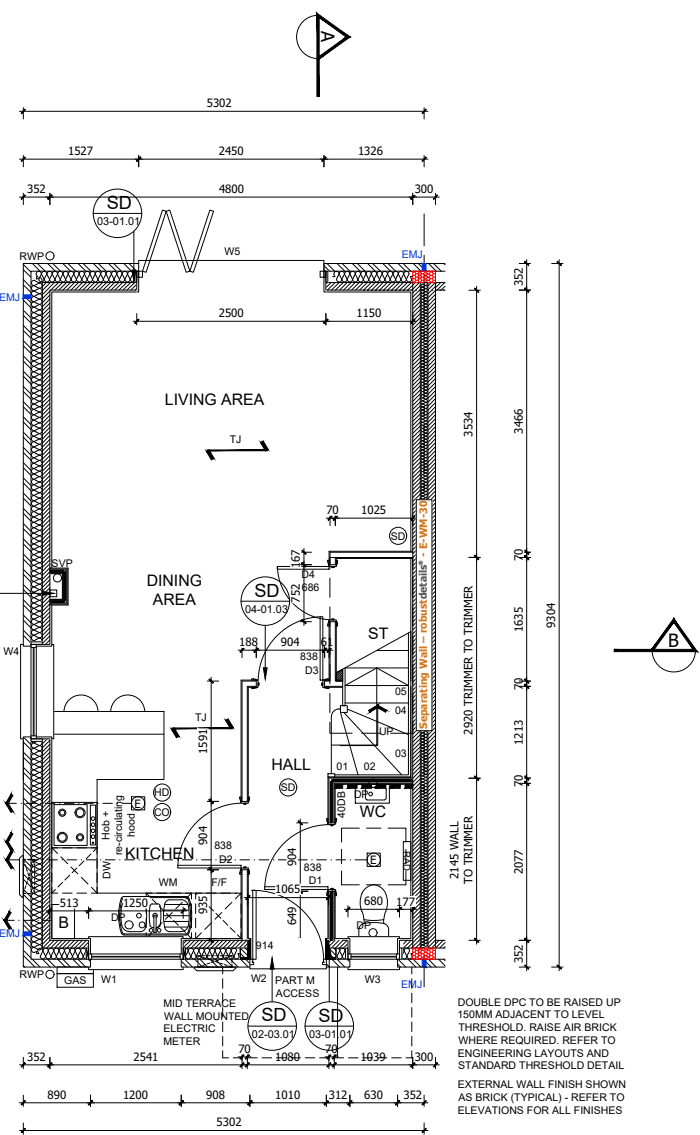


**GENERAL NOTES**

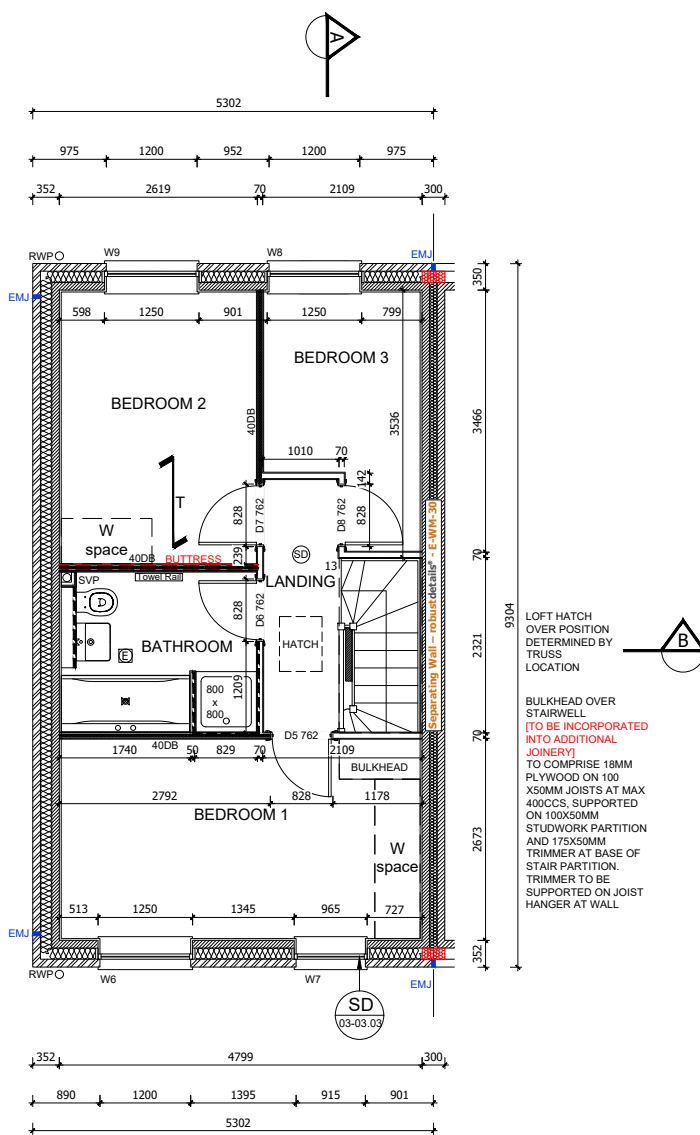
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT AND PROJECT DETAILS DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.
- ABBREVIATIONS USED:-  
 EMJ EXTERNAL MOVEMENT JOINT  
 HL AT HIGH LEVEL  
 AAV AIR ADMITTANCE VALVE  
 SVP SOIL AND VENT PIPE  
 DP DRAINAGE POINT  
 RWP RAIN WATER PIPE  
 CJ CONSTRUCTION JOINT
- LEGEND  
 [Symbol] FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK  
 [Symbol] ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION  
 [Symbol] 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.  
 [Symbol] NON-LOADBEARING PARTITION AS FOLLOWS:  
 70MM GYPFRAME 'C' STUDS WITH 12.5MM 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  
 [Symbol] 12 MM PLY FOR SANITARYWARE BASINS AND WC'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED  
 [Symbol] BUTTRESS WALLS 75MM X 100MM TIMBER STUD + 12MM PLY LINING TO STRUCTURAL ENGINEERS DETAILS  
 [Symbol] DENOTES SPAN OF FLOOR OVER (TYPE STATED)  
 B&B BEAM & BLOCK  
 TJ JOIST SPAN  
 T TRUSS
- [Symbol] SB DENOTES STRUCTURAL BEAM OVER. FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEERS DRAWINGS.
- ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.
- ALL KITCHEN LAYOUTS TO SPECIALISTS DESIGN AND DETAILS
- CONTINUOUS MECHANICAL EXTRACTS  
 ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALISTS DRAWINGS FOR DETAILS  
 [Symbol] INDICATES EXTRACT LOCATION
- DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.  
 [Symbol] 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 2ND LAYERS OF 12.5MM PLASTERBOARD.

REF	WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1250 X 1050	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 OB	680 X 1200	WC	L3	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION OBSCURE GLAZING
W4	1250 X 1350	KITCHEN	L4	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION <b>SIDE TO PLOTS 591, 612, 716 &amp; 782 ONLY</b>
W5	2500 X 2100	LIVING	L5	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION, BI-FOLD DOORS
W6#	1250 X 1350	BEDROOM 1	L6	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W7	965 X 1350	BEDROOM 1	L7	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W8#	1250 X 1350	BEDROOM 3	L8	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION OBSCURE GLAZING
W9#	1250 X 1350	BEDROOM 1	L9	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING

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



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2020	WC		
D2	838 X 1981	904 X 2020	KITCHEN		
D3	838 X 1981	904 X 2020	HALL		
D4	686 X 1981	752 X 2020	STORE		DOOR CUT TO SUIT STAIRCASE
D5	762 X 1981	828 X 2020	BEDROOM 1		
D6	762 X 1981	828 X 2020	BATHROOM		
D7	762 X 1981	828 X 2020	BATHROOM 2		
D8	762 X 1981	828 X 2020	BEDROOM 3		

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.

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	40.58	436.80	41.24	443.90
FIRST FLOOR	40.58	436.80	41.24	443.90
TOTAL	81.16	873.60	82.48	887.80

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.

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 8 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 WCs, 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 PLOTS - (AS) 530  
 - (OPP) 529  
 PHASE 9B PLOTS - (AS) 554, 555, 556, 591  
 - (OPP) 592  
 PHASE 9C PLOTS - (AS) 619, 635  
 - (OPP) 612, 613, 618  
 PHASE 9D PLOTS - (AS) 674, 715, 716  
 - (OPP) 673, 679  
 PHASE 9E PLOTS - (AS) 781  
 - (OPP) 782

Revision:	Date:	Description:	By:
C1	19.02.21	Construction Issue	MJR
C2	21.05.21	Plot 529 & 530 handing corrected	MJR
C3	15.06.21	W7 moved across left	MJR

1:50

Client: **DORCHESTER LIVING**

**Trower Davies**  
 Architectural Consultants

Site Address:  
**UPPER HEYFORD, PHASE 9  
 BICESTER**

Drawing Title:  
**HOUSE TYPE DL2v2  
 GROUND & FIRST FLOOR PLANS**

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

Project Number: 727 Drawing Number: HTDL2v2-09-02 Revision: **C2**

Status:  
**CONSTRUCTION ISSUE**

**A1 SHEET**