

Proposed alterations to 5 Well Ridge Park Whitley Bay NE25 9PQ		Scale 1:50
Title Proposed Ground Floor Plan		Date 12.11.23
Rev.	Revision Note	Sheet No. 004
		Date

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. Existing routes verified and new proposed routes to be agreed with LA Building Control Officer prior to commencement of works

IC to be relocated and connected to existing main drain. All works to be to the satisfaction of the LA Building Control Officer. Existing drain routes to be verified prior to commencement of works.

New UPVC windows with clear toughened and laminated inner glass units. CGE90/100 over

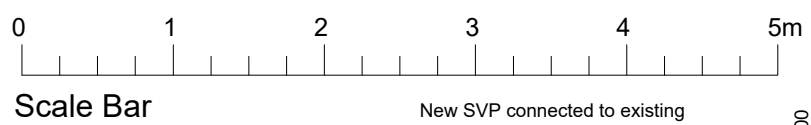
New feature glazed screen with steel support frame to the design and calculations of structural engineer. Engineer to design roof and all connection details with frame

Velux MK04 780 x 980mm with toughened outer and laminated inner.

Velux as adjacent

Steel to be closed with 15mm supalux or similar to provide 30 mins fire protection. Calculations for lintels and bearing details to be provided by Structural Engineer. Builder to confirm cavity width and bearing options to assist with any calculations

Steel post within stud wall to support lintel. All design, connection details and calculations by Engineer



New SVP connected to existing main FW drain. All works to be to the satisfaction of the LA Building Control Officer. Existing drain routes to be verified prior to commencement of works.

Velux UK04 1340 x 980mm with toughened outer and laminated inner

Kitchen

8249 mm Steel to Engineers design

New UPVC window with clear toughened and laminated inner glass units. CH90/100 over

Utility

12.5mm plasterboard and skim to inner face of tanalised 140 x 50 studs. 140mm TW55 in void with mesh reinforced quilt at head of wall for fire protection. 30 mins fire door with 25mm rebated frame, cold smoke seals and self-closing device (perko or similar) with step down to garage (or non-combustible threshold provided).

Radiator

SVP to be relocated and connected to existing main drain.

Heat detector

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

Dining

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.

Store

Smoke detector

Existing chimney removed and existing internal finishes made good

New stud partition with quilt insulation in void for noise reduction.

Lounge

ALL SIZES TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS

EXISTING DRAIN ROUTES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS

Garage

5303 mm Steel to Engineers design

Hall



Study

4519mm Steel to Engineers design

New feature glazed screen with steel support frame to the design and calculations of structural engineer. Engineer to design roof and all connection details with frame

PROPOSED GROUND FLOOR PLAN

