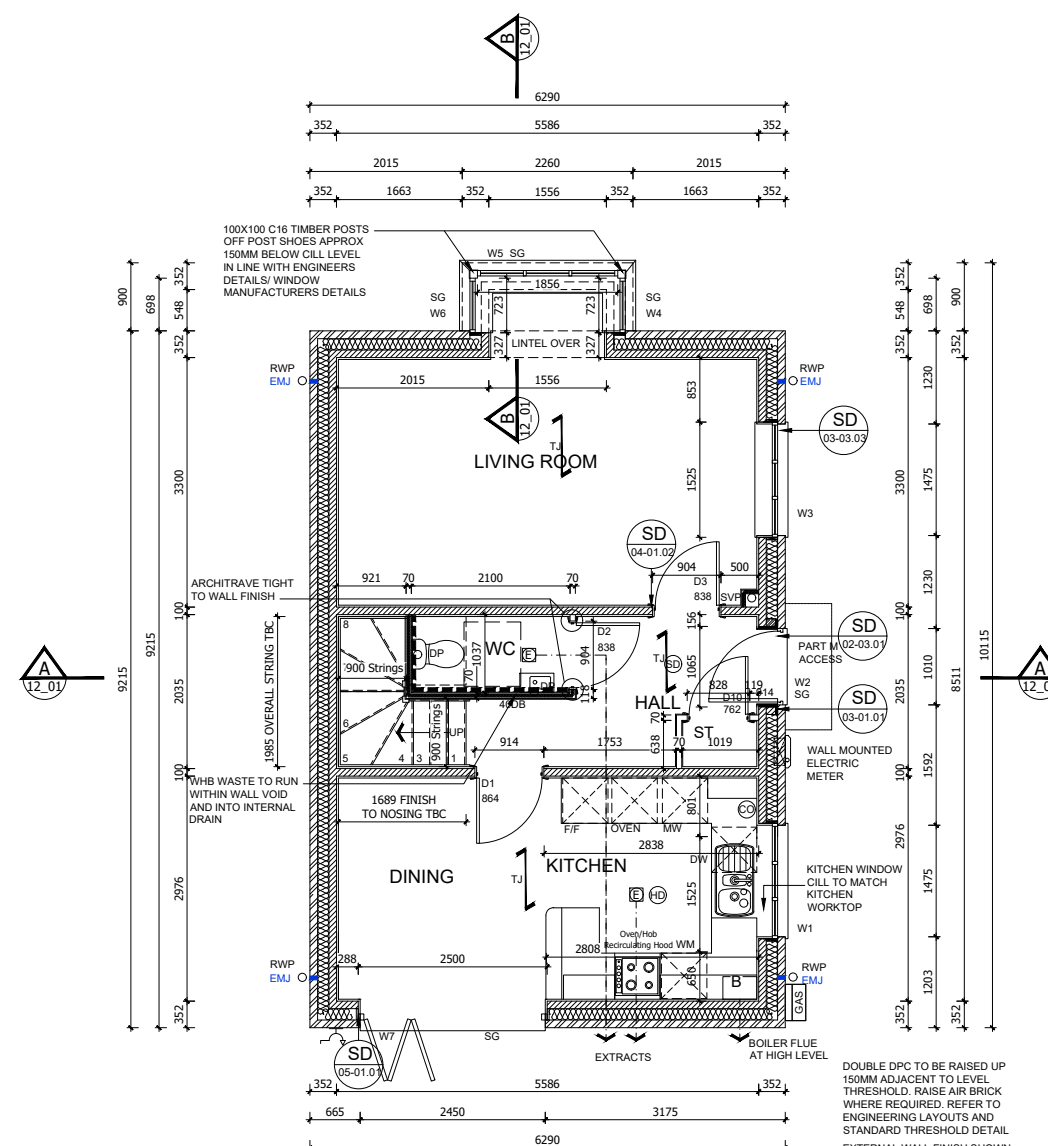
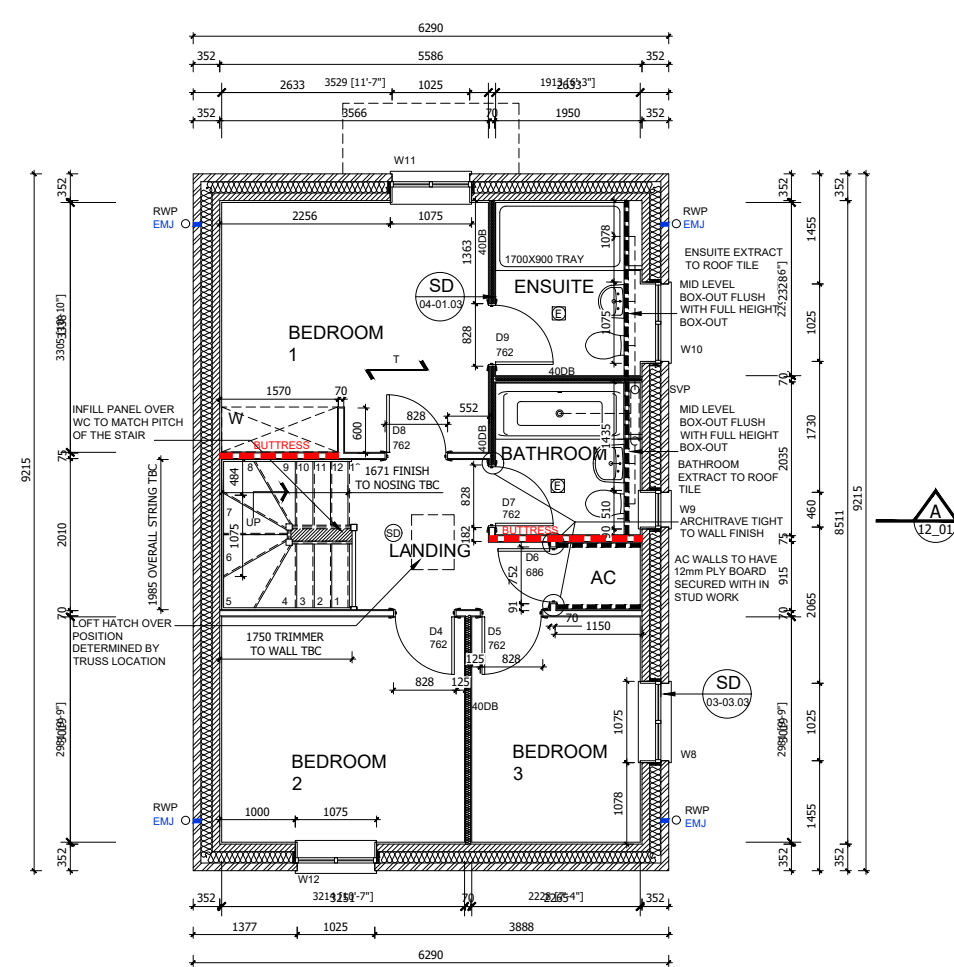


**GENERAL NOTES**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT AND PROJECT DETAILS DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.
- 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
- 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/M<sup>3</sup>) 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 COVER AFR 1200 IN THE STUD CAVITY OR EQUIVALENT APPROVED MATERIAL (TO CLIENT SPECIFICATION) TO ALL BATHROOMS AND BETWEEN BEDROOMS / LIVING SPACES AS INDICATED  
12 MM PLY FOR SANITARYWARE BASINS AND W/C'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED  
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  
T JOIST SPAN  
SB DENOTES STRUCTURAL BEAM OVER FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.  
ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.  
ALL KITCHEN LAYOUTS TO SPECIALIST'S DESIGN AND DETAILS  
CONTINUOUS MECHANICAL EXTRACTS ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS FOR DETAILS  
INDICATES EXTRACT LOCATION  
DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.  
HEAT DETECTOR A100 EI 144 WITH BATTERY BACK UP  
FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS  
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.



**NOTE:**  
RENDERED UNITS REQUIRE 20MM OF KNOCK WITHIN WINDOWS TO ALLOW CLEARANCE WITH RENDERED RETURN



- 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 discrepancies 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.

Revision	Date	Description	By
C1	19.02.21	Construction Issue	MJR
C2	22.04.21	Phase 9A handling corrected	MJR
C3	18.05.21	Wardrobe space indicated to bed 1	MJR
C4	21.05.21	40db walls noted, minor updates	MJR

**A1 SHEET**

REF	WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1525 X 1350	KITCHEN	L1	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W2	1065 X 2400	ENTRANCE HALL	L2	PAS 24	914X2000 DOOR LEAF WITH FAN LIGHT OVER - PART M ACCESS
W3	1525 X 1350	LIVING ROOM	L3	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W4	723 X 1350	LIVING ROOM	N/A	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W5	1856 X 1350	LIVING ROOM	L4 SPECIAL	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W6	723 X 1350	LIVING ROOM	N/A	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W7	2500X 2100	DINING ROOM	L7	PAS 24	BI-FOLDS
W8 #	1075 X 1350	BEDROOM 3	L8	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W9	510 X 1200	BATHROOM	L9	NO	OBSOLETE GLAZING P1A GLAZING
W10 OB	1075 X 1350	ENSUITE	L10	NO	OBSOLETE GLAZING P1A GLAZING
W11 #	1075 X 1350	BEDROOM 1	L11	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W12 #	1075 X 1350	BEDROOM 2	L15	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	864 X 1981	914 X 2050	KITCHEN	L14	100MM BLOCK WALL, PARLIAMENT HINGES
D2	838 X 1981	904 X 2050	WC		
D3	838 X 1981	904 X 2050	LIVING ROOM	L15	100MM BLOCK WALL
D4	762 X 1981	828 X 2050	BEDROOM 2		
D5	762 X 1981	828 X 2050	BEDROOM 3		
D6	686 X 1981	752 X 2050	AIRING CUPBOARD		
D7	762 X 1981	828 X 2050	BATHROOM		
D8	762 X 1981	828 X 2050	BEDROOM 1		
D9	762 X 1981	828 X 2050	ENSUITE		
D10	762 X 1981	828 X 2050	STORE		

**INTERNAL DOOR SCHEDULE**

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	864 X 1981	914 X 2050	KITCHEN	L14	100MM BLOCK WALL, PARLIAMENT HINGES
D2	838 X 1981	904 X 2050	WC		
D3	838 X 1981	904 X 2050	LIVING ROOM	L15	100MM BLOCK WALL
D4	762 X 1981	828 X 2050	BEDROOM 2		
D5	762 X 1981	828 X 2050	BEDROOM 3		
D6	686 X 1981	752 X 2050	AIRING CUPBOARD		
D7	762 X 1981	828 X 2050	BATHROOM		
D8	762 X 1981	828 X 2050	BEDROOM 1		
D9	762 X 1981	828 X 2050	ENSUITE		
D10	762 X 1981	828 X 2050	STORE		

**NOTES**

- REFERENCES FOR OPENINGS:-  
D= INTERNAL DOOR, FD= FIRE DOOR FOR 20 MIN.
- ALLOW 10MM AIR GAP UNDER DOORS TO ALL ROOMS EXCEPT STORE AREAS
- FOR DETAILS OF LINTELS REFER TO MANUFACTURER'S SCHEDULES
- STRUCTURAL OPENING SIZE IS BASED ON LEAF SIZE + 35X2 DOOR FRAME. STRUCTURAL OPENINGS WILL VARY FOR ANY OTHER DOOR FRAME SIZE.
- DOOR HEIGHTS ASSUME CARPET FINISH. ALTERNATIVE FINISHES MAY AFFECT DOOR SETTING OUT.

**AREA SCHEDULE**

REF /	NET AREA		GROSS AREA (m <sup>2</sup> )	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	48.51	522	49.31	530
FIRST FLOOR	46.78	503	47.54	511
TOTAL	95.29	1025	96.85	1041

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

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

**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.

OBSOLETE GLAZING TO W/C'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.

PHASE 9A PLOT - (AS) 515, 542  
- (OPP) 524, 525

PHASE 9B PLOTS - (AS) 552, 586  
- (OPP) 544, 545, 584, 603

PHASE 9C PLOTS - (AS) 643, 654

PHASE 9D PLOTS - (AS) 672, 725, 743  
- (OPP) 691, 702, 741

1:50

0 1m 2m 3m 4m

Client:

Site Address: UPPER HEYFORD, PHASE 9 BICESTER

Drawing Title: HOUSE TYPE 1A (sa) GROUND & FIRST FLOOR PLANS

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

Project Number: 727 Drawing Number: HT1A (sa)-09-02 Revision: C4

Status: **CONSTRUCTION ISSUE**