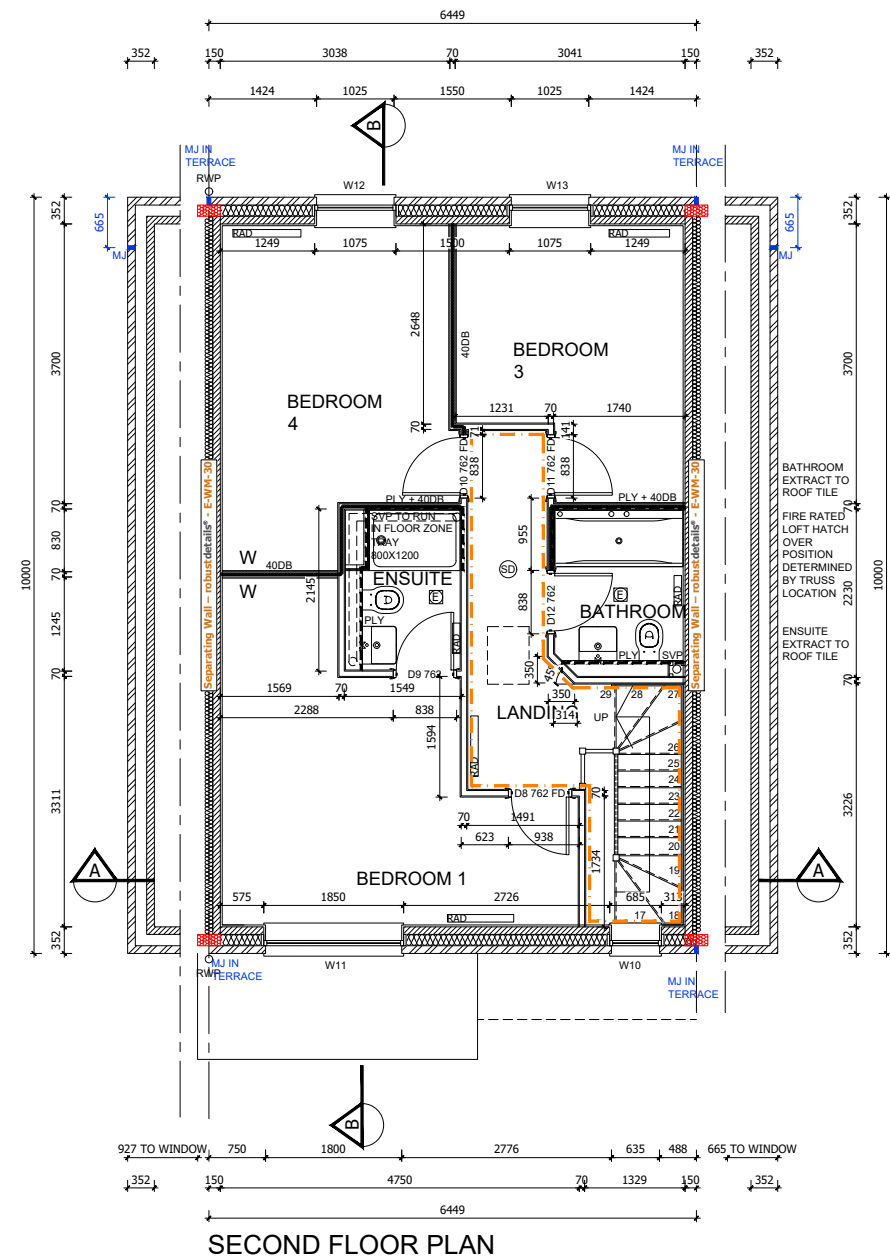
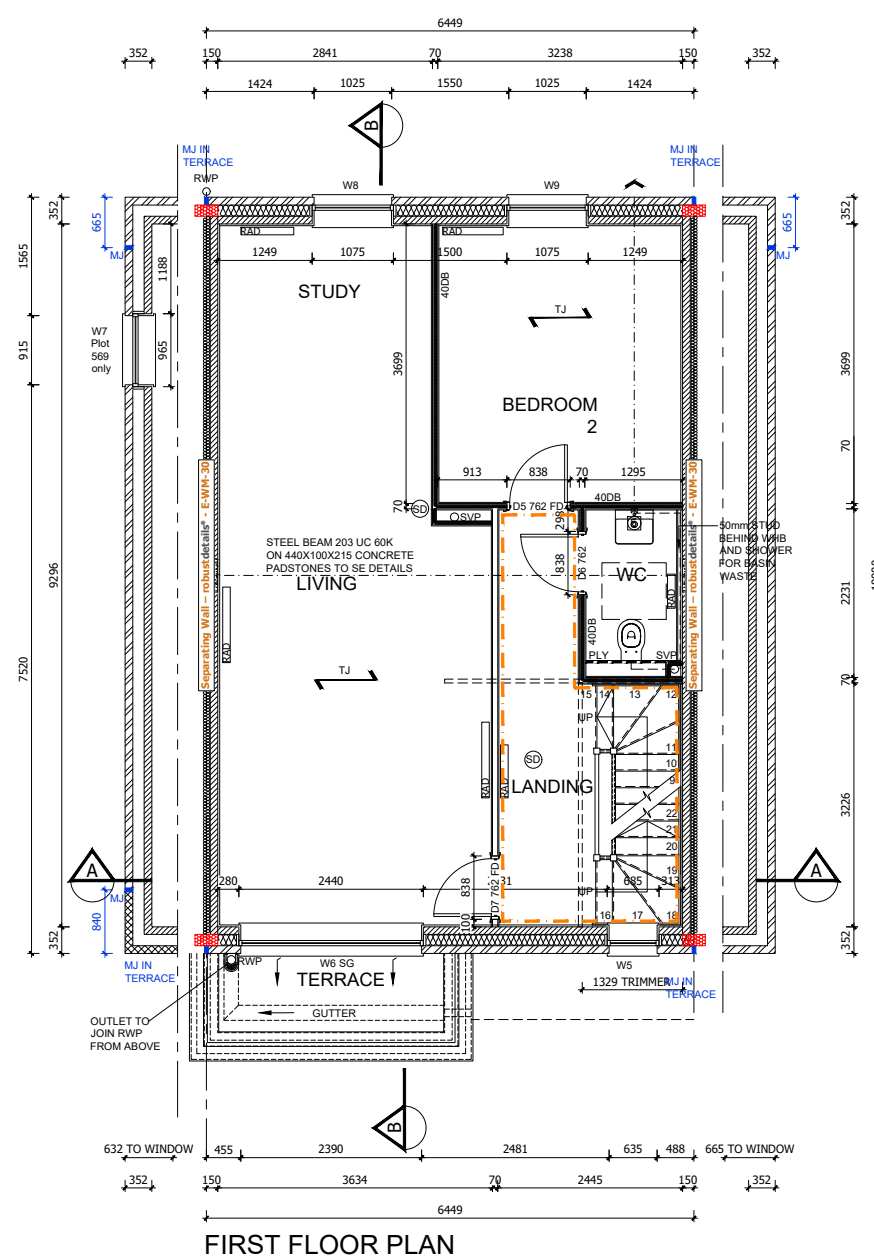
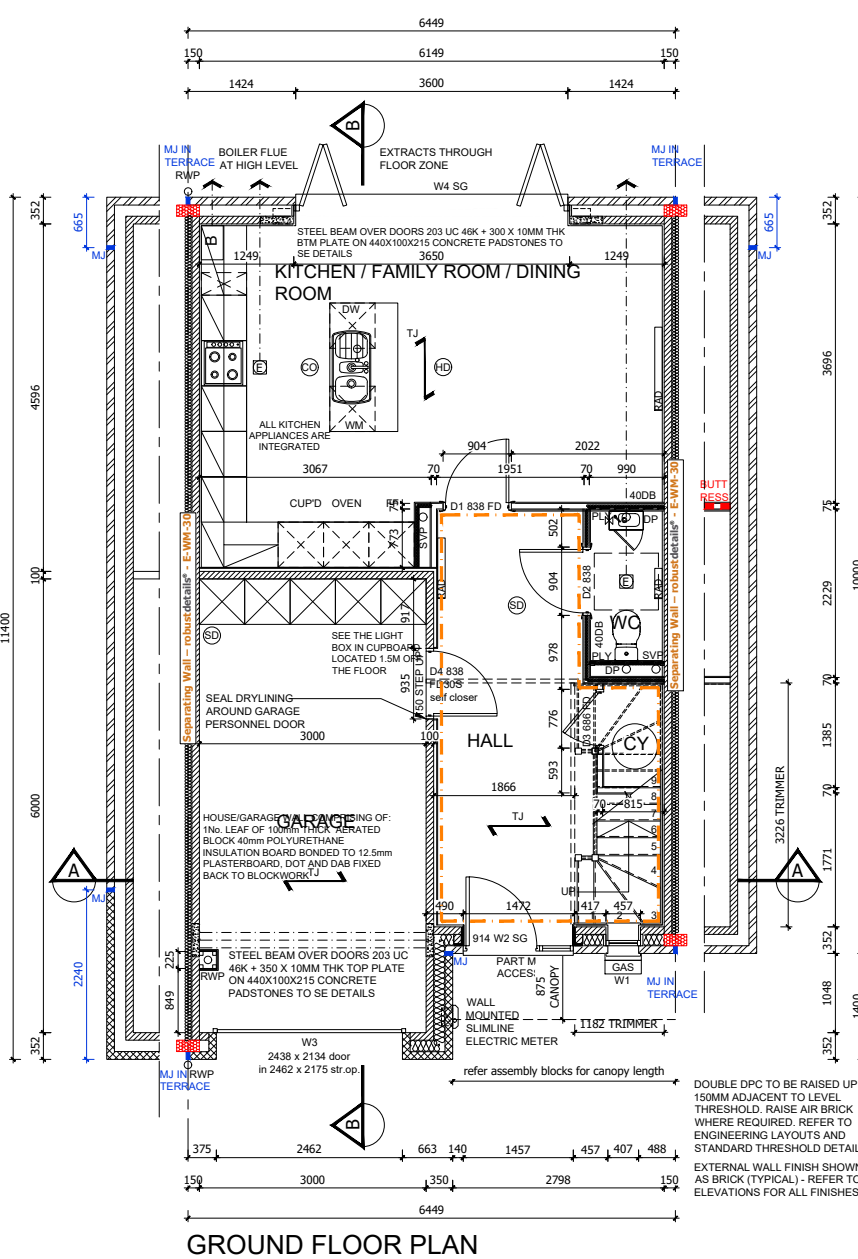


**robustdetails®**  
**Separating Wall - Cavity Masonry - E-WM-30**  
 BLOCK DENSITY 600 TO 800 KG/M3  
 WALL TIES APPROVED DOCUMENT E 'TIE TYPE A' (SEE APPENDIX A) FOR THIN JOINT. WALL TIES MUST BE ANCON BUILDING PRODUCTS STAFIX HR74 OR CLAY PWT4 INSTALLED AT NO MORE THAN 2.5 TIES PER SQUARE METRE  
 CAVITY WIDTH 100MM (MIN)  
 BLOCK SIZE 100MM (MIN), EACH LEAF  
 WALL FINISH GYPSUM-BASED BOARD (NOMINAL 8 KG/M2) MOUNTED ON DABS  
 INSULATION KNAUF SUPAFIL® PARTY WALL BLOWN GLASS MINERAL WOOL INSULATION  
 FIRE STOPS FIRE STOPS AT ALL SEPARATING WALL/EXTERNAL WALL JUNCTIONS

Revision:	Date:	Description:	By:
C1	19.02.21	Construction Issue	MJR
C2	24.05.21	40db walls noted, master bedroom ensuite svp run updated	MJR
C3	15.06.21	Side windows omitted to plot 568	MJR

A1 SHEET



- 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] 7.2N/50 MM AIRCRETE BLOCK TO GROUND FLOOR ONLY  
 [Symbol] 3.2N/50 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.  
 [Symbol] NON-LOADBEARING PARTITION AS FOLLOWS:  
 70MM GYPSUM BOARD 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 ISOVER APR 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 BUTRESS WALLS AS INDICATED  
 [Symbol] BUTRESS WALLS 75MM X 100MM TIMBER STUD + 12MM PLY LINING TO STRUCTURAL ENGINEERS DETAILS  
 [Symbol] LINETYPE INDICATES PROTECTED HALLWAY (Min. 30 MINUTE FIRE PROTECTION)  
 [Symbol] HALF HOUR FIRE RATED COMPARTMENT WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL FLOOR AND FIRE STOPPED.  
 [Symbol] DENOTES SPAN OF FLOOR OVER (TYPE STATED)  
 B&B BEAM & BLOCK  
 T TRUSS
  - [Symbol] 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 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  
 [Symbol] 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 SVPS 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.

REF	WIDTHXHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	457 X 1200	ENTRANCE HALL	L1	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W2 SG	1472 X 2400	ENTRANCE HALL	L2	PAS 24	914 X 2000 PART M ENTRANCE + OB SIDE LIGHT & FAN LIGHT
W3	2462 X 2175	GARAGE	L3	PAS 24	GARAGE DOOR 2438 X 2134 door in 2462 x 2175 str.op.
W4 SG	3650 X 2400	FAMILY ROOM	L4	PAS 24	MIN 2500MM² TRICKLE VENTILATION BI FOLD DOORS
W5	685 X 1350	LANDING	L5	NO	MIN 2500MM² TRICKLE VENTILATION PATIO DOORS
W6 SG	2440 X 2250	LIVING	L6	NO	MIN 2500MM² TRICKLE VENTILATION
W7	965 X 1350	STUDY	L7	NO	MIN 2500MM² TRICKLE VENTILATION <b>PLOT 569 ONLY</b>
W8	1075 X 1350	STUDY	L8	NO	MIN 2500MM² TRICKLE VENTILATION
W9	1075 X 1350	BEDROOM 2	L9	NO	MIN 2500MM² TRICKLE VENTILATION
W10	685 X 1350	LANDING	L10	NO	MIN 2500MM² TRICKLE VENTILATION
W11	1850 X 1350	BEDROOM 1	L11	NO	MIN 2500MM² TRICKLE VENTILATION
W12	1075 X 1350	BEDROOM 4	L12	NO	MIN 2500MM² TRICKLE VENTILATION
W13	1075 X 1350	BEDROOM 3	L13	NO	MIN 2500MM² TRICKLE VENTILATION

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

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2020	FAMILY ROOM	FD30	
D2	838 X 1981	904 X 2020	WC	FD30	
D3	686 X 1981	776 X 2020	AC	FD30	
D4	838 X 1981	904 X 2020	GARAGE	FD30S+ SELF CLOSING	
D5	762 X 1981	828 X 2020	BEDROOM 2	FD30	
D6	762 X 1981	828 X 2020	WC	FD30	
D7	762 X 1981	828 X 2020	LIVING	FD30	
D8	762 X 1981	828 X 2020	BEDROOM 1	FD30	
D9	762 X 1981	828 X 2020	ENSUITE	FD30	
D10	762 X 1981	828 X 2020	BEDROOM 4	FD30	
D11	762 X 1981	828 X 2020	BEDROOM 3	FD30	
D12	762 X 1981	828 X 2020	BATHROOM	FD30	

NOTES  
 1) REFERENCES FOR OPENINGS:-  
 D= INTERNAL DOOR, FD= FIRE DOOR FOR 30 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 (m²)
	m²	ft²
GROUND FLOOR	40.21	432
FIRST FLOOR	56.38	615
SECOND FLOOR	56.38	615
TOTAL	152.97	1646

NOTES  
 GARAGE AREA IS NOT INCLUDED IN CALCULATIONS  
**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 B GUIDELINES.  
 FOR FULL DETAILS OF LINTELS OVER OPENINGS, REFER TO MANUFACTURERS DETAILS AND STRUCTURAL ENGINEERS DESIGN DETAILS & SPECIFICATION.  
 ALL ESCAPE WINDOWS TO HAVE PIA APPROVED GLAZING.  
 PROVIDE STANDARD DOUBLE GLAZED (BS EN 1279-1:2004) DRAUGHT SEALED PVCu WINDOWS MANUFACTURED TO BS 7412.  
 OBSOURE GLAZING TO WC'S, ENSUITES & BATHROOMS.  
 ALL ESCAPE WINDOWS TO BE FITTED WITH EASY CLEAN HINGES.  
 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 BS 6262: PART 4.

**PHASE 9B PLOTS - (AS) 568**  
 - (OPP) 569  
**PHASE 9C PLOTS - (OPP) 615-617**  
**PHASE 9D PLOTS - (AS) 712**  
 - (OPP) 713

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

Client:

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

Drawing Title:  
**HOUSE TYPE SP9 GROUND, FIRST & SECOND FLOOR PLANS**

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

Project Number: 727  
 Drawing Number: HTSP9-09-01  
 Revision: **C3**

Status:  
**CONSTRUCTION ISSUE**