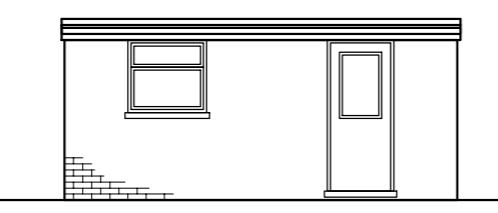




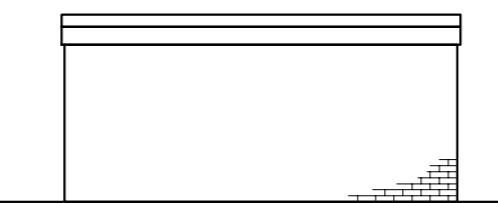
PROPOSED FRONT ELEVATION
SCALE 1:100



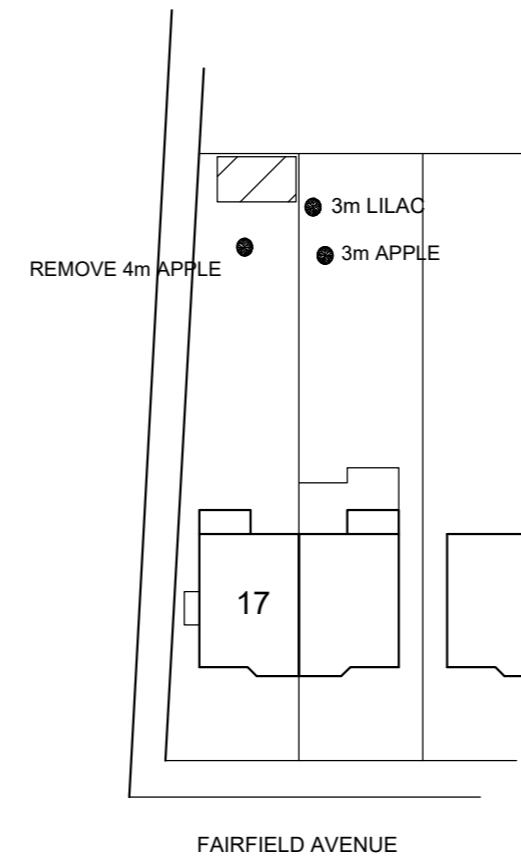
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

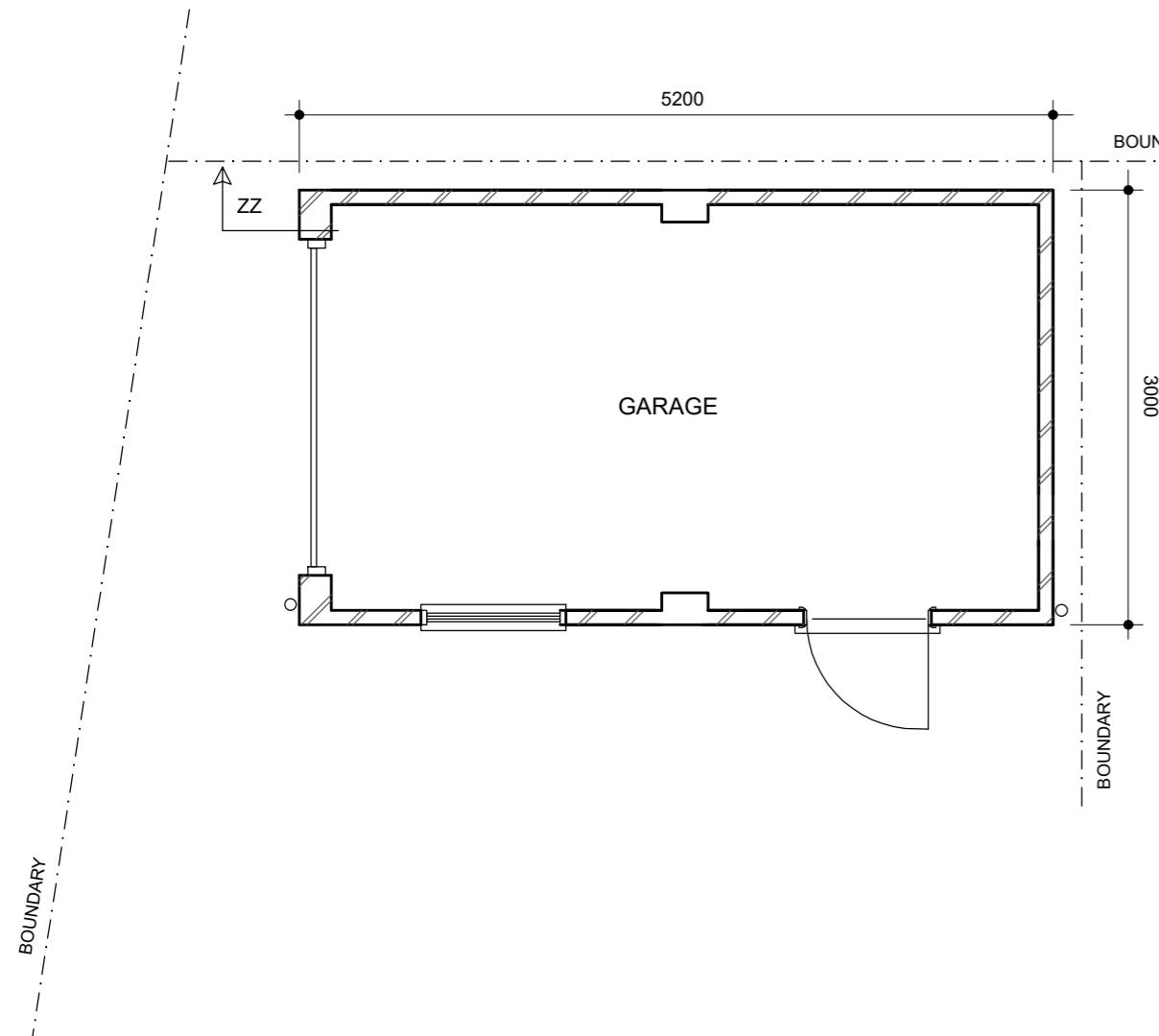


FAIRFIELD AVENUE

BLOCK PLAN

SCALE 1:500

20m



10.00 METRES @ 1:100

5.00 METRES @ 1:50

17 FAIRFIELD AVENUE RUISLIP MIDDX HA4 7PG

NEW DETACHED GARAGE

JAMES RUSH ASSOCIATES LTD

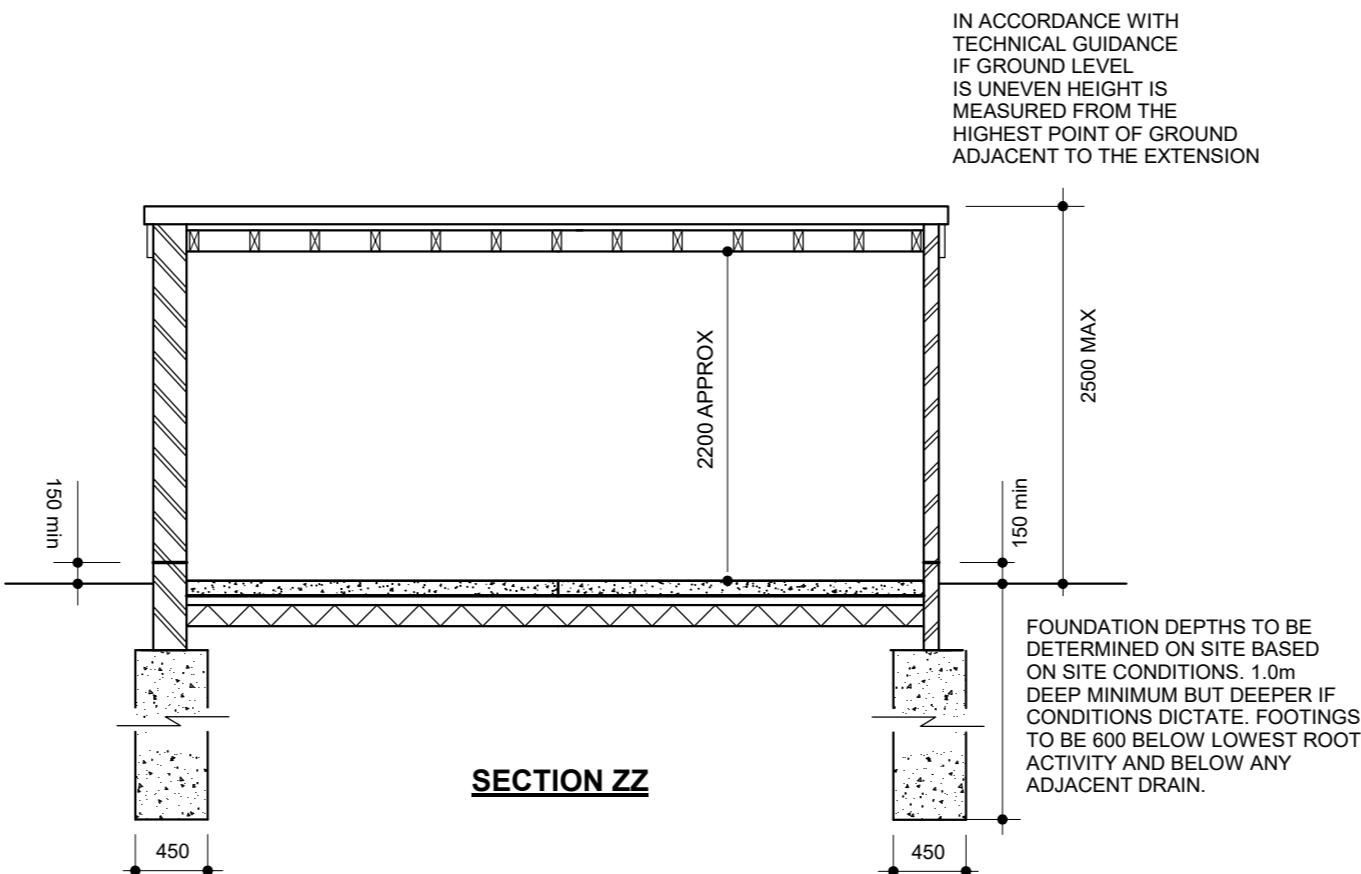
54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jameswrush@hotmail.com

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SCALE 1:50 / 1:100 @ A2

APRIL 2020

DRG No. 2123.3 REV A



IN ACCORDANCE WITH
TECHNICAL GUIDANCE
IF GROUND LEVEL
IS UNEVEN HEIGHT IS
MEASURED FROM THE
HIGHEST POINT OF GROUND
ADJACENT TO THE EXTENSION

FOUNDATION DEPTHS TO BE
DETERMINED ON SITE BASED
ON SITE CONDITIONS. 1.0m
DEEP MINIMUM BUT DEEPER IF
CONDITIONS DICTATE. FOOTINGS
TO BE 600 BELOW LOWEST ROOT
ACTIVITY AND BELOW ANY
ADJACENT DRAIN.

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

FOUNDATIONS

Concrete deep strip 30 N/mm² 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 & 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GARAGE GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM. 100 concrete. Tamped finish

EXTERNAL WALLS (SOLID)

Solid wall of 102 / 215 facing brick (see plan). 327x215 (inc wall thickness) piers at max 3000 cts. Class B engineering brick below DPC. DPC to BS743 lapped to existing. Sulphate resisting cement to be used on all work below DPC. Mortar mix 1:1:6. Main garage door to have lintel as shown on drawing. Side window and door openings to have Catnic CN48C. Lintels to have min 150 bearing.

FLAT ROOF

150x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood furred to fall min 1 in 40. 1 layer felt vapour control layer (VCL) in accordance with BS6229 fully bonded to ply decking. Torch on underlay sheet over venting layer. Torch on mineral surface cap sheet to underlay. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm.

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.

WINDOWS & DOORS

All glass below 800mm and 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).

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE
CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN
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

ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES

IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS
CONTRADICTS ARCHITECTURAL DRAWING/SPEC - ENGINEERS DESIGN PREVAILS

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