

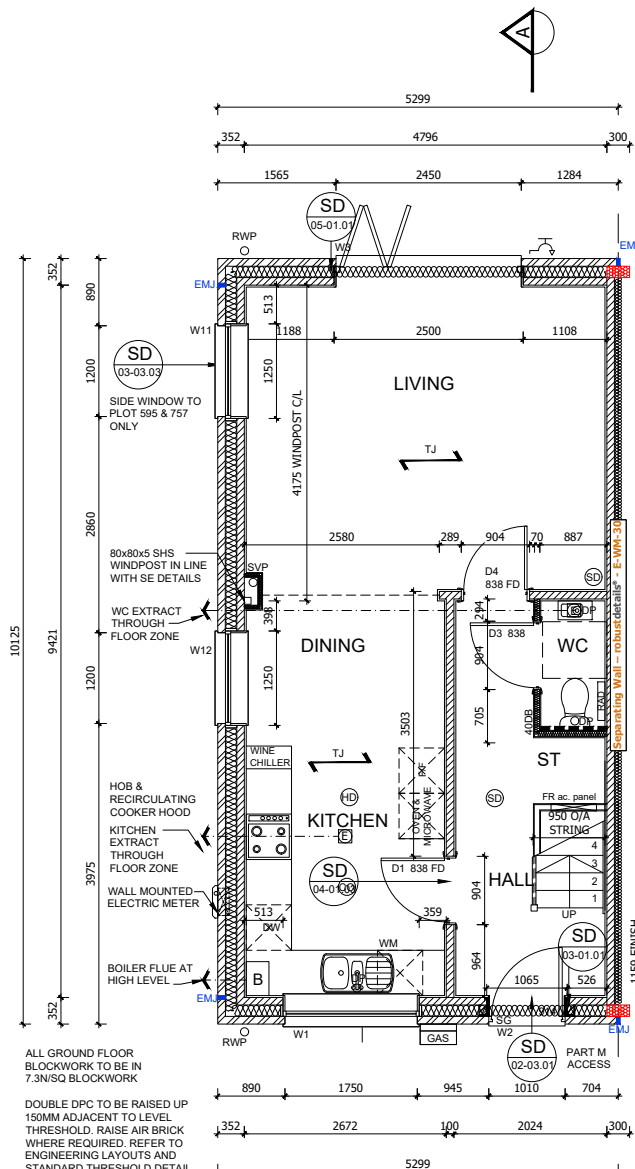
**GENERAL NOTES**

- 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  
7.3N/SQ. MM AIRCRETE BLOCK TO GROUND FLOOR ONLY  
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 ISOVER APR 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 BUTTRISS WALLS AS INDICATED  
BUTTRISS 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  
TRUSS

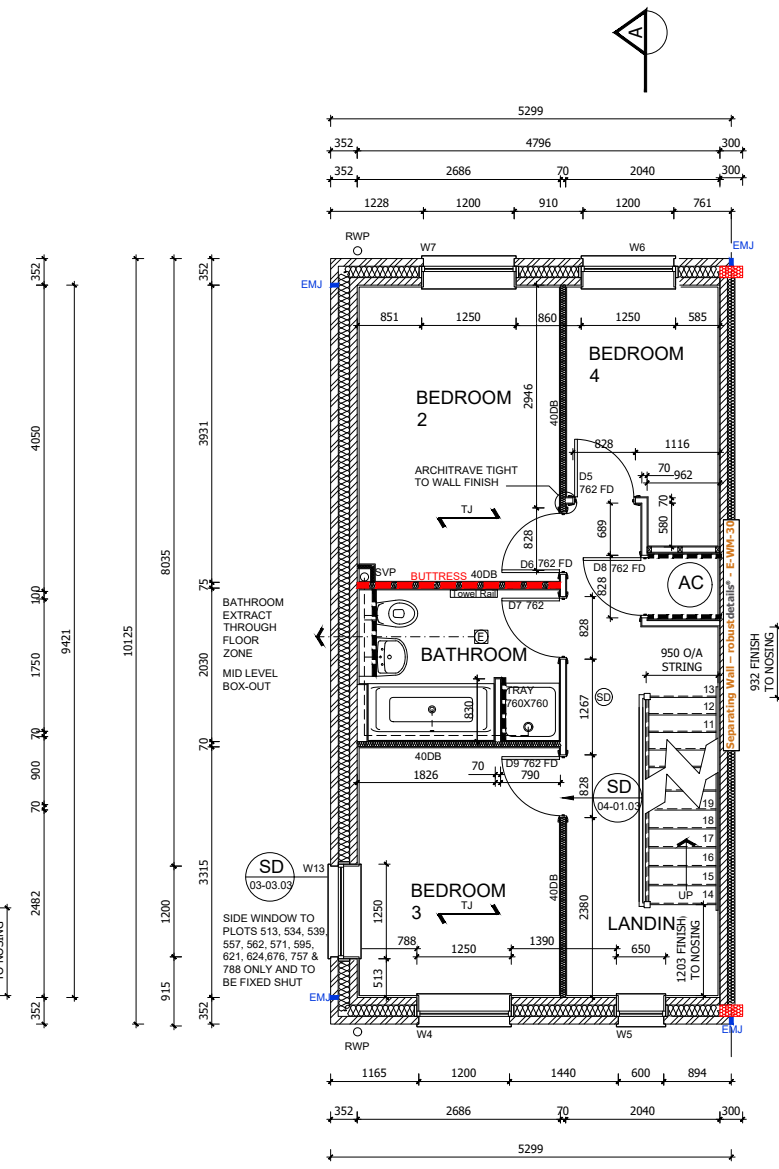
**robustdetail® Separating Wall - Cavity Masonry - E-WM-30**  
BLOCK DENSITY 600 TO 800 KG/M<sup>3</sup>  
WALL TIES APPROVED DOCUMENT E 'TIE TYPE A' (SEE APPENDIX A) FOR THIN JOINT, WALL TIES MUST BE ANCON BUILDING PRODUCTS STAIRX HRT4 OR CLAN FW14 INSTALLED AT NO MORE THAN 2.5 TIES PER SQUARE METRE  
CAVITY WIDTH 100MM (MIN)  
BLOCK SIZE 100MM (MIN), EACH LEAF  
WALL FINISH GYPSUM-BASED BOARD (NOMINAL 8 KG/M<sup>2</sup>) MOUNTED ON DABS  
INSULATION KNAUF SUPAFIL® PARTY WALL BLOWN GLASS MINERAL WOOL INSULATION  
FIRE STOPS FIRE STOPS AT ALL SEPARATING WALL/EXTERNAL WALL JUNCTIONS

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 SPECIALISTS DESIGN AND DETAILS  
8. CONTINUOUS MECHANICAL EXTRACTS ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALISTS 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

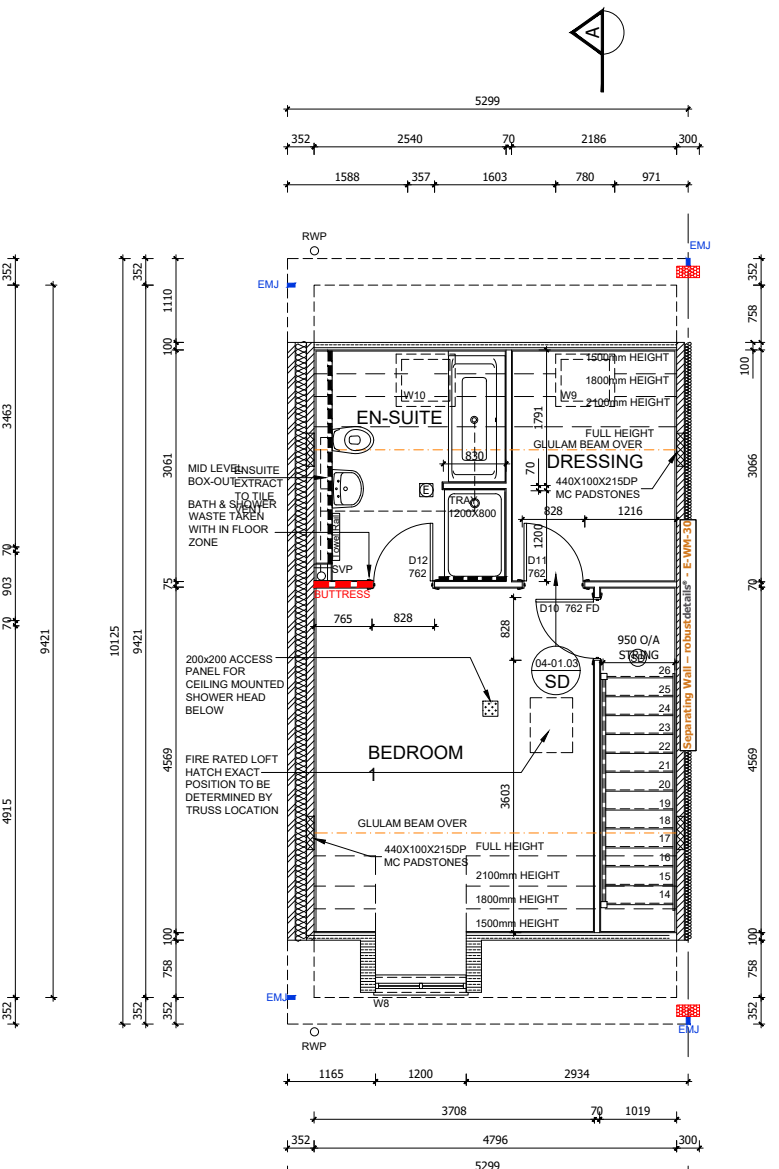
10. FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS  
11. ALL SVP'S TO BE INSULATED WITH MIN 25MM INSULATION QUILT AND TO BE BOXED IN WITH 25X50 SW TIMBER BATTEN FRAMEWORK AND 2NO LAYERS OF 12.5MM PLASTERBOARD.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

REF	LINTOL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1	L1	1800 X 1350	KITCHEN	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W2	L2	1065 X 2400	HALL	PAS 24	914X2000 DOOR LEAF + FAN LIGHT - PART M ACCESS
W3	L3	2500 X 2100	LIVING	PAS 24	BI-FOLDS
W4	L4	1250 X 1350	BEDROOM 3	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W5	L5	650 X 1350	LANDING	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W6	L6	1250 X 1350	BEDROOM 4	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W7	L7	1250 X 1350	BEDROOM 2	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W8	L8	1250 X 1350	BEDROOM 1	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING, DORMER
W9	L9	780 X 978	DRESSING	NO	ROOF LIGHT
W10	L10	780 X 978	ENSUITE	NO	ROOF LIGHT OBSCURED GLAZING
W11	L11	1250 X 1350	LIVING ROOM	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION SIDE WINDOW TO PLOTS 595 & 757 ONLY
W12	L12	1250 X 1350	DINING	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W13	L13	1250 X 1350	BEDROOM 3	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING

**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 SWINGHANDING, 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 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.

REF	LINTOL	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	REMARKS
D1 (FD)	L9	838 X 1981	904 X 2050	KITCHEN	
D3		838 X 1981	904 X 2050	WC	
D4 (FD)	L10	838 X 1981	904 X 2050	LIVING	100MM BLOCKWORK WALL
D5 (FD)		762 X 1981	828 X 2050	BEDROOM 4	
D6 (FD)		762 X 1981	828 X 2050	BEDROOM 2	
D7		762 X 1981	828 X 2050	BATHROOM	
D8 (FD)		762 X 1981	828 X 2050	AC	
D9 (FD)		762 X 1981	828 X 2050	BEDROOM 3	
D10 (FD)		762 X 1981	828 X 2050	BEDROOM 1	
D11		762 X 1981	828 X 2050	DRESSING	
D12		762 X 1981	828 X 2050	EN-SUITE	

REF /	NET AREA	GROSS AREA (m <sup>2</sup> )
	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	44.47	478.67
FIRST FLOOR	44.47	478.67
SECOND FLOOR	36.33	391.05
TOTAL	125.27	1348.39

**AREA SCHEDULE**

REF /	NET AREA	GROSS AREA (m <sup>2</sup> )
	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	44.47	478.67
FIRST FLOOR	44.47	478.67
SECOND FLOOR	36.33	391.05
TOTAL	125.27	1348.39

**NOTES**  
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.

PHASE 9A PLOTS - (AS) 513, 534, 539  
PHASE 9B PLOTS - (AS) 557, 562, 571, 595, 597  
PHASE 9C PLOTS - (AS) 621, 624, 639  
PHASE 9D PLOTS - (AS) 676, 711, 728, 757  
PHASE 9E PLOTS - (AS) 788

Revision:	Date:	Description:
C1	18.02.21	Construction Issue
C2	06.05.21	Minor updates to client comments
C3	21.05.21	40db walls noted, minor updates

By: MJR  
MJR  
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 SP7A GROUND, FIRST & SECOND FLOOR PLANS**

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

Project Number: 727 Drawing Number: HTSP7A-09-02 Revision: C3

Status: **CONSTRUCTION ISSUE**

**A1 SHEET**