GENERAL NOTES
1. Do not scale this drawing.
2. Site dimensions to be taken prior to commencement.
3. Contract administrator to be notified of any discrepancies prior to ordering of equipment and/or any materials.

PROPOSED BUILDING SPECIFICATION

SUSPENDED TIMBER UPPER FLOOR
22mm flooring grade t&g chipboard on 170x50mm C24 graded s.w. joists at 400mm centres and built off inner leaf of cavity walls on bearers joist hangers with 12.5mm Gyproc SoundBloc plasterboard and skim ceiling finish. Where floors separate a garage from a habitable room or is semi exposed then replace SoundBloc with 2 layers 12.5mm plasterboard and skim with staggered joints with top layer foil backed to include 100mm 'Kingspan Kooltherm K3' insulation board cut tightly to fit between joists. Where joists run parallel to external walls fix once bent 35x5mm mild steel straps, to be built into the inner leaf and fixed across the last three joists with noggins between joists at strap positions. Straps to be installed at max 2000mm centres. Herringbone strutting to be fixed at mid span where span exceeds 2000mm.

STAIRCASE
The proposed staircase will comprise of 22mm bullnose going treads projecting 15mm with 19mm plywood risers. The risers housed into 300mm wide softwood string with glued blocks as necessary. Stairs to have any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The maximum pitch of the stairs shall not exceed 42 degrees and the proposed headroom at the stair shall not be less than 2.00 metres when measured vertically above the pitch line and 1.50 metres clearance when measured at right angles to the pitch line. Providing the staicase width is less than 1.00m wide a single handrail shall be fixed to one side of the wall with metal brackets and the height of the handrail shall not be less than 900mm nor more than 1.00 metre when measured vertically to the pitch line. Ballustrades will be solid or with rails not exceeding 100mm centres. Any such ballustrading protecting a landing situation shall be 900mm high.

LATERAL RESTRAINT.
All floors and roofs should be suitably anchored with BIRTLEY or CATNIC type metal anchors comprising of galvanised mild steel straps having a cross section of 30mm x 5mm x 1000mm secured to brickwork and timbers at intervals not exceeding 2m to provide horizontal and vertical restraint.

INTERNAL PARTITIONS
Internal non structural walls to comprise of 70mm Gypframe Metal C studs at 600mm centres fixed between head and sole plates. 15mm Gyproc SoundBloc plasterboard and skim finish to both sides, foil backed where facing Kitchen, Bathroom or Utility room. 70mm Rockwool insulation material dressed between studs to Kitchen, Bathroom or Utility room walls. Noggins to be fixed between floor and ceiling joists where necessary to secure head and sole plates.

DECORATIONS AND FINISHES REQUIREMENTS
The contractor will include for all external timbers to be knotted, primed and stopped prior to receiving two undercoats and one coat of hard gloss paint. The contractor will include for all the internal timbers to be knotted, primed and stopped prior to receiving one undercoat and one coat of hard gloss paint. Walls and ceiling surfaces shall be primed to receive two coats of emulsion painting. The contractor must allow for all making good to disturbed areas effected by the works. All the above specifications are indicative and should be used for tender purposes only. Client agreement and detailed requirements must be obtained thereafter.

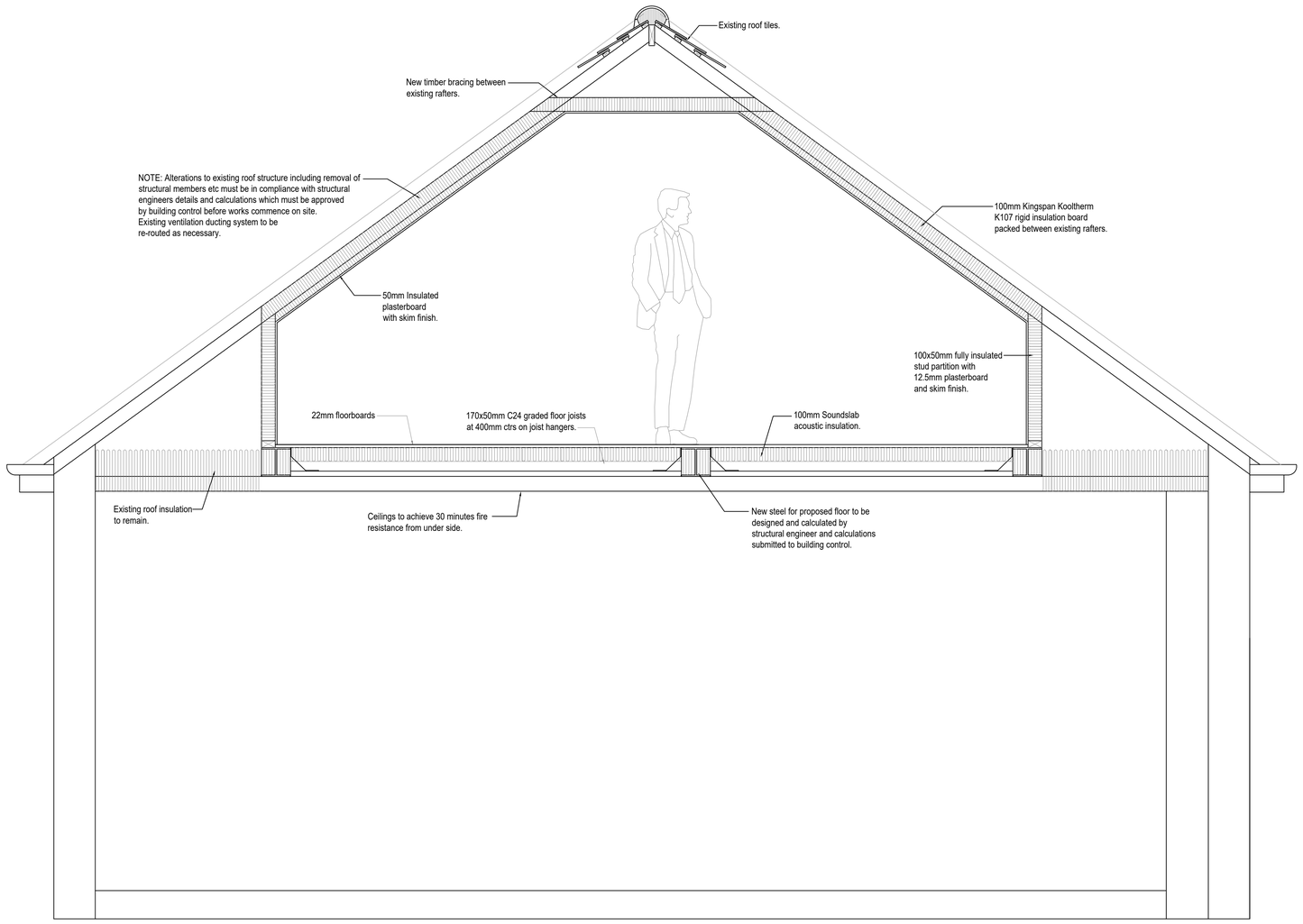
HARDWARE IRONMONGERY FURNITURE ITEMS
For tender quotation purposes the contractor will include for the following door hardware.
INTERNAL DOORS: mortice tubular latch complete with set of anodised aluminium lever latch hardware. 1 pair 100mm standard butt hinges.
EXTERNAL DOORS: As per door manufacturers standard.
All hardware ironmongery and furniture items indicated on the drawings and specifications are Indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.

VENTILATION
Openable sashes to windows to be min 1/20th floor area and to open min 30°, trickle vent to be provided within the frame to provide min equivalent area of 2500mm^2 to Bathrooms, W.C.s and Utility rooms, 5000mm^2 to all other rooms. Patio doors to have ventilation built into frame.
Intermittent mechanical extract facilities direct to external air to be provided as follows:-
Kitchens - min output 60L/s or 30L/s if incorporated into cooker hood. Utility Rooms - min output 30L/s.
Bathrooms - min output 15L/s. Independant W.c.s - min output 6L/s. Utility, Bathrooms and Independant W.c.s to have openable windows or extract facilities to have overun facility of min 15mins.Provide undercut of 10mm to all new internal doors.

DOOR FRAMES ARCHITRAVES SKIRTINGS ETC
For tender quotation purposes the internal door frames will be in the form of a lining with a section of approx. 100mmx38mm with 15mm door stops. Skirting boards comprising 125mmx19mm softwood sections. Architraves comprising of 75mmx19mm softwood section.
All the above specifications are indicative and should be used for tender quotation purposes only. Client agreement and detailed requirements must be obtained thereafter.

LINTELS
Unless otherwise specified, lintels to be 'Birtley' CB90 combined cavity tray galvanised steel lintels with half-hour fire protection to backs and soffits provided by plasterboard and skim finish where exposed. All lintels must achieve a minimum end bearing support of 150 mm. When the bearing is less than 150mm concrete padstones will need designed by a Structural Engineer to accommodate the desired loading criteria. All lintels will be installed with insulated voids to prevent cold bridging.
Specialist steel work to be designed and calculated by Structural Engineer.

GENERAL
Electrical installation, earthing and bonding to be strictly in accordance with latest edition of I.E.E. regulations. Proposed electrical installation to be carried out by an electrical Contractor who is a member of an authorised 'Competent Person Self-Certification Scheme'. Contractor to supply all installation test certificates and notifications for approvals to Northern Electric. Number and location of power and lighting points to be to Clients spec with all light fittings (other than in Stores and Cup'ds) to be energy efficient fittings.
Install new/extend existing central heating/hot water system to Clients spec with any new appliances to have an efficiency not less than that recommended in the 'TIMSA Domestic Heating Complience Guide' and any balanced flues to be min 800mm from any window or door opening.
All gas installations to be carried out by 'Gas Safe' registered installers.
All new pipes, ducts and vessels to be insulated to standards not less than those set out in the 'TIMSA Domestic Heating Complience Guide'.
All timbers used to pressure impregnated with preservative.
Sealant around all new frames internally and externally.
New first floor windows to habitable rooms to be escape windows and should have an unobstructed openable area that is at least 0.33m^2 and be at least 450mm high and 450mm wide with the bottom of the openable area min 800mm and not more than 1100mm above the floor level.
All windows to have double glazed sealed units to BS 6206.
Glazing to windows and rooflights to be 'Pilkington K' (low E) glass to provide 'U' value of 1.4W/m^{2}K or better.
External doors more than 50% glazed to have 'U' value of 2.2W/m^{2}K or better.
External doors less than 50% glazed to have 'U' value of 3.0W/m^{2}K or better.
Any glazing below 800mm from floor level and within 300mm of any door opening to be laminated safety glass.



PROPOSED SECTION A-A

INFORMATION:
ANY REQUIRED AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BRITISH STANDARDS.

ALL CERTIFICATES OF COMPLIANCE TO BE ISSUED TO THE CLIENT BY INSTALLING ENGINEERS UPON COMPLETION OF THE PROPOSED WORKS.

CONTRACTOR TO BE RESPONSIBLE FOR:
CARRYING OUT THE WORK FULLY IN ACCORDANCE WITH THE APPROVED DRAWINGS.
CARRYING OUT THE WORK IN LINE WITH HEALTH & SAFETY REGULATIONS.
RETAINING A CLEAN SITE WITH THE REMOVAL OF ALL DEBRIS UPON COMPLETION.
ALL NECESSARY PLANT, TOOLS, AND EQUIPMENT.

Rev.	By	Date	Description

Project	PROPOSED LOFT CONVERSION OF EXISTING BUNGALOW TO CREATE 1No. NEW BEDROOM & ENSUITE WITH NEW GABLE END INCLUDING ROOF ALTERATIONS.		
Client	MRS PAULA JOHNSTON.		
Site Address	2 ARMSTRONG AVENUE, SOUTH SHIELDS, NE34 6NW.		
Drawing Title	PROPOSED SECTIONS.		
Scales	1:20 @ A1.	Date	JUNE 2025.
Drawing Number	AA.025.006	Revision	