GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT AND PROJECT DETAILS DRAWINGS.

2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.

3. ABBREVIATIONS USED:-
EMJ EXTERNAL MOVEMENT JOINT
HL AT HIGH LEVEL
AAV AIR ADMITTANCE VALVE
SVP SOIL AND VENT PIPE
DP DRAINAGE POINT
RWP RAIN WATER PIPE
CJ CONSTRUCTION JOINT

4. LEGEND

FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK

ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION

3.6N/SQ. MM AIRCRETE BLOCK (550 - 650 KG/M³) TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILS. PARTY WALL IN ACCORDANCE WITH ROBUST DETAIL E-WM-30.

NON-LOADBEARING PARTITION AS FOLLOWS:
70MM GYPFRAME 'C' STUDS WITH 12.5 MM PLASTER BOARD. MOISTURE RESISTANT BOARD TO BE USED IN WET AREAS. PLY INFILL BETWEEN STUDS TO BE USED TO SUPPORT RADIATORS / KITCHEN WALL UNITS ALL IN ACCORDANCE WITH THE CLIENTS SPECIFICATION AND DETAIL.
25MM ISOVER APR 1200 IN THE STUD CAVITY OR EQUIVALENT APPROVED MATERIAL (TO CLIENT SPECIFICATION) TO ALL BATHROOMS AND BETWEEN BEDROOMS / LIVING SPACES AS INDICATED
40DB

12 MM PLY FOR SANITARYWARE BASIN'S AND WC'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED
PLY

BUTTRESS WALLS 75MM X 100MM TIMBER STUD + 12MM PLY LINING TO STRUCTURAL ENGINEER'S DETAILS

DENOTES SPAN OF FLOOR OVER (TYPE STATED)
B&B BEAM & BLOCK
TJ JOIST SPAN
T TRUSS

5. SB DENOTES STRUCTURAL BEAM OVER.
FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.

6. ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.

7. ALL KITCHEN LAYOUTS TO SPECIALIST'S DESIGN AND DETAILS

8. CONTINUOUS MECHANICAL EXTRACTS
ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS FOR DETAILS

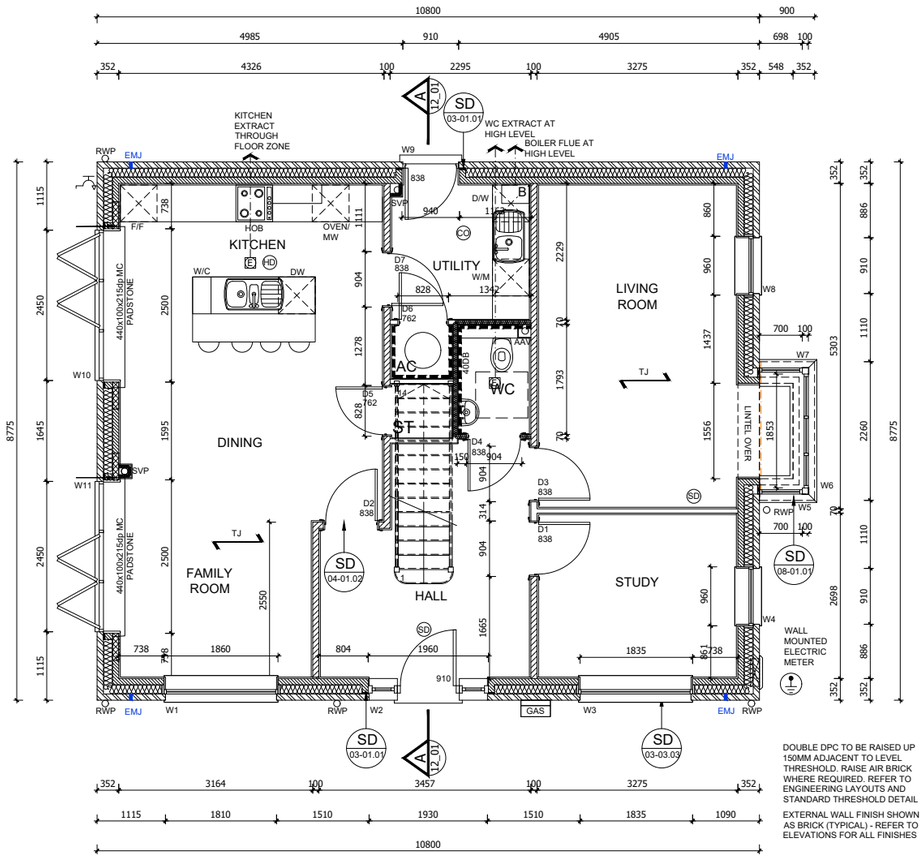
E INDICATES EXTRACT LOCATION

9. SD DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.

HD HEAT DETECTOR A100 EI 144 WITH BATTERY BACK UP

10. FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS

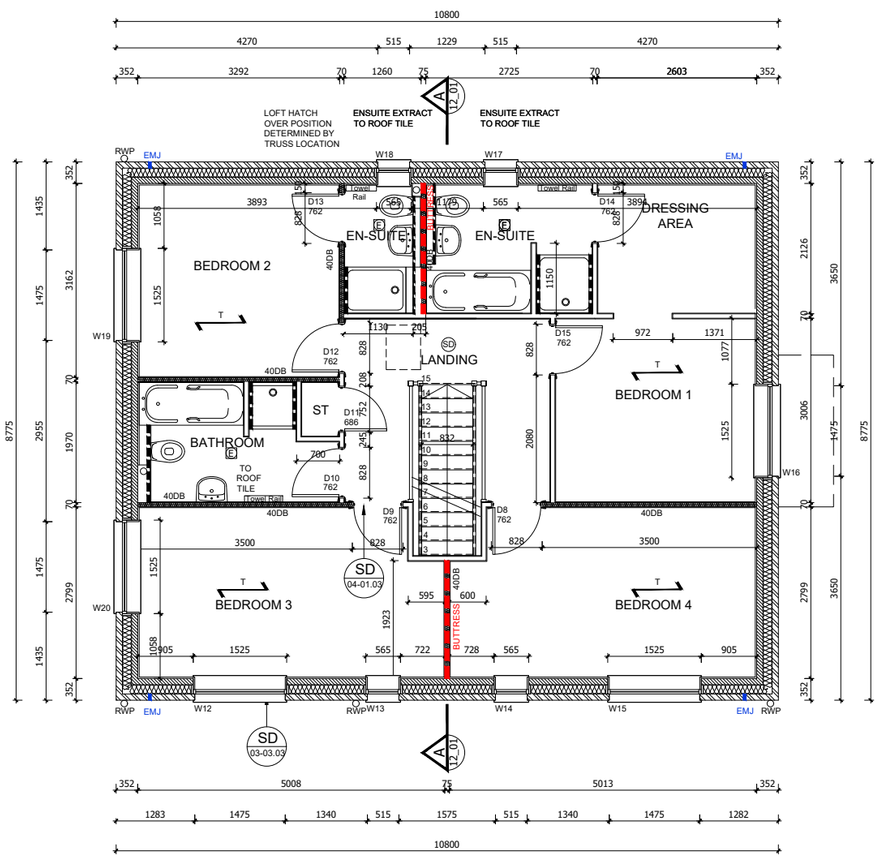
11. ALL SVP'S TO BE INSULATED WITH MIN 25MM INSULATION QUILT AND TO BE BOXED IN WITH 25X50 SW TIMBER BATTEN FRAMEWORK AND 2NO LAYERS OF 12.5MM PLASTERBOARD.



GROUND FLOOR PLAN

DOUBLE DPC TO BE RAISED UP 150MM ADJACENT TO LEVEL THRESHOLD. RAISE AIR BRICK WHERE REQUIRED. REFER TO ENGINEERING LAYOUTS AND STANDARD THRESHOLD DETAIL

EXTERNAL WALL FINISH SHOWN AS BRICK (TYPICAL) - REFER TO ELEVATIONS FOR ALL FINISHES



FIRST PLAN

WINDOW/EXTERNAL DOOR SCHEDULE

REF	WIDTHXHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1860 X 1800	FAMILY ROOM	L1	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W2	1960 X 2550	ENTRANCE HALL	L2	PAS 24	914X2000 DOOR LEAF - PART M ACCESS STEEL DOOR IG
W3	1860 X 1800	STUDY	L3	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W4	960 X 1800	STUDY	L4	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W5	700 X 1800	LIVING ROOM	L5	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W6	1856 X 1800	LIVING ROOM	L6	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W7	700 X 1800	LIVING ROOM	L7	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W8	960 X 1800	LIVING ROOM	L8	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W9	940 X 2100	UTILITY	L9	PAS 24	910X2000 DOOR LEAF - PART M ACCESS STEEL DOOR IG
W10	2500 X 2100	KITCHEN	L10	PAS 24	BI FOLD DOORS
W11	2500 X 2100	FAMILY ROOM	L11	PAS 24	BI FOLD DOORS
W12	1525 X 1350	BEDROOM 3	L12	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W13	565 X 1200	BEDROOM 3	L13	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W14	565 X 1200	BEDROOM 4	L14	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W15 #	1525 X 1350	BEDROOM 4	L15	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W16	1525 X 1350	BEDROOM 1	L16	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W17 OB	565 X 1200	ENSUITE	L17	NO	MIN 2500MM² TRICKLE VENTILATION P1A OBSCURE GLAZING
W18 OB	565 X 1200	ENSUITE	L18	NO	MIN 2500MM² TRICKLE VENTILATION P1A OBSCURE GLAZING
W19	1410 X 1350	BEDROOM 2	L19	NO	MIN 2500MM² TRICKLE VENTILATION P1A
W20	1410 X 1350	BEDROOM 3	L20	NO	MIN 2500MM² TRICKLE VENTILATION P1A
NOTES	1) VENTILATION REQUIREMENTS ACHIEVED USING SYSTEM 3 VIA CONTINUOUS MECHANICAL VENTILATION IN ACCORDANCE WITH AD PART F 2) ALL WINDOWS TO HAVE EASY CLEAN HINGES 3) REFERENCES FOR OPENINGS:- W= WINDOW OR EXTERNAL DOOR, SG = SAFETY GLAZING , OB = OBSCURED GLAZING #= INDICATES EMERGENCY ESCAPE WINDOW TO COMPLY WITH AD PART B1 4) WINDOWS & DOOR CILL REQUIREMENTS AS FOLLOWS: BRICK WORK - TO HAVE EXTENDED CILL TO WINDOWS (STANDARD CILL TO DOORS) CAST STONE CILLS - TO HAVE STUB CILL TILED CILLS - TO HAVE STANDARD CILL 5) SAFETY GLAZING TO BE INSTALLED IN ALL EXTERNAL DOORS AND THE BOTTOM PANE ONLY OF WINDOWS AS NECESSARY. GLAZING TO COMPLY WITH AD PART N. (THE BOTTOM PANE ONLY OF 1ST FLOOR WINDOWS IS TO ACT AS GUARDING AGAINST FALLING AS NECESSARY, THESE WINDOWS MUST HAVE AN INTERNAL PANE OF LAMINATED GLASS, AND BOTH PANE AND FRAME DESIGNED TO RESIST THE HORIZONTAL FORCE GIVEN IN BS6399:PART1:1996. 6) FOR DETAIL OF LINTELS REFER TO MANUFACTURER'S SCHEDULES. ALL LINTELS IN EXTERNAL WALLS TO BE FITTED WITH INTEL SOFFIT CLADDING AND WITH FLEXIBLE DPM IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS 7) ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURE				

GENERAL NOTES (EXTERNAL DOOR & WINDOW SCHEDULE)

ALL EXTERNAL DOOR & WINDOW SCHEDULES ARE TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION.
FOR CONFIRMATION OF DOOR & WINDOW SWING/HANDING, REFER TO RELEVANT GENERAL ARRANGEMENT FLOOR PLANS AND ELEVATIONS.
THE EXTERNAL DOOR & WINDOW OPENINGS INDICATED IN THIS SCHEDULE ARE STRUCTURAL & SUFFICIENT TOLERANCE MUST BE ALLOWED FOR THE THICKNESS OF THE CAVITY CLOSER & BUILDING THE WINDOW WITHIN THE STRUCTURE OR POST FIXING WINDOW.
ALL CAVITY BARRIERS/CLOSERS TO BE A MINIMUM 30 MINUTES FIRE RATED IN ACCORDANCE WITH APPROVED PART B GUIDELINES.
FOR FULL DETAILS OF LINTELS OVER OPENINGS, REFER TO MANUFACTURERS DETAILS AND STRUCTURAL ENGINEERS DESIGN DETAILS & SPECIFICATION.
PROVIDE STANDARD DOUBLE GLAZED (BS EN 1279-1:2004) DRAUGHT SEALED PVCu WINDOWS MANUFACTURED TO BS 7412.
OBSCURE GLAZING TO WC'S, ENSUITES & BATHROOMS.
ALL ESCAPE WINDOWS TO HAVE P1A APPROVED GLAZING.
ALL GROUND FLOOR & EASILY ACCESSIBLE WINDOWS TO BE DESIGNED TO PAS24:2016.
ALL WINDOWS TO BE FITTED WITH RESTRICTORS FOR SECURITY AND TO PROVIDE VENTILATION TO AVOID SUMMER OVER HEATING.
ALL WINDOWS TO BE FITTED WITH EASY CLEAN HINGES.
ALL WINDOWS ABOVE GROUND FLOOR TO BE FITTED WITH RESTRICTORS WITH A RELEASE CATCH.
GLAZING BELOW 800mm(MEASURED FROM FLOOR LEVEL) IN SCREENS AND WINDOWS AND BELOW 1500mm(MEASURED FROM FLOOR LEVEL IN DOORS) INCLUDING ANY SIDELIGHTS WITHIN 300mm OF THE DOOR SHALL BE TOUGHENED SAFETY GLASS TO BE 6262: PART 4.

INTERNAL DOOR SCHEDULE

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2050	STUDY	L14	100MM BLOCK WALL
D2	838 X 1981	904 X 2050	DINING ROOM	L15	100MM BLOCK WALL
D3	838 X 1981	904 X 2050	LIVING ROOM	L16	100MM BLOCK WALL
D4	838 X 1981	904 X 2050	WC		
D5	838 X 1981	904 X 2050	STORE		
D6	762 X 1981	828 X 2050	AC		
D7	762 X 1981	828 X 2050	UTILITY		
D8	762 X 1981	828 X 2050	BEDROOM 4		
D9	762 X 1981	828 X 2050	BEDROOM 3		
D10	762 X 1981	828 X 2050	BATHROOOM		
D11	686 X 1981	752 X 2050	STORE		
D12	762 X 1981	828 X 2050	BEDROOM 2		
D13	762 X 1981	828 X 2050	ENSUITE		
D14	762 X 1981	828 X 2050	ENSUITE		
D15	762 X 1981	828 X 2050	BEDROOM 1		
NOTES	1) REFERENCES FOR OPENINGS:- D= INTERNAL DOOR , FD= FIRE DOOR FOR 20 MIN. 2) ALLOW 10MM AIR GAP UNDER DOORS TO ALL ROOMS EXCEPT STORE AREAS 3) FOR DETAILS OF LINTELS REFER TO MANUFACTURER'S SCHEDULES 4) STRUCTURAL OPENING SIZES BASED ON LEAF SIZE + 35X2 DOOR FRAME. STRUCTURAL OPENINGS WILL VARY FOR ANY OTHER DOOR FRAME SIZE. 5) DOOR HEIGHTS ASSUME CARPET FINISH. ALTERNATIVE FINISHES MAY AFFECT DOOR SETTING OUT.				

AREA SCHEDULE

REF /	NET AREA		GROSS AREA (m²)	
	m²	ft²	m²	ft²
GROUND FLOOR	81.87	881	82.82	891
FIRST FLOOR	80.57	867	81.48	877
TOTAL	162.44	1748	164.3	1769

NOTES

NET AREA = AREA MEASURED WITHIN THE BOUNDARY OF THE PLASTER FINISH TO EXTERNAL WALL AND SLOPING CEILINGS AT 1500MM ABOVE FFL.

GROSS AREA = AREA MEASURED WITHIN THE BOUNDARY OF THE INNER STRUCTURAL FACE OF THE EXTERNAL WALL AND SLOPING CEILINGS AT 1200MM ABOVE FFL.

PHASE 9B PLOTS - (OPP) 572
PHASE 9D PLOTS - (AS) 755
PHASE 9E PLOTS - (OPP) 771 & 775

- Statutory approvals to be received prior to commencement of works.
- Building control submission to be deposited prior to any works.
- Check / trace positions of existing services / drainage prior to new works.
- Ensure no Easements / rights of way exist on site prior to construction.
- Do NOT scale from this drawing. Check dimensions on site against site survey prior to any new works. Report and resolve any discrepencies prior to any new building works.
- Relevant Party Wall notices to be served and agreed before new works.
- CDM Co-ordinator to be appointed with Health & Safety file in place prior to any new works.

A1 SHEET

Revision:	Date:	Description:	By:
C1	19.02.21	Construction Issue	MJR
C2	21.05.21	40db walls noted, minor updates	MJR
C3	15.06.21	Gas & electric meter locations updated to suit subs	MJR

1:50
0 1m 2m 3m 4m

Client:
DORCHESTER LIVING

Trower Davies Architectural Consultants

Site Address:
UPPER HEYFORD, PHASE 9
BICESTER

Drawing Title:
HOUSE TYPE SP10SA
GROUND & FIRST FLOOR PLANS

Scale:	Date drawn:	Drawn by:
1:50 @ A1	FEB 21	MJR

Project Number:	Drawing Number:	Revision:
727	HT10SA-09-02	C3

Status:
CONSTRUCTION ISSUE