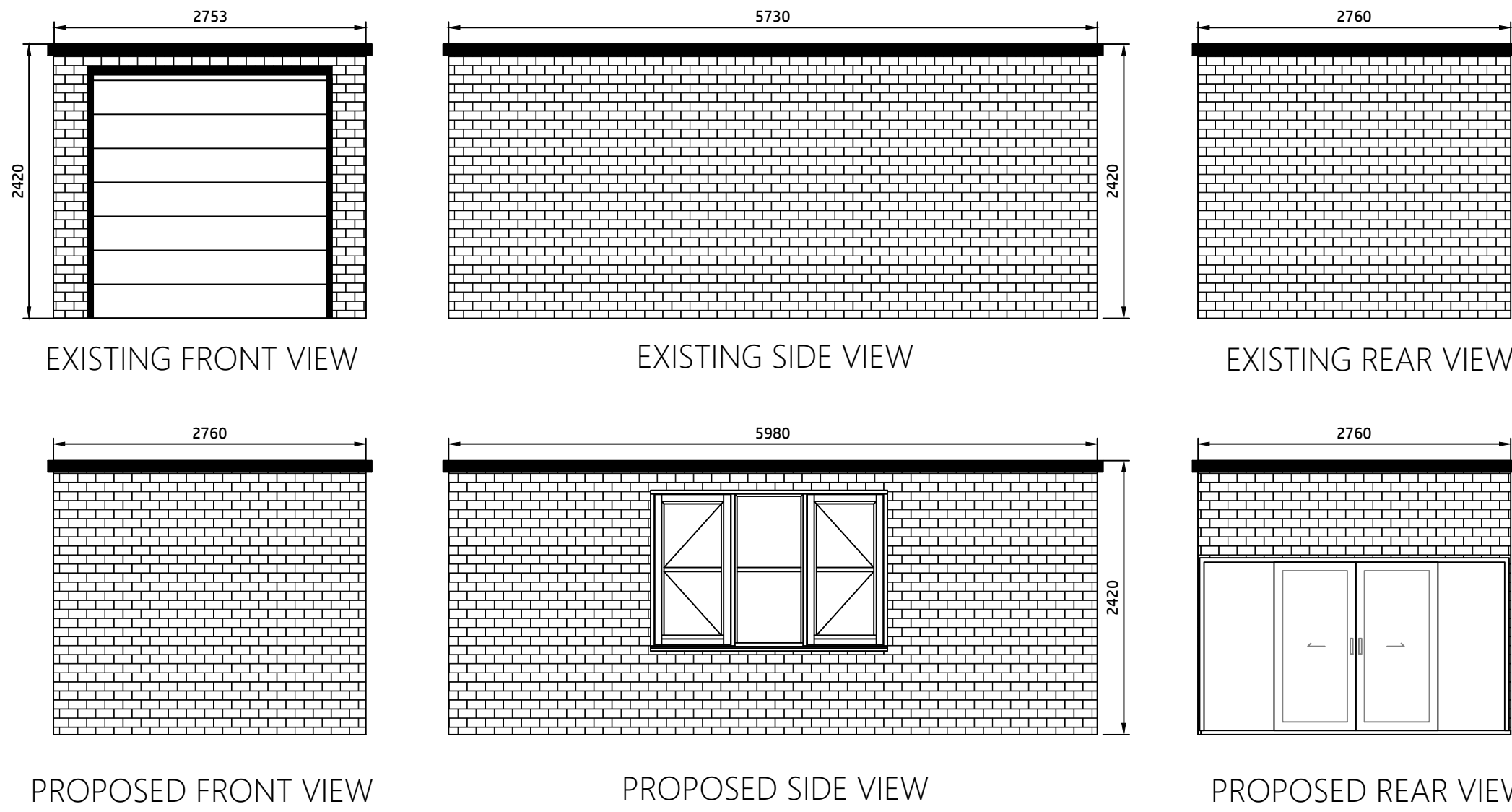




- SCALE 1:50
1. GENERAL: ALL WORKS TO COMPLY WITH CURRENT UK BUILDING REGULATIONS & BS 7671. CONTRACTOR TO VERIFY ALL DETAILS ON SITE. DO NOT SCALE.
 2. INSULATION: WALLS/FLOOR TO ACHIEVE U-VALUE 0.18 W/m²K, FLAT ROOF 0.15 W/m²K. ROOF TO BE INSULATED RIGID PIR WITH AIR GAP (COLD ROOF) OR EXT. WATERPROOF LAYER OVER INSULATION (WARM ROOF). FLOOR TO HAVE NEW DPM, RIGID INSULATION, AND SCREED.
 3. PLUMBING: CONNECT NEW WC (110mm) & SHOWER/BASIN (40mm) TO EXISTING FOUL DRAINAGE INSPECTION CHAMBER. MAINTAIN ADEQUATE FALLS FOR SINK, SHOWER, AND TOILET WASTE TO PREVENT BLOCKAGES.
 4. VENTILATION: OFFICE TO HAVE OPENING WINDOWS + TRICKLE VENTS. SHOWER ROOM TO HAVE MECHANICAL EXTRACTOR FAN WITH 15-MINUTE OVERRUN TIMER LINKED TO LIGHT SWITCH.
 5. ELECTRICAL: WORK BY PART-P COMPETENT PERSON. SHOWER ZONE 1 & 2 LIGHTS TO BE MIN IPX4. ALL CIRCUITS RCD PROTECTED. NO 13A SOCKETS IN SHOWER ROOM OR WITHIN 3m OF THRESHOLD. CONTROL VIA EXT. SWITCH/PULL-CORD.
 6. SHOWER ROOM: ENCLOSURE TO BE TANKED WITH WATERPROOF MEMBRANE PRIOR TO TILING. FLOORS TO BE NON-SLIP.



B1	INITIAL ISSUE	BK	BK	21.03.2026
REV	DETAILS	DRN	CHK	DATE

DraftTech

CAD Services

CLIENT: _____

PROJECT: _____

TITLE: _____

30 WAVELL DRIVE NEWPORT

PROPOSED FLOORPLAN AND DETAILS

PLANNING SUBMISSION

CONTRACT No.	SCALE (at A1)						
26006	AS NOTED						
PROJECT No.	ORIGINATOR	ZONE	LEVEL	TYPE	DISCIPLINE	NUMBER	REVISION
27007	BK	NP4	XX	DR	S	0003	P1