# NOTES RELATED TO SPECIFICATIONS

**Party Wall Act**
Any works falling within the Part Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained.

**Party Wall Construction**
Construct new internal party wall 125 x 50 studding filled with 125 mm thick Kingspan and 12.5 mm plasterboard finish to give a U value of 0.28W/m2K.

**Demolish**
Carefully take down any part to be refurbished preparing site for new part.

**Foundation**
New foundation as drawing, all to regulation A1 & A2. For existing foundations, expose for local authority inspection to ascertain their stability to sustain additional loading.

**Cavity Closers**
Insert Isofoam xcc insulated cavity closer to all new openings all as Document L 2003 width and fixing to suit opening.

**Timber**
All structural timber to be treated and SC3 grade. (unless specified otherwise).

**Sound**
Building work in relation to paragraph E1 of schedule 1 should be ensured that appropriate sound insulation is carried out and a copy of test results is submitted to local authority.

## Wall Construction

EXTERNAL WALL:
102 mm facing bricks, 50 mm cavity with 5 no/M2 stainless steel double triangle or vertical twist type brick ties and every 300 around jambs. Lay 85 mm EARTHWOOL DRITHERM CAVITY SLAB 32 in cavity next to 100 mm THERMALITE SHIELD blocks. Finish with 9.5 mm plasterboard and skim on dot and dab fixing system. Common bricks to founds, bricks to be 20N min. strength with 1:1:6 mortar and 1:¼:3 below DPC.
Tie all new work to existing with continuous cavities. CATNIC CG 70/100 lintels over external wall openings with 150 mm end bearing and weep holes every 4th perpend.

**Lead work**
At all roof abutments of the new roof structure to the existing structure provide code 4 lead flashing with a minimum upstand of 150mm. All lead work installation shall be strict accordance with the requirement of the Lead Development Association recommendations and details. All exposed lead is to be coated with Patination oil to avoid unsightly staining.

**Floor Construction**

**Ground Floor**
50 mm sand and cement screed on 100 mm C35 grade concrete slab, laid onto, 75 mm thick KINGSPAN Thermafloor TF70, run 25 mm thick TF70 up the sides of slab. On 1200 guage visqueen DPM with lapped and / or taped joints, run up sides and under DPC. On 20 mm sand blinding on 200 mm min layer of rolled stone hardcore.

**DPC**
External leaf min 150 mm above ground level with internal DPC at slab or floor level.

**Heating System**
All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.035 W/mK. With a thickness equal to he outside diameter of the pipe (upto a max. 40mm)
All heating and hot water system to be fully installed and commissioned by a CORGI or BESAFE registered installer. 90 % rating required for new boiler.

**Lintels**
Provide galvanized epoxy coated fully insulated steel lintels to all openings.

**Doors**
All exterior doors are to be thermally efficient door as described in L1B of Building Regulations (1.8 W/m2.K)
Any glazing as per window stabdard.

All glazing in doors and screens (exterior and interior situations), windows adjacent to doors and windows below 800 mm cill height , are to have fitted class C toughened glass to BS 6206 and marked with glazing standard, at least 450 mm wide and 750 mm high. Maximum of 1100 mm from the floor to the bottom of the opening light.

**Rainwater Goods**
112mm dia PVC guttering to run into 68 mm PVC downspouts and into trapped access.

Note: The builder should identify all drain runs as work commences and inform either the local authority and / or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.

**Ventilation**
To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250.

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**Electrical Work**
All electrical work required to meet the requirements of Part P (electrical safety) will be design, submitted, inspected and tested by a person competent to do so, prior to completion. The local authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined BS 7671 to be submitted.

**Straps**
Strap down all roof timbers I.E. wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 1.8 m centres.

**EXTRACT FAN**
Fit extract fan tokitchen to give 60 litres/sec extraction rate, or use a fan adjacent to the hob with 30 litre/sec extraction, operated by a remote switched spur and vented to outside air.

Fit extract fan to bathroom to give 15 litres/sec extraction rate. Vented to outside air.

**Windows**
Windows to open 5% of the floor area. If the window opens more than 30 degrees or 10% for under 30 degree, Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all open able elements of doors and windows, which are to be made of timber or upvc. Use double glazing units with a minimum 16 mm air gap, Argon filled and PILKINGTONS K glass or similar to inner pane.

Background ventilation is as follows:-
8000M2 min equivalent area in each habitable room.
2500 M2 min. equivalent area in each wet room. The ventilators should be located at least 1700 mm from the floor and 500 mm from any extract fan required.

Opening lights suitable for rescue / means of escape are required to be min. 0.33 sq m with min. dimensions of 450 mm wide and high max 1100 mm above floor level (clear opening when in the open position)

**Safety Glazing**
All glass below 1500 mm from ground floor level or ground level to be laminated glass to BS 6206 class B.

**Flashing**
Insert No 4 lead apron flashing min. up-stand 150 mm insert cavity trays over.

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**Smoke Detectors**
Provide and install independent smoke alarm detector. Mains power with battery back up to BS 5839-6:2004 – Grade D – Category LD3 standard. If more than one smoke alarms are installed, link them together.

**Fire protection**
Any beam will require cladding to achieve 30 minutes fire resistance. A common method is to clad the beam with two layers of 12.5mm plasterboard securely fixed to the beam then finished with a plaster skim.

PLANNING AND BUILDING CONTROL
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| Client | **Pervez Rasheed<br>135 Church Lane<br>Manchester M9 4WH** | | |
| Title | **Rear Side Extension** | | |
| Scale | | Drawing No. | PR-PP-4 |