Construction Notes:

All work to conform to Building Regulation Standards with work inspections as a Written Basis and following the requirements of Building Control. Details provided here are outline only and not intended to encompass all requirements. Check area for Radon gas, for these notes it is assumed Radon protection is not required but before commencement formal advice. All structural work should follow the structural calculations prepared by George Arch Consulting.

Sub Structure:

To follow the structural engineers design and requirements of BS Enquiry excavate and pour concrete / trench fill foundations to a depth of 1.m x .8m wide with enlarged pads in position of steel posts. Reduce ground levels as required removing top soil in position of ground bearing floors.

From new Foundations build new class A Engineering brickwork or FN concrete blockwork to ground level allowing for a 100mm cavity.

Under Ground Drainage:

All foul drainage laid in accordance to relevant British Standards and following manufacturers recommendations and instructions ~ BS EN 5955 Part 8, 1000: BS 4660: 1989 & BS 5911: 1989.

Foul drainage laid at not less than 1:40 fall with long radius bends at the bottom of all vertical stack pipes.

Access and inspection chambers provided to all for easy future access including junctions between existing and new work. Internal inspection chambers to have double sealed covers screw fixed if any internal.

Pipe work to be fully encased in 100mm pea shingle. As pipes pass through walls brickwork supported above by lintels etc. as required

All rainwater via trapped gullies as shown on plan and taken to new soak away located at least 5 meter from any buildings, including garden

All drainage tested on completion for the Inspection and to the approval of Building Control Officer.

Ground Existing Floor:

Prepare ground and remove all vegetation and top soil. Lay well compacted and consolidated / sand blinded hardcore to a depth of at least 125mm but not exceeding 600mm.

Place DPM over blinded hardcore and link to DPC.

Super Structure:

External Walls

Build new cavity walls, cut and link to the existing ensuring cavity is retained or dpc/cavity tray flashing profiles and movement / compression joint ensuring slip tile used to one side.

Thermalite 100mm shield blocks internally,
100mm full fill mineral wool cavity batts
Face brickwork below DPC with 100mm Fn Concrete blockwork above
13mm light weight plaster internally and 13mm render externally

Walls tied together at 300mm x 450mm vertical using proprietary double triangle SS wall ties. At all junctions, window door and abutments place ties vertically at 225mm centres.

All cavities closed using thermabate closures or similar. Make sure all cavities are kept clean and debris removed from batts as work progresses.

Internal Walls:

All new loadbearing build new walls doors under structural advice at 400 centres.

Roof Structure and Roof Tiles:

Traditional cut and pitched roof trussing on structure. Follow structural engineer's det

Plumbing & Ventilation:

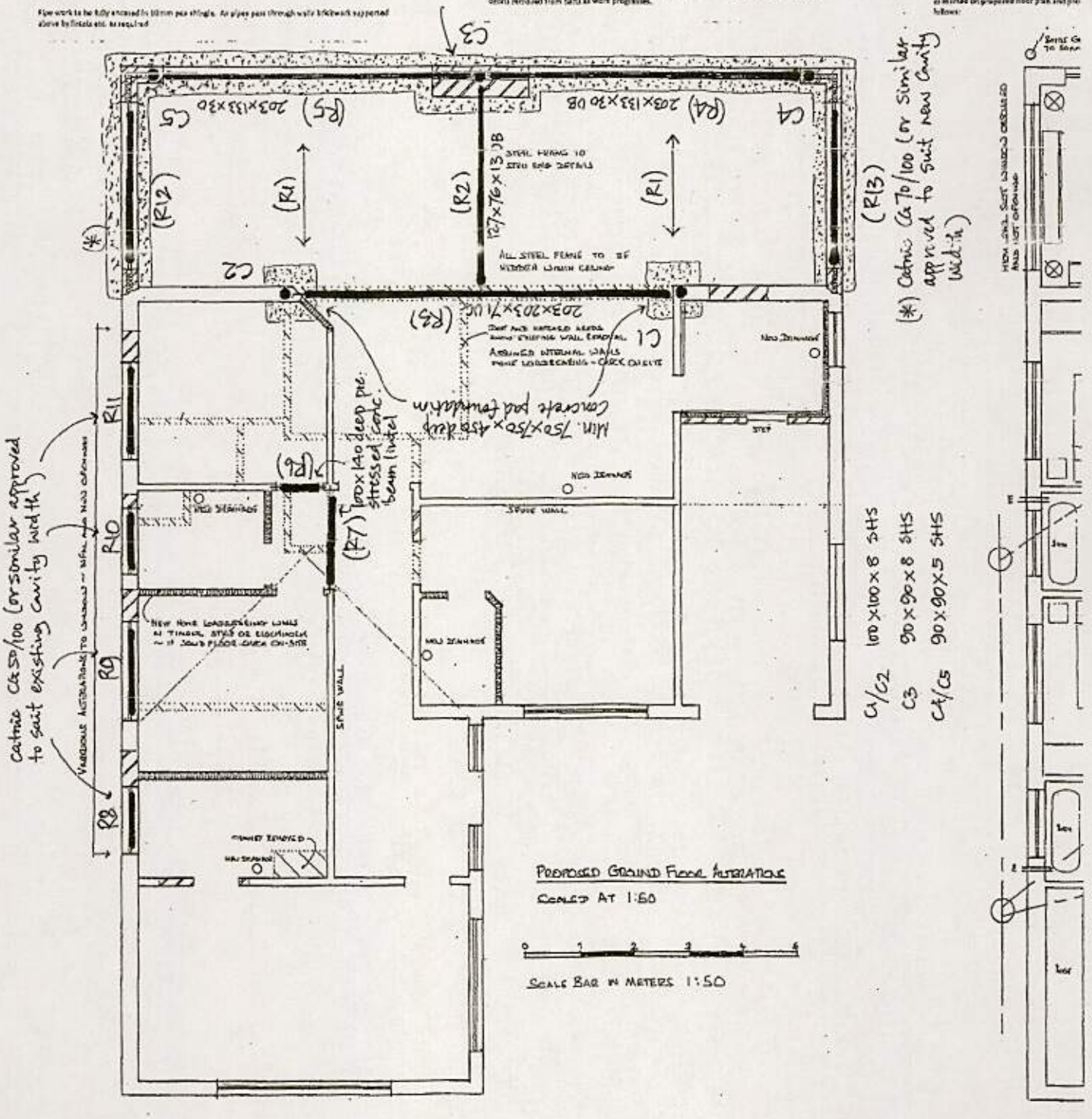
Above Ground Drainage, Soil & Waste

Install all above ground drainage connecte BS EN 1329-1, kite mark certified, or To BS

All pipe work in UPVC, WCs to be 100mm diameter. SVP's to be 100mm diameter a windows and be fitted with PVC bal com the use of Automatic Air Admittance va Building Inspector on site.

Use Osma Soil System and Install following out in Osma Soil & Waste Systems Produc appendix.

Retain the existing soil and vent pipe locat as marked on proposed floor plan and pro follows:



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