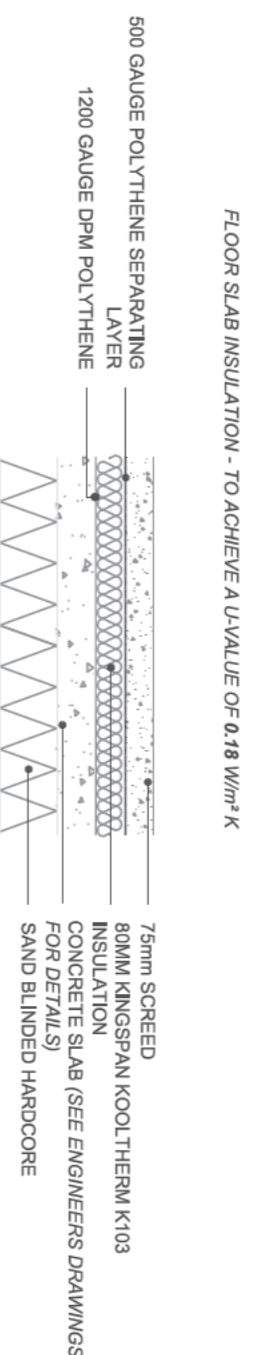
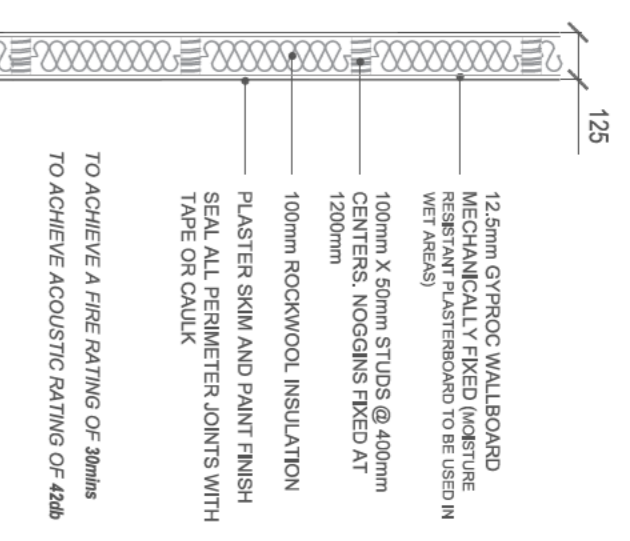


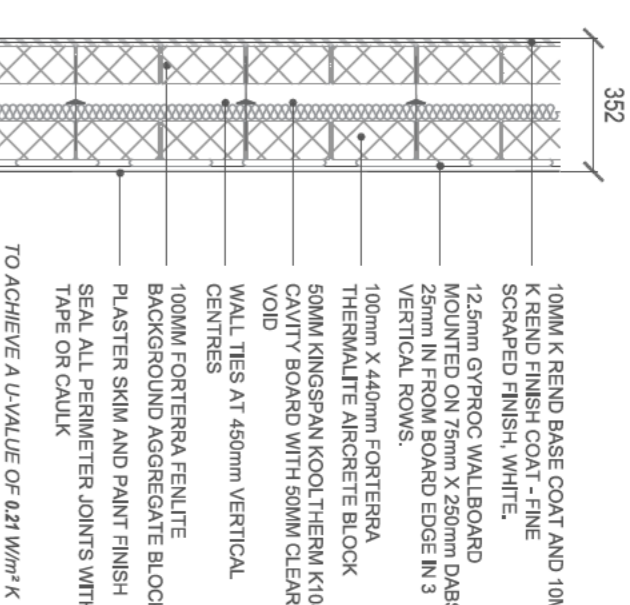
WARM DECK FLAT ROOF DETAIL (D1)
SCALE @1:20



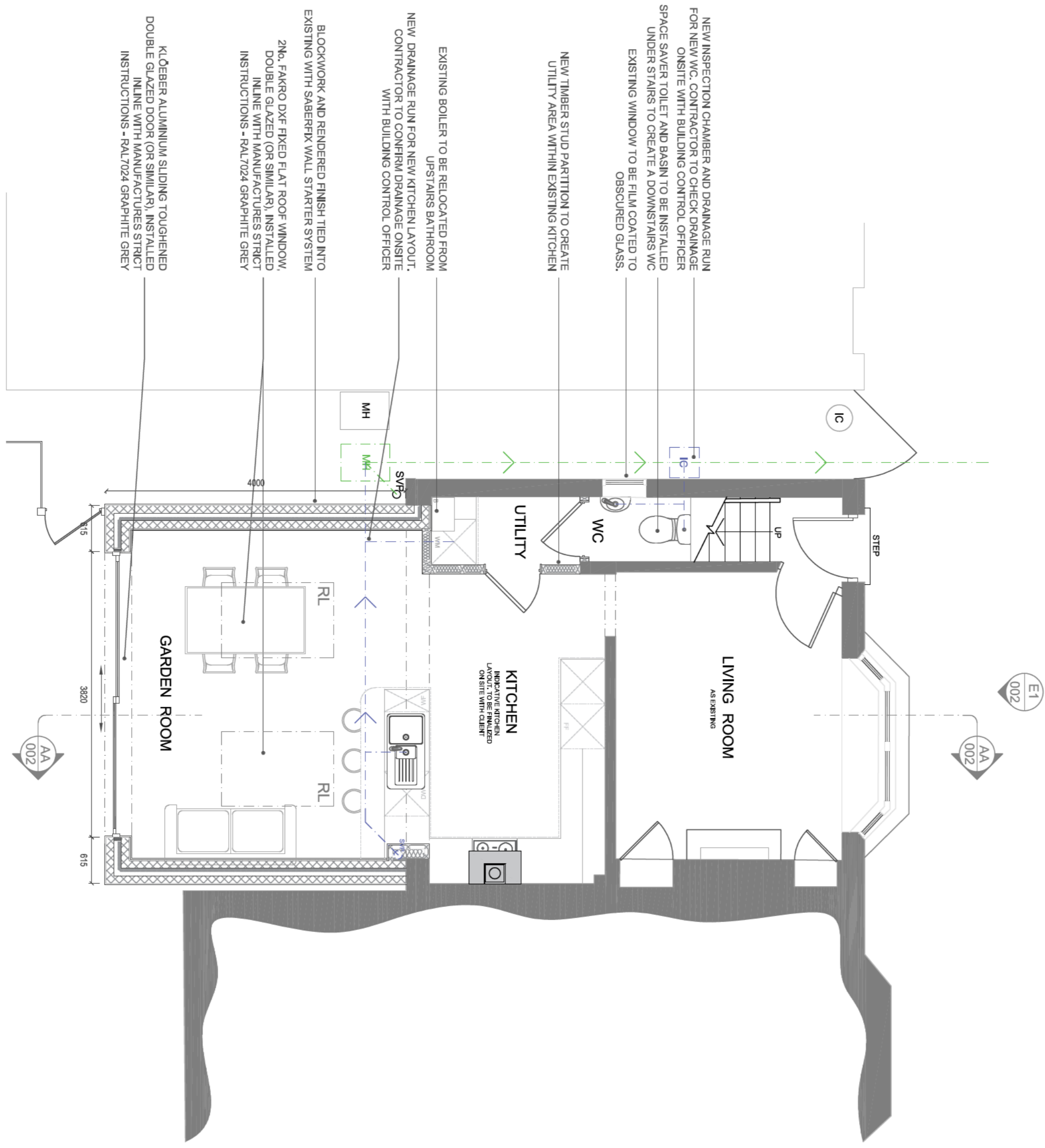
FLOOR SLAB INSULATION DETAIL (D2)
SCALE @1:20



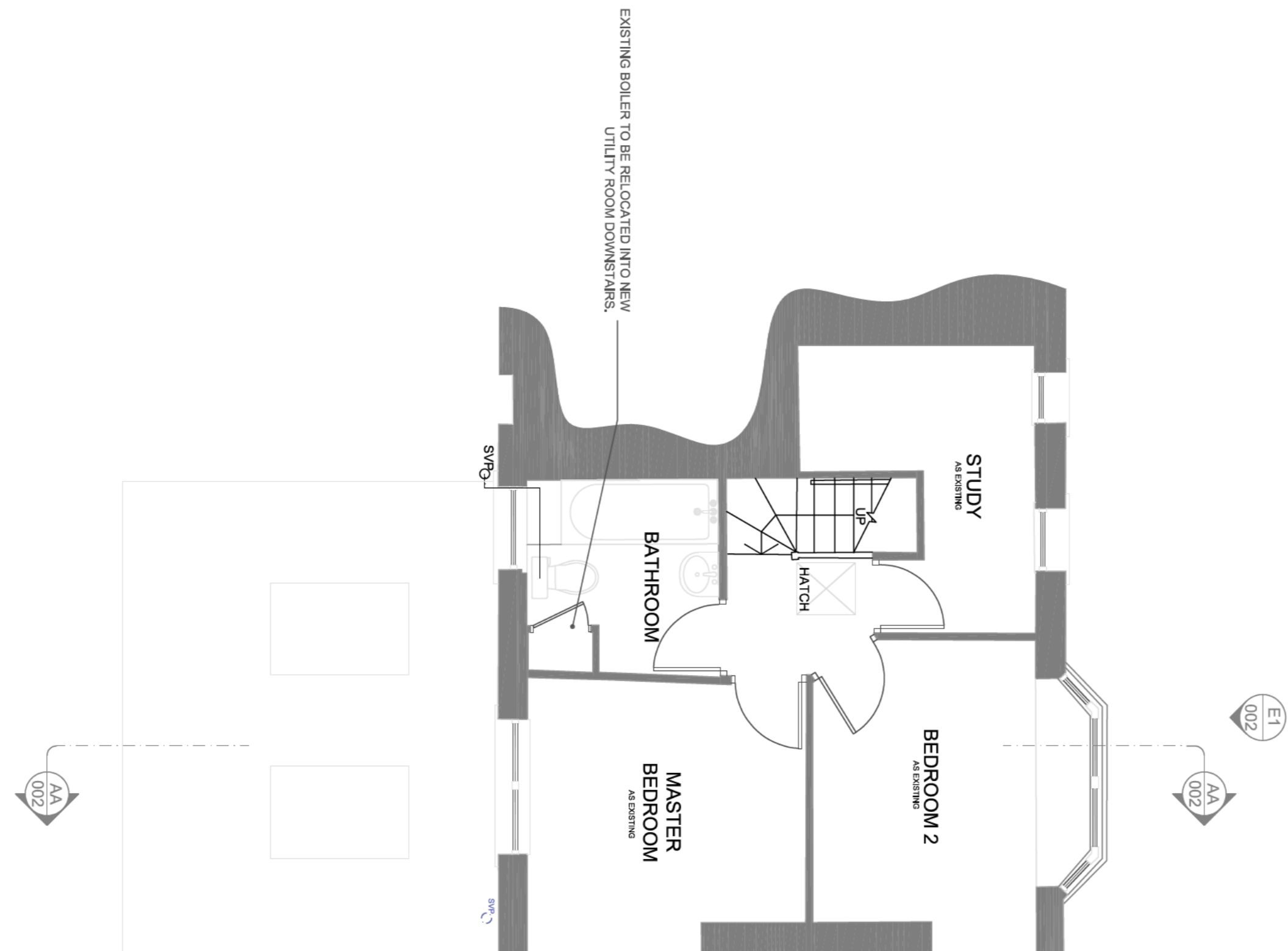
INTERNAL PARTITION WALL DETAIL (D3)
SCALE @1:20



EXTERNAL CAVITY WALL DETAIL (D4)
SCALE @1:20



PROPOSED GROUND FLOOR PLAN
SCALE @1:50



PROPOSED FIRST FLOOR PLAN
SCALE @1:50

INFORMATION

Only to be scaled from for planning and buildability purposes. All figured dimensions are millimetres unless otherwise stated. Contractors must check and verify all dimensions on site before starting any work and all discrepancies are to be reported to the originator. This drawing is the property of the originator. Copyright is reserved by them and is issued on the condition that it is not copied or published by or to any unauthorized persons without prior consent from the originator.

STRUCTURAL KEY	
	Steel / Lintel to Engineers specification and details
	Trimmer to specialist specification and details
	Type of floor construction, and direction of span, to Engineers specialist design
	Truss span to Engineers specialist design
	Straps fixed over 3 joists and to walls at 2.0m centres. Straps to be min 30x30mm thick. Solid noggins to be included between joists adjacent to straps.
	FS - Floor Strap, CS - Ceiling Strap, RS - Rafter Strap
	Padstone 100w x 40th x 215d class engineering brick. - Unless specified
	All steel positions, sizes and padstones are transcribed from the engineers information, and remain the engineers responsibility. This information is placed on these drawings for the Builders convenience

CONSTRUCTION NOTES:

EXTERNAL WALL
Cavity wall to be insulated with 100mm Kingspan ThermaKroof Thermalite Architec block to be used for the inner leaf with 12.5mm GYPROC wallboard to be mounted on finish to joints sealed with CS and air kerfidge barrier. External wall to achieve a U-value of 0.17 W/m²K.

DPG / DPM
Voids between flexible DPG or similar approved DPG must project 50mm beyond the external face and must be bedded on both sides. Kingspan ThermaKroof Thermalite Architec block must be laid level. Kingspan 1200 Gauge DPM to be installed under slab. Refer to Kingspan standard details for typical DPM / DPG lap joint and to form voids between cavity trays.

INTERNAL STUD WALLS
Internal stud walls to be 100mm x 50mm softwood timber studs nailed at 400mm centres to a 100mm x 50mm sole and head plate noggins to be placed at 1200mm (extra noggins for sanitary ware fixing purposes) to be agreed on site. 100mm Rockwool insulation and scored floor level to run through level with existing finished floor level. To achieve a U-value of 0.18 W/m²K. Resistant plasterboard to be used in wet areas. Finish to be taped and skinned unless otherwise stated. 30mins fire protection.

WALL TYPES	
	Engineering brick to Engineer's specification
	Blockwork - 100mm to specification
	Facing brickwork where shown on external leaf
	Stud work to specification. Either 700mm Timber stud fully insulated OR 75mm Metal stud partition, 12.5mm Soundlock Plasterboard or 50mm mineral wool with 12.5 Plasterboard
	Insulation - To specification
	NOTE: All wet areas to have 12.5mm Moisture Resistant Plasterboard

FLOOR CONSTRUCTION
Ground floor: 80mm Kingspan Kooltherm K109 insulation to be installed over new concrete ground bearing slab over new 1200 gauge DPM, 75mm mineral wool to be installed over insulation and scored floor level. To run through level with existing finished floor level. To achieve a U-value of 0.18 W/m²K.

CEILING / ROOF CONSTRUCTION
Flat roof: 800 gauge polythene separating layer, 1200 gauge PM polythene insulation, 75mm screed, 80mm Kingspan Kooltherm K109 insulation to be installed over 1200 gauge DPM. Approved to achieve a U-value of 0.17 W/m²K.

FOLI DRAINAGE
All new/old water drainage is to be connected into existing foul sewer system. All drainage to be 100mm diameter UPVC flexible jointed pipe work. Runs to be laid to optimum 1:80 falls. Where drains pass through wall construction all drains to terminate 100mm above any window opening. All proposed drainage is subject to site investigation. Any variation to what has been noted will need approval from the building control officer.

PLUMBING AND HEATING
All new plumbing works to be finalized on site with client. All plumbing works to be undertaken must be designed and installed by a competent person in line with current regulations and to the satisfaction of the building control officer.

ELECTRICAL AND LIGHTING
New works to existing electrical circuits to be finalized on site with client. All works undertaken must be designed, installed and tested in accordance with the current regulations by a competent person in compliance with the approved document P of the building regulations. The electrician must provide signed copies of an electrical installation certificate for the owner and the building control officer for approval at completion.

WINDOWS AND DOORS
All windows and doors to match existing style. Glazing to be double glazed with low E coatings and to be in strict accordance with the building regulations guidance. All ventilators, head heights from FF, etc. on site subject to existing window heights, windows and doors to be installed following manufacturers strict instructions. All sizes to be checked on site prior to manufacture. Internal door style to be on site with client.

LINTELS
Refer to engineers details for lintel sizing. All lintels to be lined with 150mm GYPROC fireline to give a 60min fire ratings. Steel parapets subject to site measure.

GENERAL
All dimensions are in mm unless otherwise stated and need to be checked on site by the contractor. All structural timbers are to be BS1044 grade and to be tanalized treated softwood unless otherwise stated. All work to be checked out in accordance with the building regulations and to the satisfaction of the building control officer. All trades must ensure that any holes/penetrations created must be sealed and made air tight.

Client: **MS MEGAN ROBINSON**
Project: **PROPOSED: REAR EXTENSION**

Address: **84 CAMPBELL ROAD, OXFORD, OX4 3NU**
Drawing: **PROPOSED FLOOR PLANS**
Scale: @ A1 1:50 / 1:20

Drawing Number: **P-PL-001**
Revision: **A**

