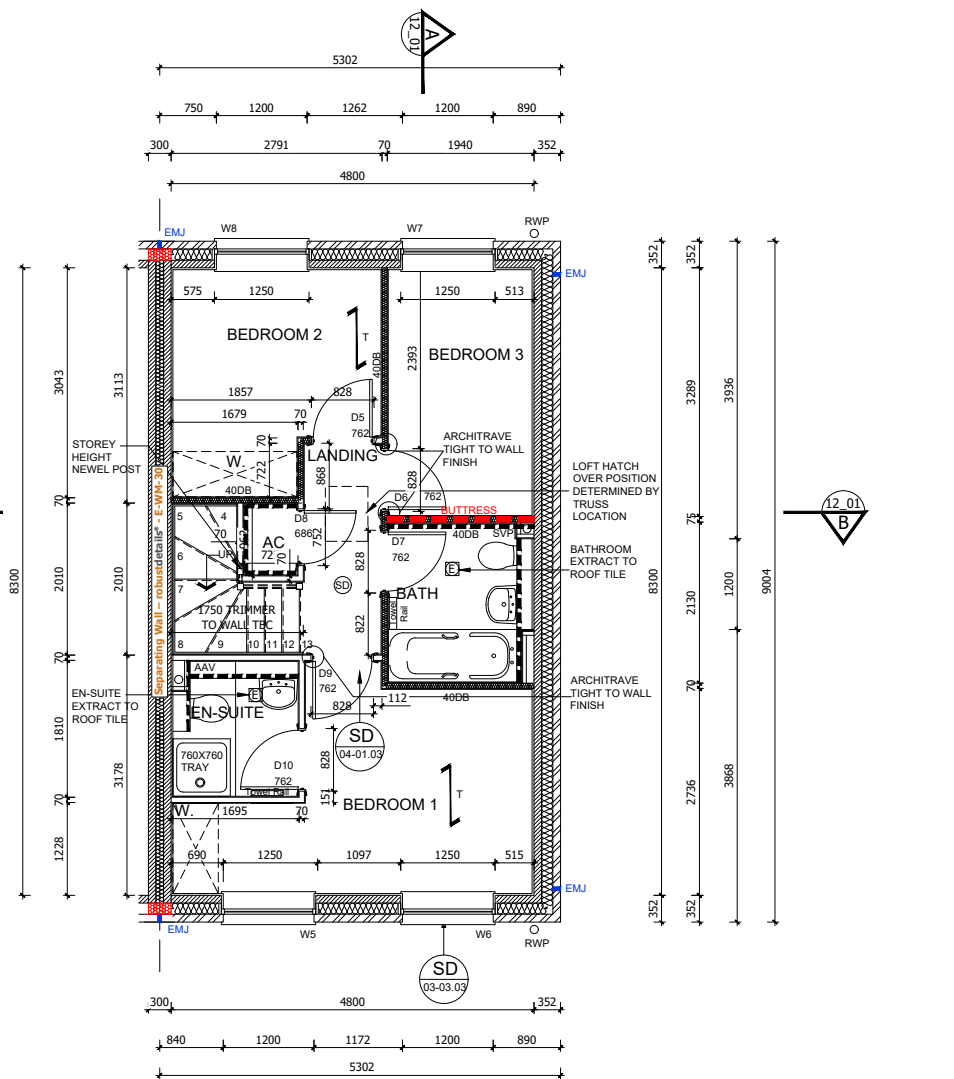
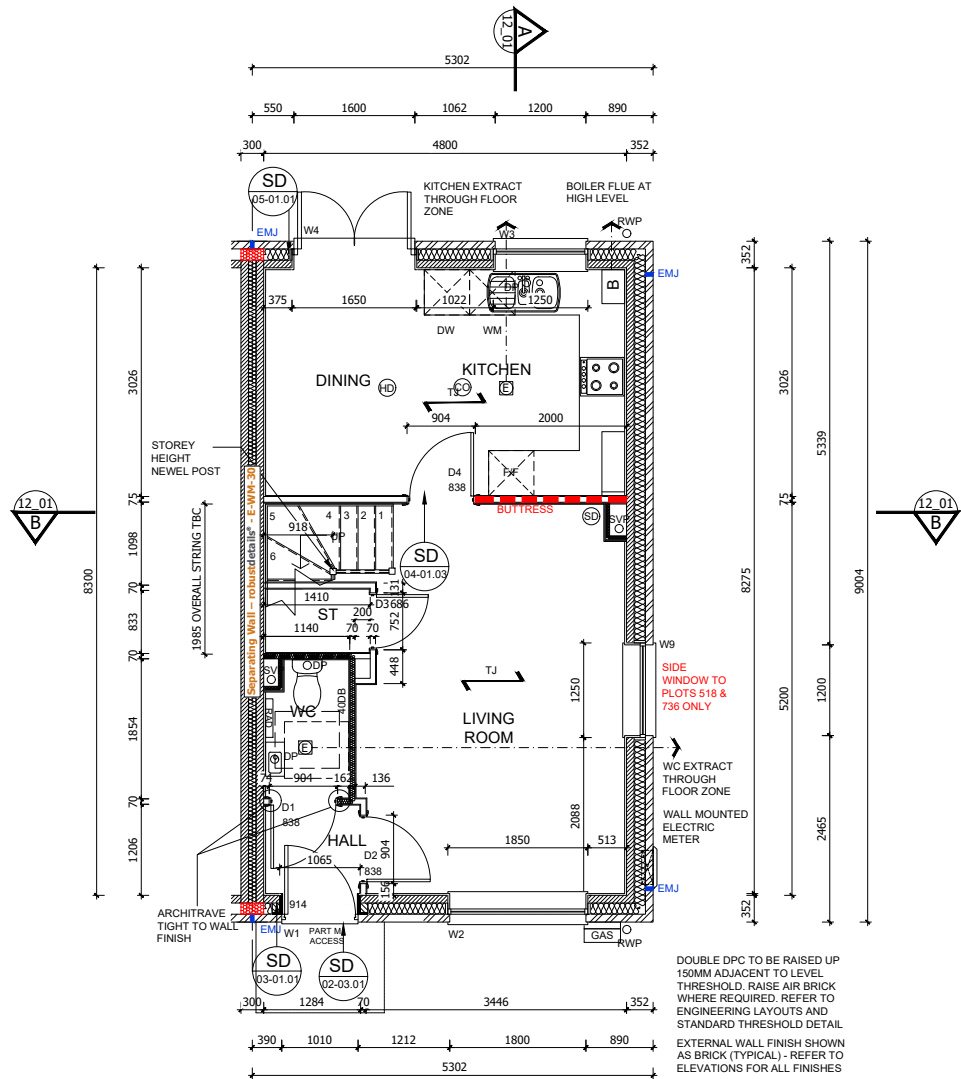


**GENERAL NOTES**

- 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
  - 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 12.5MM 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.
  - 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 ENGINEERS DETAILS
  - DENOTES SPAN OF FLOOR OVER (TYPE STATED)
  - B&B BEAM & BLOCK
  - T JOIST SPAN
- robustdetails®  
 Separating Wall - Cavity Masonry - E-WM-30  
 BLOCK DENSITY 600 TO 800 KG/M<sup>3</sup>  
 WALL TIES APPROVED DOCUMENT 'E' TYPE 'A' (SEE APPENDIX A) FOR THIN JOINT. WALL TIES MUST BE ANCON BUILDING PRODUCTS STAFFIX HRT4 OR CLAN 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/M<sup>2</sup>) MOUNTED ON DABS  
 INSULATION KNAUF SUPATILB 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 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
  - E INDICATES EXTRACT LOCATION
- DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.
  - HD 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 2NO LAYERS OF 12.5MM PLASTERBOARD.



Revision:	Date:	Description:	By:
C1	19.02.21	Construction Issue	MJR
C2	21.03.21	Bed 1 window adjusted + wardrobe rotated	MJR
C3	15.06.21	Gas & electric meter locations updated to suit subs	MJR

A1 SHEET

REF	WIDTHxHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1065 X 2400	ENTRANCE HALL	L1	PAS 24	914X2000 DOOR LEAF - PART M ACCESS
W2	1850 X 1350	LIVING ROOM	L2	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W3	1250 X 1050	KITCHEN	L3	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W4 SG	1650 X 2100	DINING	L4	PAS 24	PATIO DOORS- SAFETY GLAZING
W5#	1250 X 1350	BEDROOM 1	L5	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W6#	1250 X 1350	BEDROOM 1	L6	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W7#	1250 X 1350	BEDROOM 3	L7	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W8#	1250 X 1350	BEDROOM 2	L8	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W9	1250 X 1350	LIVING ROOM	L9	PAS 24	PLOTS 518 & 736 ONLY MIN 2500MM <sup>2</sup> TRICKLE VENTILATION

NOTES

- 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:-  
 W= WINDOW OR EXTERNAL DOOR, SG = SAFETY GLAZING, OB = OBSCURED GLAZING  
 # = INDICATES EMERGENCY ESCAPE WINDOW TO COMPLY WITH AD PART B1
- 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 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.
- 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
- 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	WC		
D2	838 X 1981	904 X 2020	LIVING		
D3	686 X 1981	752 X 2020	STORE		CUT DOOR
D4	838 X 1981	904 X 2020	DINING		
D5	762 X 1981	828 X 2020	BEDROOM 2		
D6	762 X 1981	828 X 2020	BEDROOM 3		
D7	762 X 1981	828 X 2020	BATHROOM		
D8	686 X 1981	752 X 2020	AC		
D9	762 X 1981	828 X 2020	BEDROOM 1		
D10	762 X 1981	828 X 2020	EN-SUITE		

NOTES

- REFERENCES FOR OPENINGS:-  
 D= INTERNAL DOOR, FD= FIRE DOOR FOR 20 MIN.
- ALLOW 10MM AIR GAP UNDER DOORS TO ALL ROOMS EXCEPT STORE AREAS
- 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.

REF /	NET AREA		GROSS AREA	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
GROUND FLOOR	39.18	421.73	39.84	428.83
FIRST FLOOR	39.18	421.73	39.84	428.83
TOTAL	78.36	843.46	79.68	857.66

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.

**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.

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) 516,517,518,536,540**  
 - (OPP) 537,541

**PHASE 9D PLOTS - (AS) 706,708,736**  
 - (OPP) 707,709,735

1:50

0 1m 2m 3m 4m

Client:

Trower Davies  
Architectural Consultants

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

Drawing Title:  
**HOUSE TYPE DL6  
GROUND & FIRST FLOOR PLANS**

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

Project Number: 727 Drawing Number: HTDL6-09-02 Revision: C3

Status:  
**CONSTRUCTION ISSUE**