



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

**FOUNDATIONS**

Concrete deep strip 30 N/mm<sup>2</sup> 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 firred 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).

17 FAIRFIELD AVENUE RUISLIP MIDDX HA4 7PG

NEW DETACHED GARAGE

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

SCALE 1:50 / 1:100 @ A2

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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

10.00 METRES @ 1:100

5.00 METRES @ 1:50