

All new underground drain runs to be 110mm UPVC laid min 1:40 fall and surrounded in 150mm min pea gravel, and a min 50mm concrete haunching provided over pipes less than 450mm below ground level.

New RWP to be positioned as shown and connected to existing main SW drain. All works to be to the satisfaction of the LA Building Control Officer

Block bond to existing & ensure continuity of cavities

Kitchen

Heat detector

Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

Any new radiators to be provided with Thermostatic valves. Client to agree radiator locations with main contractor prior to commencement of works.

Office

New door and windows with clear toughened and clear laminated inner. CG90 / 100 lintel over with 150mm min end bearing

timber stud wall with 80mm rockwool quilt in void

Utility

Fire collar required
SVP
12.5mm plasterboard to both sides of tanalised 100 x 50 studs. 100mm TW55 in void with mesh reinforced quilt at head of wall for fire protection. 30 minute fire door with 25mm rebated frame and cold smoke seals. Step down to garage

Lounge

Roof over porch to be 125 x 50 C16 rafters at 600mm crs. 300mm quilt insulation in roof void. Valley base formed using 19mm timber supports cut between rafters and supported by 38 x 25 battens nailed to rafters. Top surface of board must be flush with top of trussed rafters Code No 4 lead to be laid and dressed in lengths not exceeding 1.5m on 4mm plywood sheathing Min 125mm width provided between vertical faces of valley. Roof bracing shall be installed horizontally and diagonally and in strict accordance with BS 5268: Part 2 1985. Glidevale abutment ventilator where roof abuts cavity wall. 150mm lead soaker and cavity tray to be supplied

Hall

Smoke detector

Garage

ALL SIZES TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS

EXISTING DRAIN ROUTES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS

PROPOSED GROUND FLOOR PLAN

A	Extension reduced	20.11.23
Rev.	Revision Note	Date
Proposed Alterations to No. 9 Linton Road Whitley Bay Tyne and Wear - NE26 4NX		Scale 1:50
Title Proposed Ground Floor Plan		Date 01.05.21
		Sheet No. 004A