1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT AND PROJECT DETAILS DRAWINGS

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

FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK

ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION

ZZZZ 3.6N/SO, MM AIRCRETE BLOCK (550 - 650 KG/M²) 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' STUDIS WITH 12.5 MM PLASTER BOARD.
MOISTURE RESISTANT BOARD TO BE USED IN WET AREAS.
PLY INFILL BETWEEN STUDIS TO BE USED IN WET AREAS.
PLY INFILL BETWEEN STUDIS TO BE USED TO SUPPORT
RADIATORS / KITCHEN WALL UNITS ALL IN ACCORDANCE WITH
THE CLIENTS SPECIFICATION AND DETAIL OR EQUIVALENT
25MM ISOVER APR 1200 IN THE STUD CAVITY OR EQUIVALENT
40DB APPROVED MATERIAL (TO CLIENT SPECIFICATION) TO ALL
BATHROOMS AND BETWEEN BEDROOMS / LIVING SPACES AS
INDICATED

PLY 12 MM PLY FOR SANITARYWARE BASIN'S 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
PCC 150MM DEEP PRECAST CONCRETE PLANK
T TRUSS

robustdetails®
Separating Wall — Cavity Masonry — E-WM-30
BLOCK DENSITY 600 TO 800 KGM3
WALL TIES APPROVED DOCUMENT E 'TIE TYPE A'
(SEE APPENDIX A) FOR THIN JOINT,
WALL TIES MUST BE ANCON BUILDING
PRODUCTS STAIFIX HRT4 OR CLAN
PWT4 INSTALLED AT NO MORE THAN 2.5
TIES PER SQUARE METRE
CAVITY WIDTH TIES PER SQUARE METRE
100MM (MIN), EACH LEAF
GYPSUM-BASED BOARD (NOMINAL 8 KG/M2)
MOUNTED ON DABS
KNAUF SUPAFIL® PARTY WALL BLOWN
GLASS MINERAL WOOL INSULATION FIRE STOPS 

5. 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

8. CONTINUOUS MECHANICAL EXTRACTS
ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE
UNILESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS
FOR DETAILS

WINDOW/EXTERNAL DOOR SCHEDULE

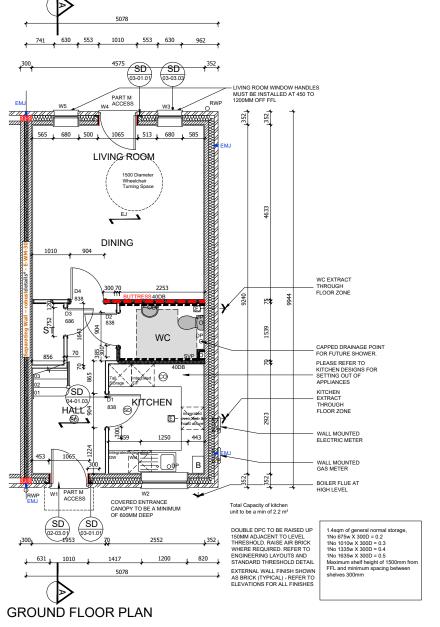
NOTES

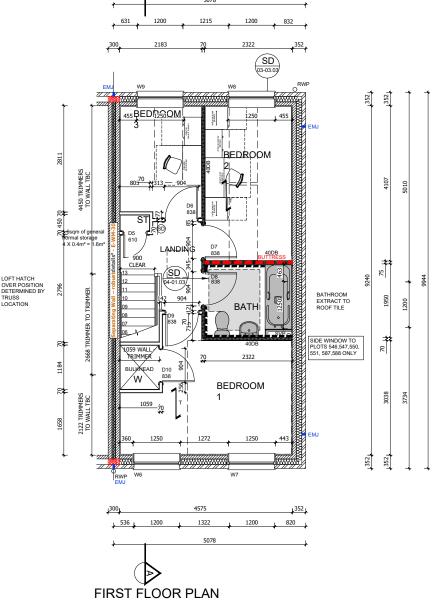
©D DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.

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 FRAMFWORK AND 2NO LAYERS OF 12.5MM PLASTERBOARD.





### ROOM NAME LINTEL REF. SAFETY GLAZING REMARKS 1065 X 2400 ENTRANCE HAI PAS 24 914X2000 DOOR LEAF - PART M ACCESS IG STEEL DOOR + FAN LIGH 1250 X 1350 KITCHEN PAS 24 MIN 2500MM2 TRICKLE VENTILATION 680 X 1350 PAS 24 LIVING ROOM MIN 2500MM2 TRICKLE VENTILATION 1065 X 2100 LIVING ROOM PAS 24 GLAZED REAR DOOR PART M ACCESS 680 X 1350 LIVING ROOM PAS 24 MIN 2500MM2 TRICKLE VENTILATION 1250 X 1350 MIN 2500MM<sup>2</sup> TRICKLE VENTILATION P1A GLAZING 1250 X 1350 BEDROOM : MIN 2500MM2 TRICKLE VENTILATION P1A GLAZING 1250 X 1350 MIN 2500MM2 TRICKLE VENTILATION P1A GLAZIN MIN 2500MM2 TRICKLE VENTILATION P1A GLAZING 1250 X 1350

) VENTILATION REQUIREMENTS ACHIEVED USING SYSTEM 3 VIA CONTINUOUS MECHANICAL VENTILATION IN ACCORDANCE WITH AD PART F ) ALL WINDOWS TO HAVE EASY CLEAN HINGES ) REFERENCES FOR OPENINGS.

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 SAFETY GLAZING TO BE INSTALLED IN ALL EXTERNAL DOORS AND THE BOTTOM PANE ONLY OF WINDOWS AS NECESSARY, GLAZING TO COMPLY WITH AD PAR

Á. (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 MANUFACTURERS SCHEDULES. ALL LINTELS IN EXTERNAL WALLS TO BE FITTED WITH INTEL SOFFIT CLADDING AND WITH FLEXIBLE DPM IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OF A DEVIATION OF AN AD

GENERAL NOTES (EXTERNAL DOOR & WINDOW SCHEDULE)	

GENERAL NOTES (EXTERNAL DOOR & WINDOW SCHEDULE)
ALL EXTERNAL DOOR & WINDOW SCHEDULE S ARE TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION.
FOR CONFIRMATION OF DOOR & WINDOW SWINDOW SWINDOW SWINDOWS WINDOWS WINDOW

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS		
D1	838 X 1981	904 X 2020	KITCHEN				
D2	838 X 1981	904 X 2020	WC				
D3	686 X 1981	752 X 2020	STORE				
D4	838 X 1981	904 X 2020	LIVING/DINING				
D5	610 X 1981	670 X 2050	STORE				
D6	838 X 1981	904 X 2020	BEDROOM 3				
D7	838 X 1981	904 X 2020	BEDROOM 2				
D8	838 X 1981	904 X 2020	BATHROOM				
D9	838 X 1981	904 X 2020	BEDROOM 1				
D10	838 X 1981	904 X 2020	WARDROBE				
NOTES	REFERENCES FOR	1) REFERENCES FOR OPENINGS:-					

FOR DETAILS OF LINTELS REFER TO MANUFACTURER'S SCHEDULES
STRUCTURAL OPENING SIZES 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 41.58 447.56 42.27 455.00 41.58 447.56 42.27 455.00 83.16 895.12 84.54 910.00

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

## Building Regulations Part Mv1/M4(2)

Accessible Requirements

[to be read in conjunction with Approved Docu

Car Parking The parking space should be a standard level parking bay with an additional 900mm clear access zone to both sides and suitable ground surface.

[2.20] Principle private entrance & alternative entrance

The communal entrance should be provided with the following.

1200xt200mm level landing
min 900w x 600dp canopy over landing
PIR dusk till dawn lighting
minimum clear opening of 850mm
minimum 300mm in bit o leading edge of entrance door the extra width of this
level accessible threshold imum distance of 1200mm
door entry controls to be mounted 900-1000mm above FFL, min 300 from corner.

Where their is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm door swings

[2.21] Other External Doors
- All other external doors - to have a clear opening width of 850mm

# Circulation areas, internal doorways and storage

[2.22] Doors and hall widths

- minimum clear width of every hallway/landing is 900mm
- minimum door clear opening of 750mm
- minimum 300mm nib to leading edge

### Habitable rooms

[2.24] Living, kitchens and eating areas to provide

Within the entrance story there is a living area (which may be a living room, dining room or a combined kitchen and dining room.

min clear access zone of 1200mm wide in front of all units.

Glazing to the principal window of the principal living area starts a max. of 850mm above fil or at a minimum height necessary to comply with the requirements of part is for guarding to windows.

T50mm clear access route from doorway to window
 T50mm clear access route from doorway to window
 At least one double bedroom [principle bedroom] can provide a clear access zone min 750 wide to both sides and foot of the bed
 Every other bedroom can provide 750mm clear access to one side and the

[2.26] All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyo.nd those required to comply with this guidance need not have strengthened walls.

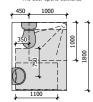
Will facilities on the entrance storey
[2.27] To provide step free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following.

Every dwelling has a room within the entrance storey that provides a WC and basin [which may be within a WC /cloakroom or a bathroom]
In a 2 or 3 storey dwelling with one or two bedrooms, the WC [logether with its associated clear access zone] meets the provision of Diagram 1.3 and the basin does not impede access to the WC.

In a 2 or 3 storey dwelling with 3 or more bedrooms, the VC and the same access zone in the provision of Diagram 1.3 and the candidate and the provision of the provision of Diagram 1.3 and the basin does not impede access to the WC.

In a 2 or 3 storey dwelling with 3 or more bedrooms, the room with the WC and basin also provides an instabilied level access shower or a potential level associated clear access zones] meet the provisions of Diagrams 2.5 & 2.6 page 20 & 21 Part M4[2]

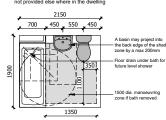
The door opens outwards



Bathrooms - see plan
[2:29] To provide convenient access to a suitable bathroom, the dwelling should
comply with all of the following.

Every dwelling has a bathroom that contains a WC, basin and a bath, this is
located on the same floor as the double bedroom, described as the principal
bedroom.

The WC, basin and bath [together with their associated clear access zone]
meet the provisions of below diagram [M4/2 diagram 2.5].
Provision for a potential level access shower is made with the bathroom if
not provided alse where in the dwelling



Example of bathroom - Example 2.7A from M4[2] pg22

## Service and controls

Service and controls

[2:30] To Assist people who have reduced reach, services and controls should comply with all of the following.

consumer units to be mounted between 1350 - 1450mm from FFL switches, sockets, stopcocks and controls, except controls to rads, are located with their centre line 450-1200mm above FFL and a minimum of 300mm (hortzontally) from an inside corner, and NOT behind appliances handles to at least one window in the principal inviting area to 450-1200mm above FFL [unless fitted with a remote device] with 450-1200mm above FFL [unless fitted with a remote device]

to boiler time controls and thermostats are either 900-1200mm above FFL on the boiler, or separate controllers are mounted elsewhere in an accessible location within the same height range.

PHASE 9B PLOTS - (AS) 547,549,551,587 - (OPP) 546,548,550,588

PHASE 9C PLOTS - (AS) 644,648,649,650,652,661 - (OPP) 645,651,653,662

PHASE 9D PLOTS - (AS) 683,692,694,700,739 (AS) - (OPP) 684,693,695,696,697,701,740 M4(2) UNIT AFFORDABLE UNIT

Statutory approvals to be received prior to commencement of Building control submission to be deposited prior to any works.

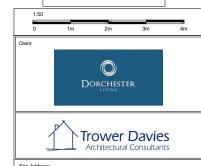
Building control submission to be deposited prior to any works.

Check I trace persions of existing services of drainage prior to new works.

Ensure no Essements / rights of way exist on alle prior to construction.

Bo NOT Scale from this drawing: Check dimensions on set against sale survey prior to any new works. Report and resolve any discrepancy prior to any new works. Report and resolve any discrepancy prior to any new works. Report and resolve any discrepancy prior to any new prior to any new works. Report and resolve any discrepancy and the services of the servi

19.02.21 Construction Issue 25.05.21 DB rated walls indicated + minor updates 15.06.21 W10 omitted



UPPER HEYFORD, PHASE 9 **BICESTER HOUSE TYPE AF3** 

GROUND & FIRST FLOOR PLANS

1:50 @ A1 Project Number 727 HTAF3-09-02

CONSTRUCTION ISSUE

MJR

Revisio

C3