

**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
- 7.3N/50 MM AIRCRETE BLOCK TO GROUND FLOOR ONLY  
 3.6N/50 MM AIRCRETE BLOCK (550 - 550 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 INFL 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 WC'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  
 TJ JOIST SPAN  
 T TRUSS

**robustdetails® 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 STAFFIX HRT4 OR CLAN PW14 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

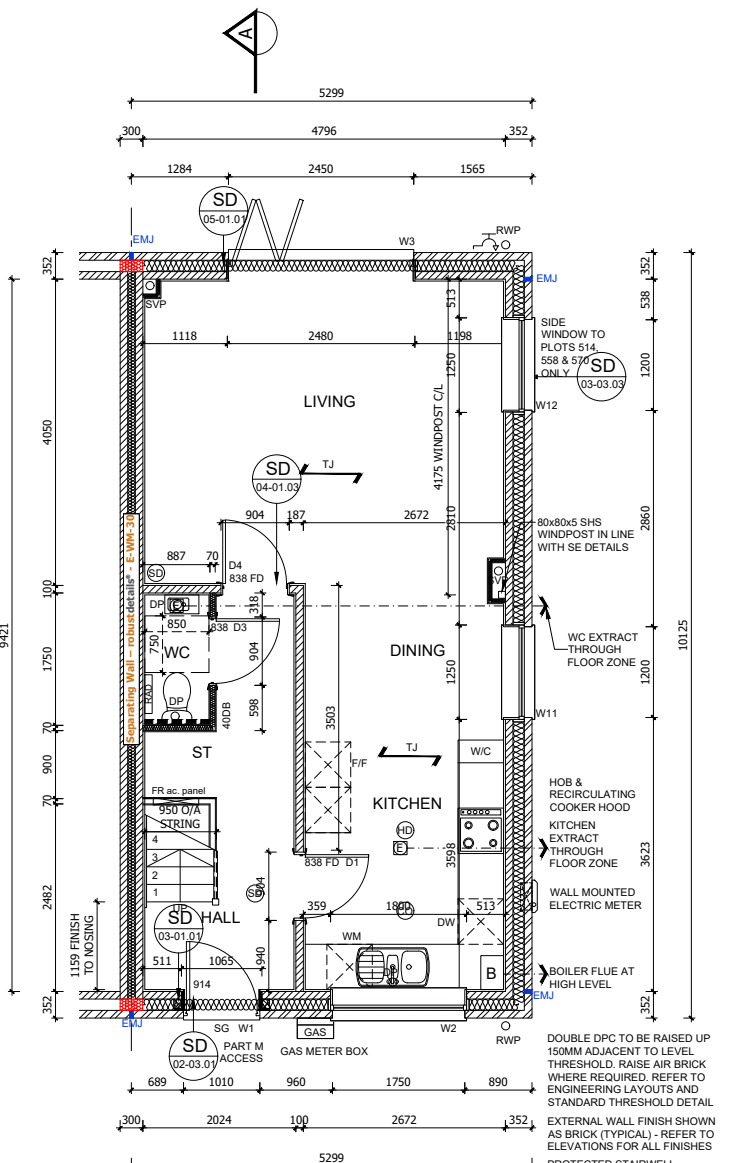
5. DENOTES STRUCTURAL BEAM OVER FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.

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

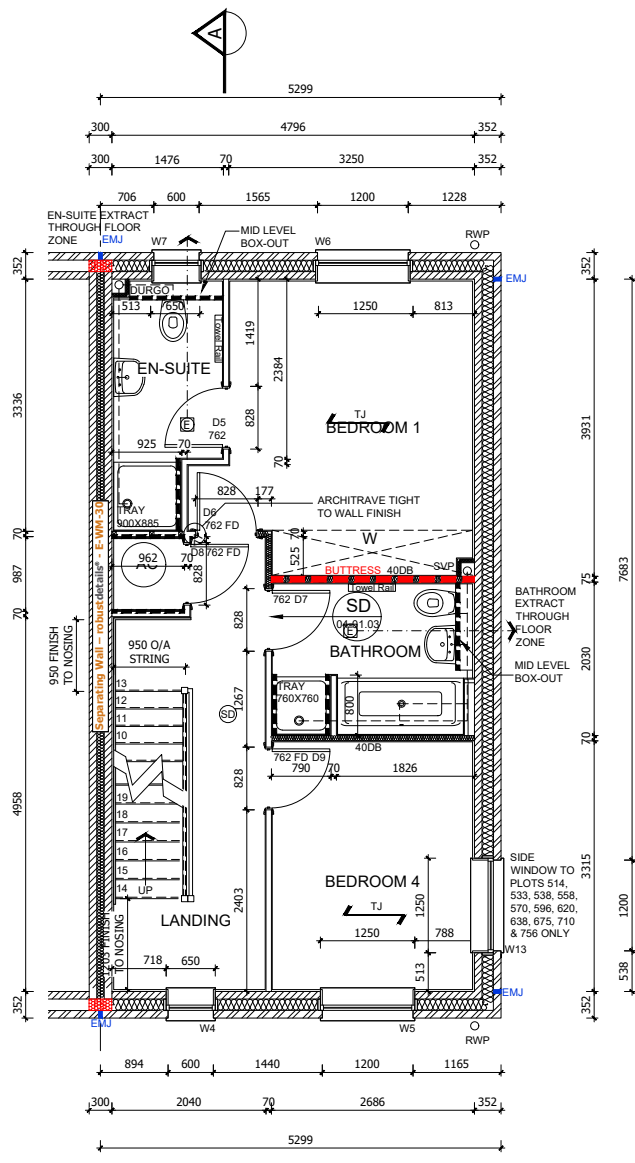
- INDICATES EXTRACT LOCATION
- DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.
- HEAT DETECTOR A100 Ei 144 WITH BATTERY BACK UP

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.

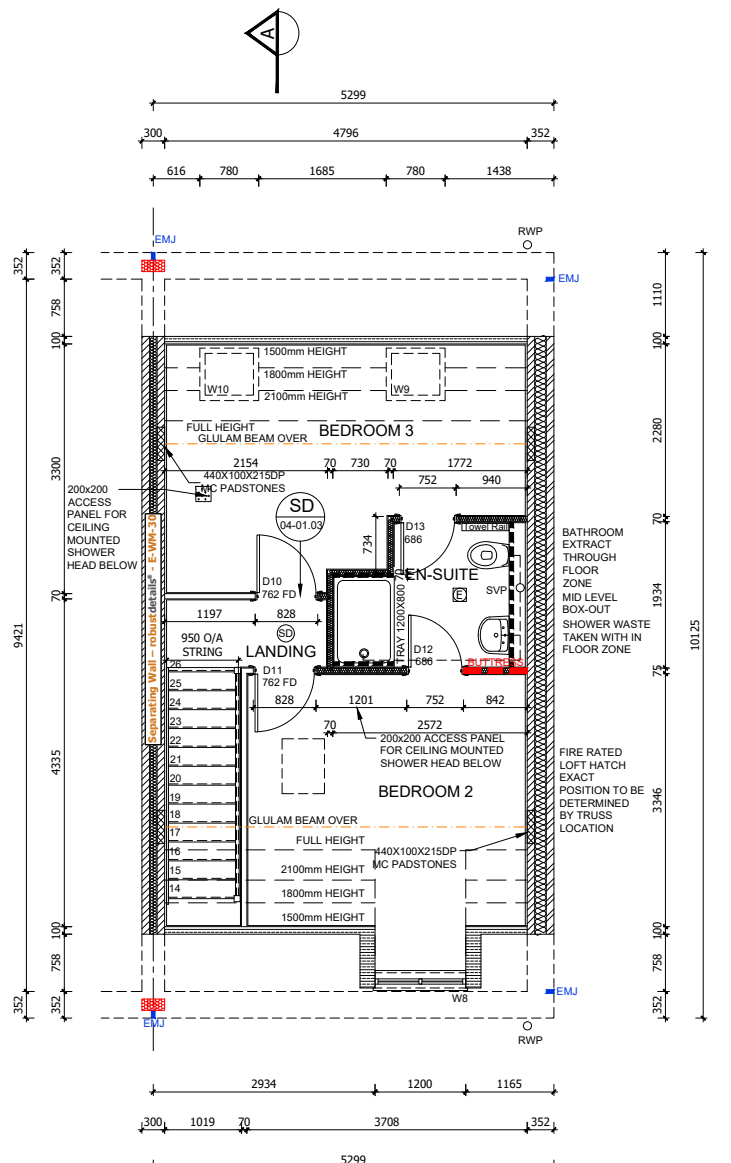


**GROUND FLOOR PLAN**

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  
 PROTECTED STAIRWELL - CONSTRUCTION TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE - TO INCLUDE 12.5MM FIRELINE CEILING BOARDS, 12.5MM PLASTERBOARD TO FACE OF 70MM METAL STUDWORK AND FD30 FIRE DOORS  
 ALL GROUND FLOOR BLOCKWORK TO BE IN 7.3N/50 BLOCKWORK



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

WINDOW/EXTERNAL DOOR SCHEDULE					
REF	LINTEL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1	L1	1065 X 2400	HALL	PAS 24	914X2000 DOOR LEAF + FAN LIGHT - PART M ACCESS
W2	L2	1800 X 1350	KITCHEN	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W3	L3	2500 X 2100	LIVING	PAS 24	BI-FOLDS
W4	L4	650 X 1350	LANDING	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W5	L5	1250 X 1350	BEDROOM 4	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W6	L6	1250 X 1350	BEDROOM 1	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W7	OB L7	650 X 1200	EN-SUITE	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING OBSCURED GLAZING
W8	L8	1200 X 1350	BEDROOM 2	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION, DORMER P1A GLAZING
W9	L9	780 X 978	BEDROOM 3	NO	ROOF LIGHT P1A GLAZING
W10	L10	780 X 978	BEDROOM 3	NO	ROOF LIGHT P1A GLAZING
W11	L11	1250 X 1350	DINING	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W12	L12	1250 X 1350	LIVING ROOM	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION WINDOW TO PLOT 514, 558 & 570 ONLY
W13	L13	1250 X 1350	BEDROOM 4	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:PART 1:1996)
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 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 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 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 6282: PART 4.					

INTERNAL DOOR SCHEDULE					
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		762 X 1981	828 X 2050	EN-SUITE	
D6 (FD)		762 X 1981	828 X 2050	BEDROOM 1	
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 4	
D10 (FD)		762 X 1981	828 X 2050	BEDROOM 3	
D11 (FD)		762 X 1981	828 X 2050	BEDROOM 2	
D12		686 X 1981	752 X 2050	EN-SUITE	
D13		686 X 1981	752 X 2050	EN-SUITE	

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 MANUFACTURERS 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 (m <sup>2</sup> )	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	44.47	478.68	45.18	486.32
FIRST FLOOR	44.47	478.68	45.18	486.32
SECOND FLOOR	36.33	391.06	39.69	427.22
TOTAL	125.27	1348.41	130.05	1399.86

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) 514, 533, 538  
 PHASE 9B PLOTS - (AS) 558, 563, 570, 596, 598  
 PHASE 9C PLOTS - (AS) 620, 623, 638  
 PHASE 9D PLOTS - (AS) 675, 710, 729, 756  
 PHASE 9E PLOTS - (AS) 789

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

1:50

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

Drawing Title:  
**HOUSE TYPE SP7B  
 GROUND, FIRST & SECOND FLOOR PLANS**

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

Project Number: 727 Drawing Number: HTSP7B-09-02 Revision: **C3**

Status:  
**CONSTRUCTION ISSUE**