Water Supply: -
Provide new hot and cold water supply to the new wash hand basins, showers and baths in new WC, bathroom and en-suites. Provide new cold water supply to new W.C.'s.
Where possible water supply pipes to be run below finished floor level. Where pipes have to run in the roof space, pipes to be insulated with material with a Thermal Conductivity not exceeding 0.0045 W/mK.
Wholesome or Softened Wholesome water to be provided to all washbasins, fixed bath and shower in any bathrooms, also to and wash basins in or adjacent to any room containing a sanitary convenience.
In addition, any area or room used for the preparation of food must contain a sink supplied with wholesome or softened wholesome water.

Conservation Of Water:-
The water consumption calculation will be provided to the local authority building control department prior to the completion of the building works.
Where the operating temperature of domestic hot water in the storage vessel can exceed 80°C under normal operating conditions, the outlet from the storage vessel should be fitted with a device to ensure that the temperature supplied does not exceed 60°C.
A temperature control device to be fitted to all installed baths to ensure that delivered hot water cannot exceed 48°C.

Flashings: -
At roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in accordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Lintels: -
All lintels to be manufactured by Keystone (or similar approved) and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. (See separate note). Internal lintels not specified are either BOX 100 for load bearing walls and INTERNAL 100 lintel for non load bearing.

Rainwater goods: -
UPVC gutters to small link roof only. Use flat roof water outlet to main roof. 115mm half round and 68mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to underground drainage system. To be black.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Provide and fix 12.5mm Gyproc SoundBloc to all new non-roof ceilings (ie. Ceiling between two floors) and within floor provide 200mm thick fiberglass insulation. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling.

Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Above ground drainage: -
To be UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement. Shower floors level with floor. Provide anti-siphon traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. Provide 110mm diameter soil and ventilating pipes as shown to terminate 900mm above window heads with a suitable ventilating terminal. Internal soil and vent pipes to terminate through roof void with all necessary waterproofing seals. Any internal stub-stacks fitted with a pressure relief valve vent to be at least 1000mm above finished floor level.

New buildings to Approved document L: -
The building will be built in accordance with Accredited Construction Details which are in conjunction with the Enhanced Construction Details.
MCI-GF-01
MCI-GF-02
MCI-IW-04
MCI-IW-05
MCI-IW-06
MCI-IF-02
MCI-WD-03
MCI-WD-04
MCI-WD-05
MCI-RE-01
MCI-RG-01
The building when finished will be Pressure Tested (to latest approved procedure). The Target CO2 Emission Rate will be forwarded to the Local Authority when to hand.

Studwork partitions: -
Form internal stud walls in 50 x 100 softwood studs at 600mm centers with 50 x 100 head and sole plates and noggins at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 25mm thick Isowool Acoustic partition roll between studs. To achieve sound reduction of 42db.

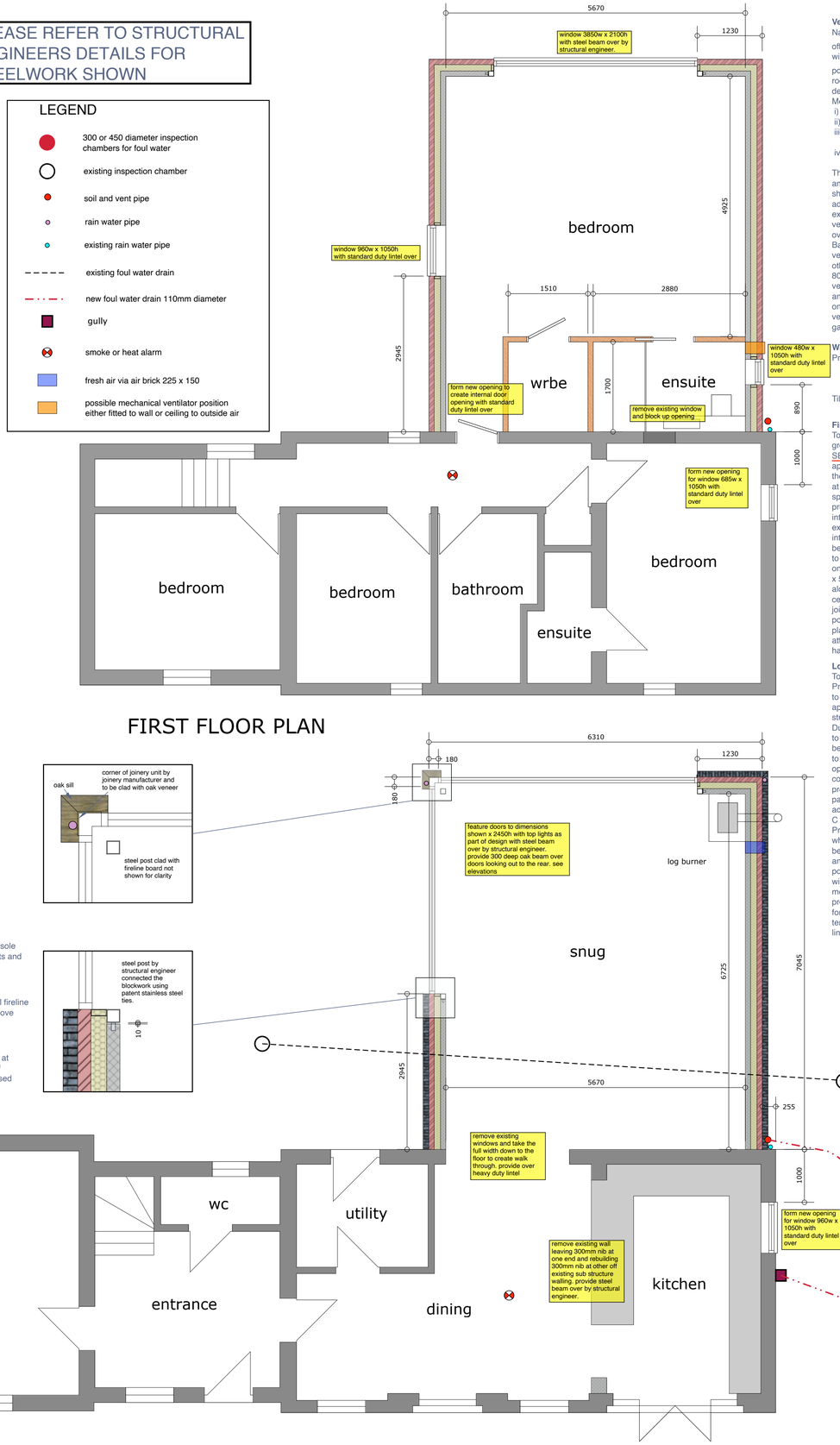
Steelwork fire protection: -
Steel work in floors provide underneath locally extending 300mm past the end point of the steel fireline board in lieu of standard plasterboard. Steel post to be clad in fireline board. steel treatment above ground coat with good grade epoxy primer. post below ground coat with bitumastic treatment.

Smoke/heat alarm: -
Provide mains operated self-contained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

PLEASE REFER TO STRUCTURAL ENGINEERS DETAILS FOR STEELWORK SHOWN

LEGEND

- 300 or 450 diameter inspection chambers for foul water
- existing inspection chamber
- soil and vent pipe
- rain water pipe
- existing rain water pipe
- existing foul water drain
- new foul water drain 110mm diameter
- gully
- smoke or heat alarm
- fresh air via air brick 225 x 150
- possible mechanical ventilator position either fitted to wall or ceiling to outside air



FIRST FLOOR PLAN

GROUND FLOOR PLAN

Ventilation: -
Natural ventilation area of windows (purge) to offer at least 1/20th of room floor area if the window opens at least 30 degrees to the closed position. Alternatively to offer at least 1/10th of room area if the window opens at least 15 degrees to the closed position.
Mechanical extractor fans to be provided to: -
i) Utility room 30 litres per second.
ii) WC offering 6 litres per second.
iii). Bathroom / ensuite offering 15 litres per second
iv). Kitchen offering 60 litres per second or cooker hood offering 30
The flow rates of the extract fan must be tested and results passed to SHDC Building Control to show compliance that the extraction rate is adequate for the room. Where mechanical extractor fans are fitted in rooms with no natural ventilation, provide fans that have 15 minute overrun that may be operated intermittently.
Background ventilation is to be provided by trickle ventilators to tops of windows unless stated otherwise. Use trickle ventilators offering 8000mm2 per window head. Ensure enough ventilators are provided to satisfy this requirement and wherever possible try and provide ventilators on opposite sides of the building to promote cross ventilation. Also ensure all doors have a 10mm gap underneath door to floor finish.

Wall tiling: -
Provide and fix in new bathroom and ensuite to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout.
Tiles to be selected and areas to be tiled to be determined later.

First floor construction: -
To first floor provide and fix 25mm tongued and grooved flooring grade wood particle board on SEE PLANS by easi-joists by Wolf or similar approved at 400mm or 600mm c/c (we assume they will be 255mm deep by 72mm or 95mm wide at 400mm c/c). The joists are to be designed by specialists and provided to the Local Authority prior to construction on site. Joists supported by internal walls to full bearing width of wall. At external wall positions joists to be supported by internal leaf of cavity construction which is then to be sealed around with silicone sealant or similar to the blockwork. Provide solid strutting as shown on drawing or to manufactures design. Provide 30 x 5 galvanized mild steel lateral restraint straps along line of joist parallel with wall at 1800mm centers. Strap to be fixed to wall + span 3no joists. Provide pack and noggins to joists at strap position. At the existing wall fix a 50 x 200 timber plate to the wall (chemfix or plug and screw) and attach the new joist to this plate via suitable joist hangers.

Log Burning Stove : -
To be capable of burning smokeless fuel and logs. Provide louvered permanent vent in external wall to give ventilation of at least 550mm2 per kW of appliance rated output above 5 kW. Provide pre-stressed concrete lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer. The stove is to be fitted with a back boiler that will be connected to the main system and work when the burner is in operation. Hearth to be constructed of non-combustible material minimum 150mm thick. To project from face of wall by minimum 500mm and pass reveals by minimum 150mm, all in accordance with approved document part J. (part C 1-25).
Provide a carbon monoxide detector to the room where this appliance is situated. The detector is to be positioned on a ceiling at least 300mm from any wall or if positioned on a wall as high up as possible (above any doors or windows) but not within 150mm of the ceiling and between 1 and 3 metres from the appliance.
provide suitable insulated flue of appropriate size for appliance fitted and installed by specialist. the termination of the flue above roof line is to be in line with approved document J diagram 17.

Roof ventilation: -
Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows: -
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.; attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridgeline with suitable ridge vent (by tile manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along abutment.
Ensure 50mm gap between insulation and underfelt.

Roof insulation: -
Insulation to horizontal roof space to be 400mm thick fibreglass laid 100mm between and 300mm over ceiling ties to offer approx. **U value 0.11W/m^2 K**.
Insulation is required to the rafter section of the roof (or the upright section) provide insulation between and under the rafters i.e.: attic trusses or loose rafters, then provide in between rafters 150mm Celotex or similar approved products with 50mm celotex underneath, maintaining 50mm air gap between insulation and underfelt (to achieve **U value of 0.13W/m2 K**). Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

Foundations: -
Provide generally GEN 3 concrete strip footings under walls as shown on drawing width x 300 deep under walls. Foundations taken down to an approved firm base approximately 900mm below ground level, subject to NHBC and Local authority specifications. Depth of foundations around existing trees and shrubs to be in accordance with NHBC Guidance Note No. 4. and the Local Authority Inspection team. Foundation size to steel post assumed at 1000mm square by 450 deep (UNO).

Sub-structure Walling: -
Foundation blocks (7N/mm2) made upped 150mm above ground level with FL quality splash course brickwork (commons internally, engineering or facing brickwork externally).

Ground floor finish (to achieve U value of at least 0.14W/m^2 K): -
Off ground floor base provide 120mm thick Celotex or similar approved product, then 500 gauge polythene vapour barrier then 75mm sand cement screed.

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Preparation: -
Excavate site down approximately 100mm to level site.

DPC`s: -
All openings to be formed with subframe cavity closers. DPC minimum 150mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Underground drainage from property: -
To be 110mm diameter UPVC pipes by Polypipe (or similar) to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin.
Inspection chambers to be either 300 or 450mm-diameter UPVC base and risers with cast iron frame and cover (by approved manufacturer). Covers to be Grade C- light duty covers (to be screwed down) unless IC`s are in driveways where Grade B - medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be roddable type. Protection to underground pipes as follows; where pipes are not under a road and have less than 600mm cover, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm-pea gravel. If under a road and have less than 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. In both cases a layer of compressible material needs to be placed under the bridging. All underground drainage to BS 8301.

Walling (to achieve min. U Value 0.2W/m^{2}K): -
320 cavity walling to consist of 100mm facing brickwork: 120 cavity: build into cavity Celotex full fill wall insulation installed to manufacturers instructions. 100mm Tarmac Toplite blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity (within 225mm): close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP 121: to the inside of cavity walls provide 12mm plasterboard with skim finish on dot and dabs. To other inside walls provide 12mm plaster plus skim finish. Movement joints to be installed in brickwork and blockwork in accordance with BS: 5628, part 3, 1985 and manufacturers own design considerations.

Hot water and heating etc.: -
extend existing system. Install hot water heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion.

Lighting: -
In new dwellings provide 100% internal efficient lighting.
(A light fitting may contain one or more lamps. Cupboards and storage facilities not included). To achieve a luminous efficacy greater than 45 lumens per circuit-watt (not using GLS tungsten lamps with bayonet cap or Edison screw bases).
external lighting which can be in a porch but not a garage or carport which automatically extinguish when there is enough daylight, and when not required at night or have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt (such as fluorescent or heights between 450mm and 1200mm from finished floor level).

Electrical installation: -
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) – 1st January 2005 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Consumer units should be located so that the switches are located between 1350 and 1450mm above floor level.

The Building is to have provision so that in the future, copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed.

Doors and Windows: -
To be UPVC or Aluminium. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (28mm cavity) using soft low-E glass (0.05). All doors and windows are to offer a **U value of 1.4W/m^2 K**.

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Security: -
All easily accessible doorsets (including garage doorsets and communal entrance doorsets) that provide access into a dwelling or into a building containing a dwelling should be secure doorsets to the following:
A. Manufactured to a design that has been shown by test to meet the securities requirement of the British Standard publication PAS 24:2012 or
B. Designed and manufactured in accordance with Approved Document Q Appendix B.

Ground floor, basement and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3. Windows should be made to a design that has been shown by test to meet the security requirement of the British

PROPOSED ALTERATIONS & EXTENSION
CROSSGATE FARM QUADRING ROAD
DONINGTON LINCS
MR & MRS GRANT

G	WALLING NOTE AMENDED	MAR 24
A	U VALUES ADJUSTED IN LINE WITH CALCS	-
B	AMENDMENTS TO KITCHEN AREA	NOV 22
C	STEEL DETAILS ADDED	NOV 23
D	SMOKE NOTE ADDED AND WALLING NOTE AMENDED	NOV 23
E	GLAZING VALUE AMENDED	NOV 23
F	AMENDS TO REAR EXTENSION	MAR 24

DO NOT SCALE FROM THIS DRAWING
The drawings and designs incorporated herein are the property and copyright of Julian Warrick Design Consultant and may not be reproduced or used except as agreed in writing. The contractor is to check all dimensions on site before commencing any work or preparing any shop drawings. Any discrepancies are to be notified to the Architect immediately. Figured dimensions are to be taken in preference to scaled. This drawing is to be read in conjunction with all relevant engineers and specialists drawings and specifications. Any variations are to be notified to the Architect before proceeding with the work. It is the responsibility of the contractor to ensure that all sub-contractors comply with the requirements of the Construction (Design and Management) Regulations as appropriate. The Contractor is to be responsible for obtaining all necessary approvals and shall give all notices required by any statutory undertaking and pay all fees relating to them. Any discrepancies or inconsistencies in the drawings or other information must be reported to the Architect before any work affected is put in hand. Work that may not specifically be shown is not to be assumed or omitted as necessary but is to be carried out as if fully described. Do not scale from drawings. Figured dimensions only to be taken. Any discrepancies to be reported to the Architect before proceeding with the work. Copyright of Julian Warrick Design Consultant