



PROPOSED BASEMENT PLAN
SCALE 1:50 AT A3

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

NOTES

- All dimensions in millimetres unless noted otherwise.
- Do not scale - if in doubt, ask.
- GENERAL
 - All internal dimensions refer to structure, i.e. prior to fitting of wall finish.
- PLASTERWORK
 - All internal blockwork to be finished with 12.5mm plasterboard plus 15mm skim.
 - All internal ceilings to be finished with 2 x 12.5mm plasterboard plus skim unless noted otherwise.
- FLOOR CONSTRUCTION
 - 150mm concrete with 50mm DP membrane laid over 50mm tonibed timber joists & 450 C/OS with insulation laid between them.
 - 150mm min rockwool insulation to be laid between joists to give sound reduction of 25dB.
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- WINDOWS AND EXTERNAL DOORS
 - All external doors and windows to achieve a maximum average U value of 1.8 W/m²K. All windows to be upvc double glazed with 16mm argon gas fill, Pilkington 4 low e coating & 8000 mm² background insulation.
 - Windows to have a U rating of 1.8 W/m²K.
 - Windows to have a g rating of 450 g/m² or better.
 - min size 0.23m² x 450 g/m² or better.
 - Safety glazing required in "critical locations". These shall include:
 - All doors to a height of 1500mm above floor level, together with adjacent glazed panels 800mm above floor level.
 - GLAZED PARTITIONS.
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 - Concrete to be grade as specified on the drawing.
 - Reinforcement to be provided in concrete unless noted otherwise.
 - Finishes to concrete to be floor finish unless noted otherwise.
- ELECTRICAL WORK
 - Electrical work is to be certified out by a competent electrician registered with a self certification scheme authorised by the secretary of state.
 - All work is to be in accordance with BS 7671 & the current building regulations.
 - On completion of the work a Building regulation self certification certificate must be issued.
- HEATING
 - Heating habitable room to have at least one radiator and to be fitted with thermostatic radiator valves.
- LIGHTING AND ELECTRICAL
 - All light switches and power sockets to be located within the habitable room.
 - Lighting to be provided in all rooms/locations.
 - Energy efficient light fittings required to all rooms/locations.
- FIRE SAFETY
 - Fire alarm system to be installed with a sounder on each floor landing.
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Rev	Description	By	CHK	App	Date
A	MINOR MODIFICATIONS	JRB	CY		23/03/07

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Client
MR C EXAMPLE

Drawing Title
PROPOSED PLANS
Address
**40 EXAMPLE ROAD
EXAMPLE
EXAMPLE**

Project Title:
CELLAR CONVERSION
Purpose of Issue:
CONSTRUCTION

Drawing Status		FIRST ISSUE	
Scale at A3	AS SHOWN	Drawn By	JRB
Checked By	MCY	Date	04/02/07
Approved By	MCY	Date	04/02/07
Project No.	MCY001	Drawing No.	004
Revision		Revision	A

APPROVAL: INFORMATION TENDER CONTRACT CONSTRUCTION