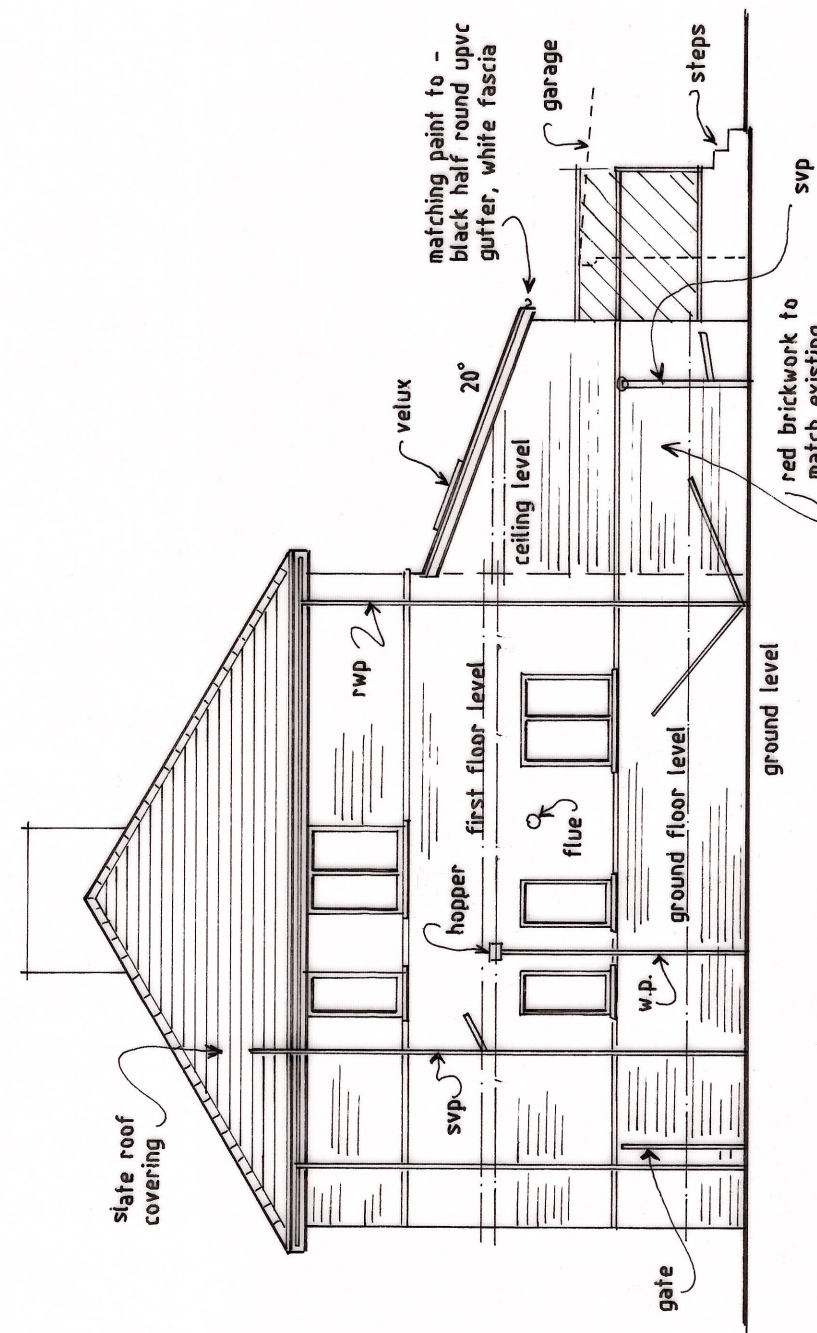
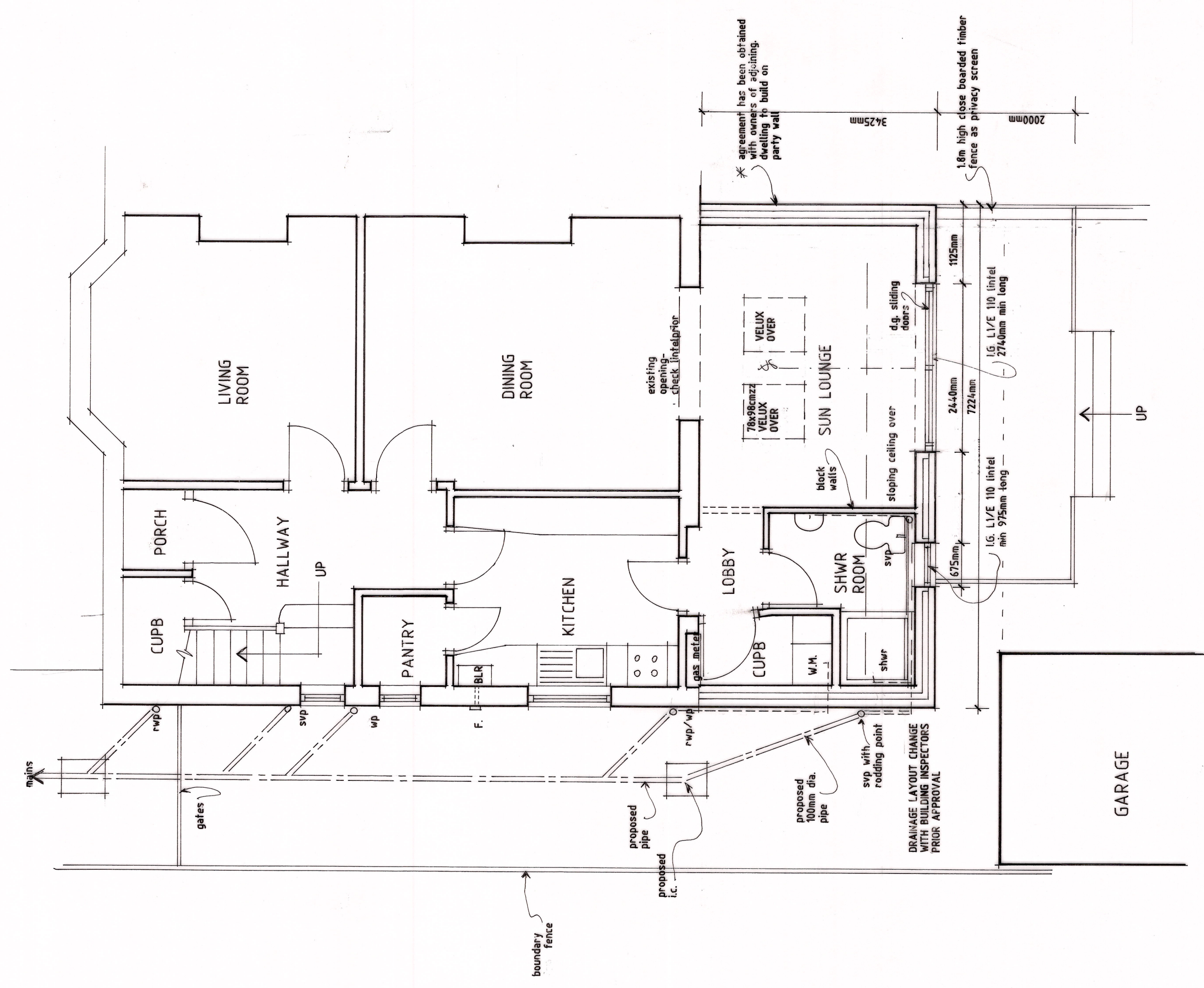
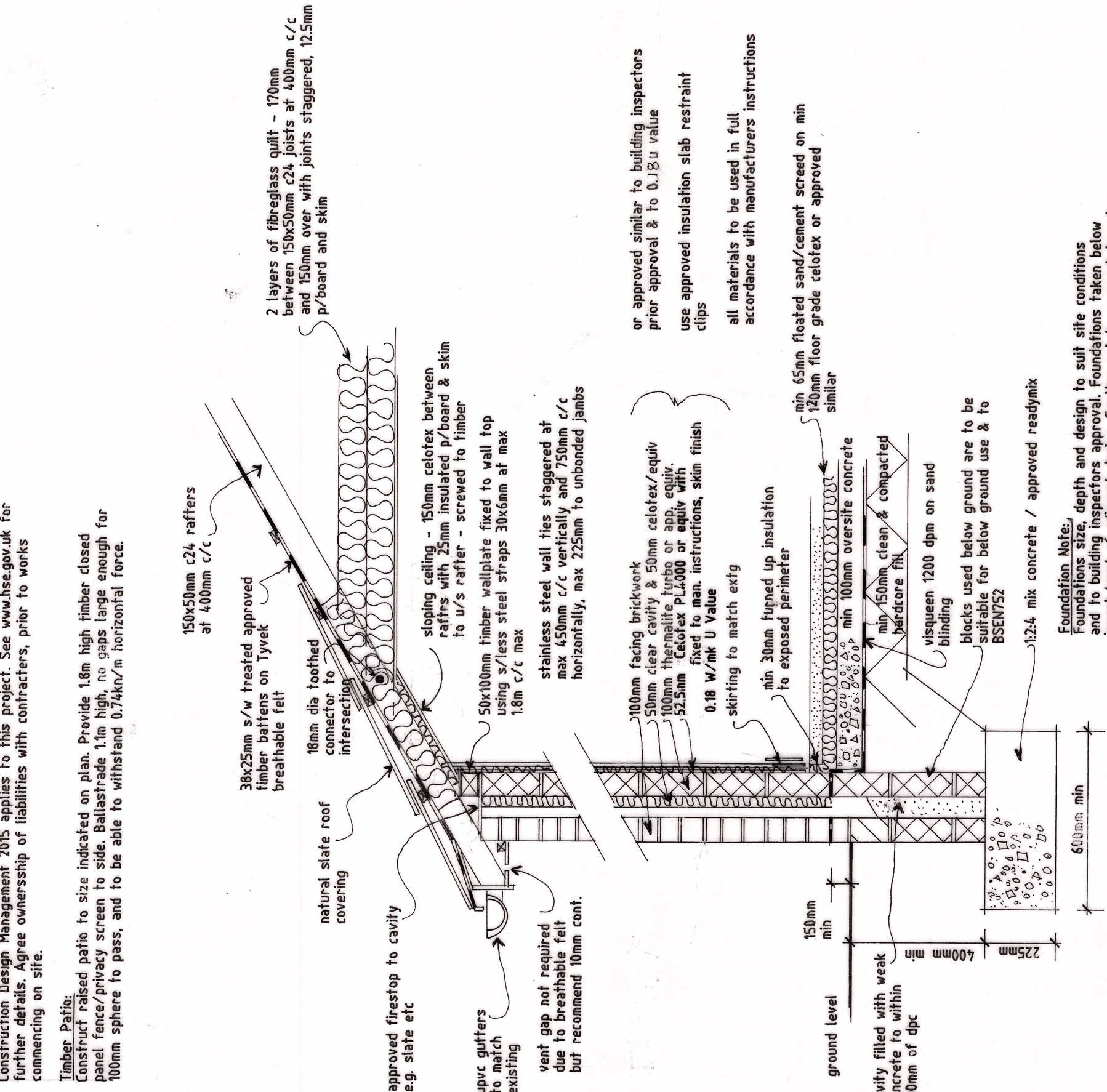
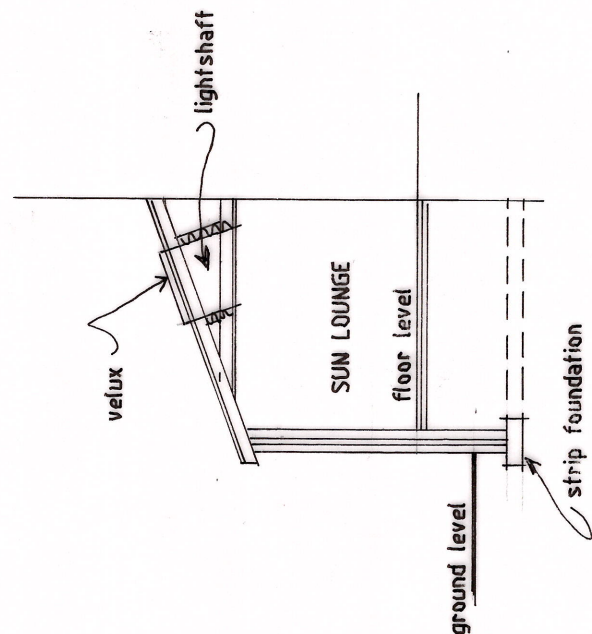




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0513-150

Drainage Notes (BS8301:1985 & BS5572):

SUP, with suralate top, to terminate min. 0.30m above any ext. window within 3m. All wastes clipped down at max 1.0m t/c. 100mm Hepstyle pipe - bed & surround in granular fill. Pipes, encased, in min. 150mm pea gravel/similar approved, p.c. cast conc. infer - all drains filled. All gullies to be back inlet type. Locate and connect into existing drains located in side driveway. Install an admittance valve to w.c. syp - 33mm downpipe & 100mm downpipe, to drain up to 37m roof area. Use drain runs where possible. Obtain Welsh water consent prior to any works commencing on site if bldg within 3m of public sewer.

Keying In:

Use Furrrix type s/less steel wall starters, make cavity continuous.

Damp Proof Course:

ALL horizontal dips to B574/3. Vertical/dips to all cavity closers, incl cavity weep. Cavity closers to all thresholds, jambs & beneath sills. Pay extra attention to rooflights due to low roof pitch.

Lintels / . Steel. Beams:.

Use I.G. steel lintels – see plans for details. Provide min 150mm end bearings. D.P. Trays over unless using Catnic type lintels. Or approved similar lintels. If steel beams, refer to Engineers Calculations for details, they override these plans.

Lateral Restraint:
30x6mm m.s. galv straps fixed to blockwork & fixed to min. 3. no. joists & rafters at max. 2m c/c. Use timber packing as necessary.

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Windows & Ventilation:
Hatched glazing on elevations to be safety glazing to BS6206~1981:
Glazing, incl replacement, to achieve 1.6W/mk for all window types.

Double glazing minimum with openers exceeding 1/20 of total room floor area. Altered & new rooms. Provide 800mm trickle vents to habitable rooms & 400mm trickle vents to non-habitable rooms. Roofspace vents not required if using approved breathable Membranes. Mech vents to shower room - 3 air changes/hour with 15 minute overrun period & 30l/sec to utility cub if washer installed.

Electrical Safety:

All work to be designed & installed by a person competent to so & recognised as such, preferably by Council approved scheme. All work to comply to BS7671 & Part P Bldg Regs. BS7671 test certificate to be carried out by a fully qualified electrician.

Building inspection

Gas Safety:

ALL Gas related works are to be designed and installed by a Gas Safe registered plumber. All appliances to be installed to manufacturers full instructions.

Internal Walls:

100mm ordinary concrete block walls on suitable thickened floor slab - 250mm - subject to building inspectors approval. plaster and skim finish. Walls are

on-load bearing.

Suspended Floor: the dining room is suspended timber floor. Extend out to the high floor under the floor.

ing roof under the eaving beam is suspended timber floor. External entry air brick
ing using 100mm dia drain pipes, as necessary, to provide adequate underfloor
ventilation - to building inspectors approval. Vent covers to be suitable for purpose
and to prevent rodent entry.

Revisions		
Ref	Date	Description
A	07/25	BUILD ON PARTY WALL, DOORS AMENDED

K.W. DORRINGTON MCAT MCABE
ARCHITECTURAL ASSOCIATES
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PROPOSED SINGLE STOREY
EXTENSION TO REAR OF -
95, BASSALEG ROAD, NEWP
SOUTH WALES.

PROPOSED

date: DECEMBER 2019

scale: 1:50~PLANS & 1:100~ELEVATIONS AT A1

drawing number:

KD1726/2 A