOINERS LANE CHALFONT ST PETER** **BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761** **EMAIL: jameswrush@hotmail.com** © **COPYRIGHT JAMES RUSH ASSOCIATES LTD**	10.00 METRES @ 1:100 5.00 METRES @ 1:50	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 BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.	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 DRAWING/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