

**Foundations:**  
Foundation to be constructed as shown on Sections, reinforced as mentioned within Structural Engineers calculations.

**Brickwork below damp proof course:**  
Work below dpc to be facing bricks where visible and elsewhere, approved aerated trench blocks laid in cement/sand mortar. Cavities are to be filled with mortar to ground level or minimum 225mm below finished floor level and are to be spigot off.

**Damp proof course:**  
Approved Damp Proof Course to be 150mm minimum above ground level.

**External wall construction:**  
To be constructed as indicated on Sections. Stainless steel wall ties at 450mm centres vertically (300mm around openings) and staggered at 750mm centres horizontally.

**Window / Door reveals:**  
Cavity to be closed at window & door reveals with an insulated cavity closer. Window / door frame to lap closer by 30mm minimum.

**Internal wall finish:**  
Block walls to be finished with 12.5mm Gyproc Wallboard stuck with Gyproc Dri-wall adhesive joints, dabs in strik accordance with British Gypsum recommendations with plaster skim finish.

**Joinery:**  
All joinery shall be preservative treated and either purpose made to the overall dimensions shown or standard item as indicated. Finish to joinery to be either a preservative stain finish or a full paint system as indicated, each to be applied in strict accordance with the manufacturers instructions.

**Windows and doors:**  
All windows and doors to be double glazed with (4:16:4) sealed units low 'E' glass and Argon filled air space. Windows and doors to be draught sealed.

**Glazing:**  
Glazing to all windows below a level of 800mm above finished floor level and glazing to doors and side panels below a level of 1500mm above finished floor level up to 800mm wide shall be toughened glass to comply with BS 6206 Class C. Panes of glass wider than 900mm to comply with BS6206 Class B.

**Trickle Vents:**  
All new or replacement windows to be fitted with trickle vents having a min opening area not less than:  
Kitchen, Dining Area, Utility = 8000sq mm.

**Roof construction:**  
Refer to sections for roof construction.

**Wall plates:**  
Wall plates are to be of the dimensions shown and are to be held down with 2.5mm x 30mm galvanised steel ties. 1.2m max centres hooked over plate and securely fixed to face of wall.

**Pipe insulation:**  
Hot water pipes in unheated spaces and primary pipework within 1m of hot water cylinder to be insulated. Thickness of insulation to be not less than the diameter of the pipe.

**Rainwater goods:**  
Style and colour to be confirmed by client.

**Accessible switches and sockets:**  
Switches and socket outlets for lighting and other equipment in Habitable Rooms should be between 450mm and 1200mm from finished floor level.

**Energy efficient lighting:**  
Fixed Internal Lighting - Provide energy efficient type lighting where indicated on drawing (fixed lighting with lumens efficiency greater than 40 lumens per circuit-watt). Fixed External Lighting - Lamp capacity not to exceed 150W a fitted with PIR sensor.

**Electrical work:**  
All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, Building Control 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.

**Ventilation requirements:**  
Kitchen - Ventilated with an extract fan capable of extracting 30 litres/second.  
Shower Room/Utility - Ventilated with an extract fan capable of extracting 15 litres/sec.  
Note - Where the extractor fan exceeds 2m from the point of exhaust, a centrifugal type should be installed.  
All internal doors to have an air gap under them equivalent to 7600mm<sup>2</sup> eg 10mm undercut on a 762mm wide door.

**Leadwork:**  
All lead is to be installed in accordance with the established industry practice and the current British Standards for fully supported lead sheet roof and wall coverings and relevant sections of the BS code of practice for slating and tiling. All leadwork is to be carried out using cast lead sheet covered by Board of Agreement Certificate 861764.  
Leadwork to all roofs is to be carried out in the following MINIMUM weights: -  
Pitched roofing Code 4  
Gutters Code 5  
Apron and cover Code 4  
Lead cladding is to be laid on a non-woven polyester underlay and secured as necessary with Terme coated stain steel clips and/or plastic/corrosion resistant joints of lead into brickwork are to be lead wedged and caulked with lead coloured, silicone resin sealant to BS 5889 type A (Multi-Point or similar). Always apply patination oil to new leadwork where the wash off would cause visible staining to surrounding materials. Health & safety - Always wear gloves with old lead. Always wash hands after handling new lead.

**Underground goods:**  
Foul and surface water drains are to be laid in PVCu and as indicated on the ground floor plan. Drains below buildings shall be bedded on and surrounded in granular material to underside of hardcore. Drains passing through walls to be protected with concrete relieving lintels.

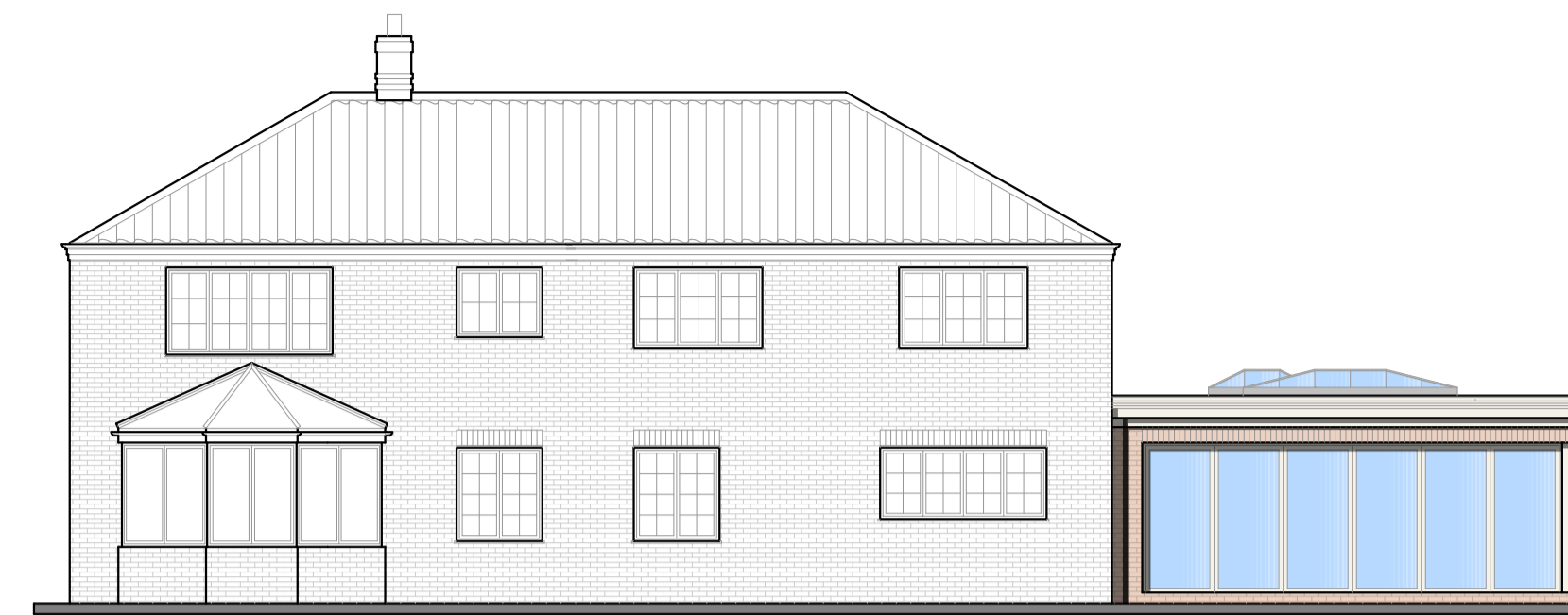
**Waste drainage above ground:**  
All new waste fittings are to be in black uPVC and to comply with BS 4514, by either Osma or Hepworth.  
W.C.'s to generally conform to requirements of BS 5503 with a 90mm diameter horizontal outlet used in conjunction with converters to form 50mm deep seal 'P' or 'S' trap. Overflow to be provided to W.C. Waste pipes for wash basin and bidets to BS 3380 32mm diameter, with 75mm seal 'P' trap to BS 3943. Sinks, baths and showers to have waste pipes 40mm diameter to BS 3380 with 75mm seal 'P' trap to BS 3943.  
Where branch discharge pipe distances are greater than 3000mm they are to be a minimum of 50mm diameter. Where more than one waste pipe discharges into a common branch discharge pipe the minimum diameter of the common pipe should be 50mm.  
Soil ventilation pipes to be 100mm diameter, situated at the head of the drain run and should terminate at the 900mm above any opening aperture with appropriate weather cap to suit all, bonded and sealed with underlay all fitted to manufacturers instructions. Stab stacks to be 100mm diameter and fitted with an admittance valve to top, fitted above highest flood level of appliance. All SVPs and stub stack to comply with BS 4514.  
Inspection chambers:  
Chambers are to be provided in locations shown.  
Chambers may be in PVCu where invert is 900mm or less.  
Smoke detectors:  
Smoke detector to be installed in hallways and is to be linked with existing Smoke Detectors.  
Prevention of air leakage:  
All ducts, pipes, cables etc passing through structures or external walls, ceilings to be adequately sealed to prevent air leakage.



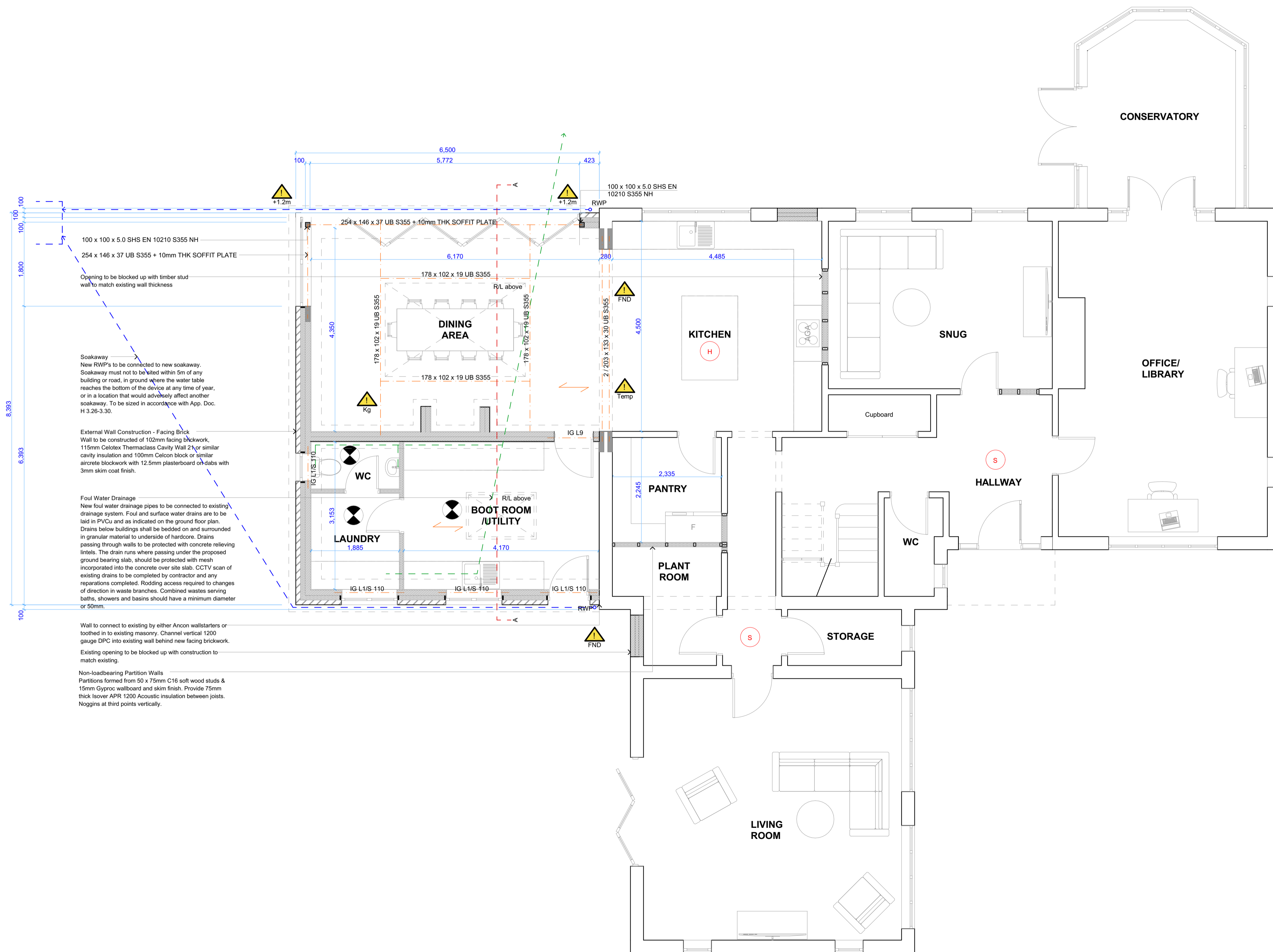
FRONT ELEVATION (NORTH - WEST)  
Scale 1/100



SIDE ELEVATION (NORTH - EAST)  
Scale 1/100



REAR ELEVATION (SOUTH - EAST)  
Scale 1/100



**KEY**

- Beams to be designed by structural engineer; all engineering information to be taken from drawings provided by engineer. Architectural drawings are only indicative.
- Extract duct; refer to floor plan and notes column
- Smoke detector; to be hard wired with battery back up
- Heat detector; to be hard wired with battery back up
- Span direction of new roof rafters above. 47 x 150 C24 at 600 ctrs.

ALL EXISTING SERVICES, UNDERGROUND AND OVER GROUND SHOULD BE LOCATED AND SURVEYED AS REQUIRED PRIOR TO WORKS STARTING ON SITE.

DRAINAGE LAYOUT / DESIGN SHOWN INDICATIVE. DESIGN TO BE CONFIRMED FURTHER TO ON SITE INVESTIGATIONS OF EXISTING DRAINS AND THE COMPLETION OF A CCTV SCAN INSTRUCTED BY THE CONTRACTOR.

PROPOSED NEW FOUL DRAINS TO CONNECT INTO EXISTING DRAINAGE SYSTEM; CONTRACTOR TO PROVIDE COST AND SPECIFICATION AS PART OF THE TENDER SUBMISSION.

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS REF: XXXX

CONTRACTOR TO ALLOW FOR BUILDING REGULATIONS INSPECTION CHARGES AND MONTHLY SITE MEETINGS.

Amendments:	Date:	Rev:
Dimensions added	25.04.2023	A
Redesign as per clients comments	22.05.2023	B



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All dimensions are to be checked on site and the Architect is to be notified of any discrepancies. Written dimensions are to be followed in preference to scaled dimensions. This drawing is copyright and may not be reproduced without the written consent of SMG Architects.

Job Title  
Extension and alterations at Clematis House, Sandy Lane, Aymerton, NR11 8QE  
Client  
Mr & Mrs Hobart

Dwg. Title

Job No.	Drawn by	Checked by
23.5102.004	RC	SS
Dwg. No.	Rev	Date
BR01	B	19.04.2023

Building Regulation Drawings - Scale as shown at A1

GROUND FLOOR PLAN  
Scale 1/50