

232 WEST END ROAD RUISLIP MIDDX HA4 6DX

OUTBUILDING

SCALE 1:50 @ A2

JAN 2024

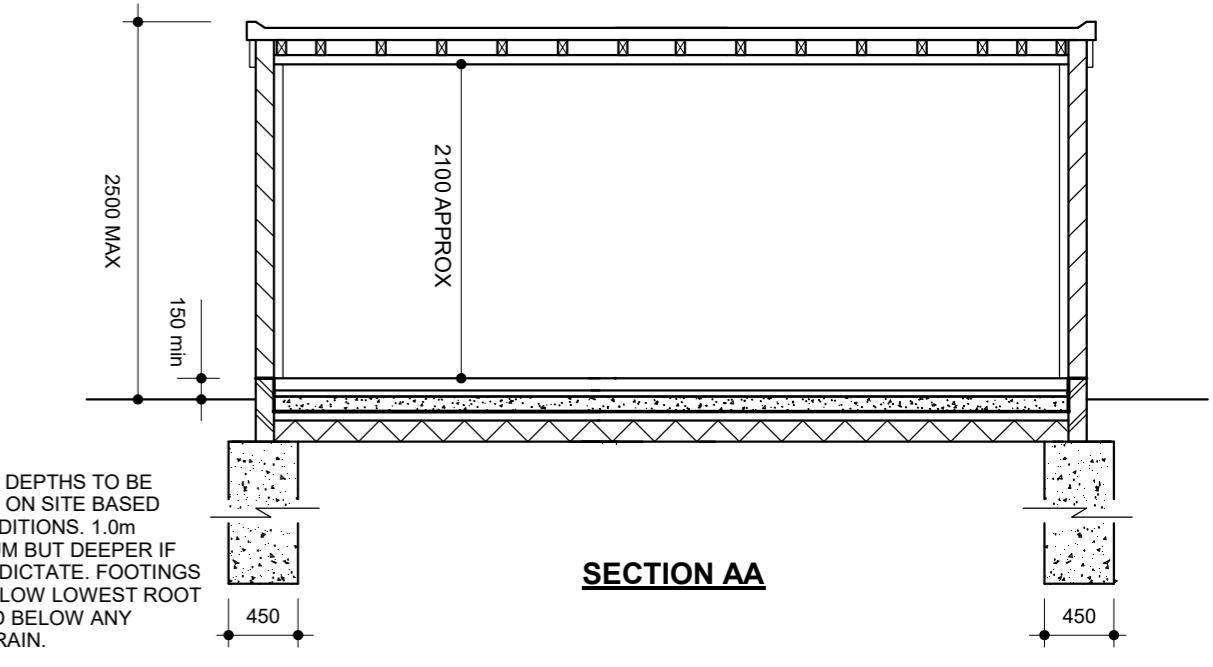
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5.00 METRES @ 1:50



**GENERAL SPECIFICATION**  
(unless noted otherwise on drawings)

#### FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> strength sulphate resisting cement. Depth & width as plan. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance.

#### GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 75 screed.

#### EXTERNAL WALLS (SOLID)

Solid wall of 102 facing brick to elevation along boundary. 100 Celcon standard lightweight block to remaining walls. 327x215 (inc wall thickness) piers as shown on plan. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Door opening to have 100x100 PCC lintel with 150 bearings. Render blockwork with 2 x 10 coat 1:1:6 mix + waterproof additive BS5262. Stainless steel bell drip at DPC level. 52.5 insulation backed plasterboard & skim to walls internally.

#### FLAT ROOF (COLD DECK CONSTRUCTION)

100x50 C24 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 OSB furred to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. 50mm Celotex XR4000 insulation between joists with 50 ventilation gap over. 52.5 insulation backed plasterboard & skim to soffit. 25 continuous vent at eaves to both sides to allow cross ventilation through roof.

#### SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Rainwater to discharge into water butt or soakaway.

#### WINDOWS & DOORS

Solid unglazed doors. If client chooses glazed doors glass 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.

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 DRAWING/SPEC - ENGINEERS DESIGN PREVAILS  
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE WORK COMPLIES 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