

Drawing No.		Rev No.			
MMR001 -007					
<div><div><div>1. All dimensions in millimetres unless noted otherwise.</div><div>2. Do not scale – if in doubt, ask.</div><div>GENERAL</div><div>1. All internal dimensions refer to structure, i.e. prior to fixing of wall finish.</div><div>WALL TIES</div><div>1. Wall ties to be situated at 750mm centres horizontally and 450mm centres vertically.</div><div>2. Wall ties spaced not more than 300mm apart vertically should be provided within 225mm from the sides of all openings with unbonded jambs.</div><div>3. Vertical twist type stainless steel ties to BS 1243 should be used unless noted otherwise, or similar approved, with proprietary retaining disc.</div><div>4. Ties into existing brickwork to be resin fixed stainless steel at 450mm vertical centres.</div><div>WALL CONSTRUCTION</div><div>1. External wall construction to be 100mm thick brick external leaf, 100mm cavity and 100mm thick lightweight concrete blockwork (730kg/m³) inner leaf thermal conductivity of 0.15 W/mK.</div><div>2. Stud wall construction to be 100mm stud partition with 100mm mineral wool infill & 12.5mm plasterboard each face.</div><div>3. External lintels: I.G. (or similar approved) galvanised mild steel insulated lintels with minimum 150mm end bearing. All with preformed cavity trays with stop ends and proprietary weepholes at not more than 900mm centres.</div><div>6. Internal lintels: Precast reinforced concrete with minimum 100mm end bearing for spans up to 900mm clear and 150mm for spans greater than 900mm.</div><div>7. DPC to be proprietary pitch polymer type to all stone, brick and block walls, 150mm above ground level externally and floor level internally.</div><div>8. All openings to cavities to have proprietary insulated cavity closers to from DPC & prevent cold bridging (Thermabate or similar approved).</div></div><div><div>PLASTERWORK</div><div>1. All timber studwork to be clad each side with 12.5mm plasterboard plus skim.</div><div>2. All internal blockwork to be finished with 12.5mm plasterboard plus skim fastened to the blockwork with ‘dot and dab’ plaster, as required to provide a sound fixing whilst allowing an air void between the plasterboard and concrete blockwork.</div><div>3. All internal ceilings to be finished with 12.5mm plasterboard plus skim unless noted otherwise.</div><div>WINDOWS AND EXTERNAL DOORS</div><div>1. All external doors to achieve a maximum average U value of 1.4 W/m²K. All windows to be upvc double glazed with 16mm air gap, Pilkington k low e coating & 10000 mm² background ventilation.</div><div>Windows to have a u rating of 1.4 W/m²K.</div><div>2. Safety glazing required in "critical locations". These shall include: –All doors to a height of 1500mm above floor level, together with adjoining glazed panels.</div><div>3. First floor windows (excluding bathrooms) to have escape openings min size 0.33m² 750 x 450 opening to 90i maximum height above floor level to be 1100mm.</div><div>–Any Glazing below 800mm above floor level.</div><div>ELECTRICAL WORK</div><div>1. All electrical work is to be carried out by a competent electrician registered with a self certification scheme authorised by the secretary of state.</div><div>2. All work is to be in accordance with BS 7671 & the current building regulations.</div><div>3. On completion of the work a Building regulation self certification certificate must be issued.</div><div>HEATING</div><div>1. Each habitable room to have at least one radiator and to be fitted with thermostatic radiator valves.</div><div>2. All work on gas installations to be carried ou by Gas Safe registered fitter & commissioning certificate to be supplied upon completion.</div><div>LIGHTING AND ELECTRICAL</div><div>1. All light switches and power sockets to be located within the accessibility zone. i.e. more than 450mm and less than 1200mm above floor level.</div><div>2. Energy efficient light fittings required to all rooms/locations.</div><div>FIRE ALARM/SMOKE DETECTION SYSTEM</div><div>Fire alarm/smoke detection system to be interlinked with mains power with battery back up is to comply with BS5839. Commissioning certificate to be supplied. Smoke detection must be at all floor levels within the circulation area.</div><div>DRAINAGE</div><div>All WC’s to have 110mm dia pvc SVP with bird proof mesh cage min 900mm above opening lights or to be fitted with air admittance valve. 32mm dia pvc waste from toilet hand basins & 40mm dia pvc from baths, sinks & showers all with 75mm deep sealable traps all discharging int SVP.</div></div></div> <div><div><div>SCALE BARS</div><div>1:100 1 2 3 4 5</div><div>1:200 2 4 6 8 10</div><div>1:500 5 10 15 20 25</div><div>1:1250 25 50</div></div></div>					

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

NOTES

Rev	Description	By	Chk	App	Date
<div>JRB DESIGNS Ltd 1 Saville Road Cudworth Barnsley S72 8LT Tel: 01226 383542 Fax: 01226 380078 Mob: 07970 541192 Email: john@jrbdesigns.co.uk This drawing is copyright. © jrbdesigns Ltd.</div>					
Client		MR. M REED			
Drawing Title		NOTES			
Address		36 UNDERWOOD AVENUE WORSBROUGH BARNLEY S70 4AZ			
Project Title:		PROPOSED SINGLE STOREY SIDE EXTENSION			
Purpose of Issue:		PLANNING			
Drawing Status		FIRST ISSUE			
Scale at A3 AS SHOWN	Drawn By JRB	Date 02/01/2025			
Checked By	Date 02/01/2025	Approved By	Date 02/01/2025		
Project No. MMR001	Drawing No. 007		Revision -		
APPROVAL <input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> TENDER <input type="checkbox"/> CONTRACT <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>					