GENERAL NOTES

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

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

FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK

ZZZ ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION

3.6N/SQ. MM AIRCRETE BLOCK (550 - 650 KG/M²) TO CLIENTS

NON-LOADBEARING PARTITION AS FOLLOWS:
70MM GYPFRAME 'C' STUDS WITH 12.5 MM PLASTER BOARD. 70MM GYPERAME 'C' STUDS WITH 12.5 MM 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.

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
TJ JOIST SPAN
T TRUSS

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.

7. ALL KITCHEN LAYOUTS TO SPECIALIST'S DESIGN AND DETAILS

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

E INDICATES EXTRACT LOCATION

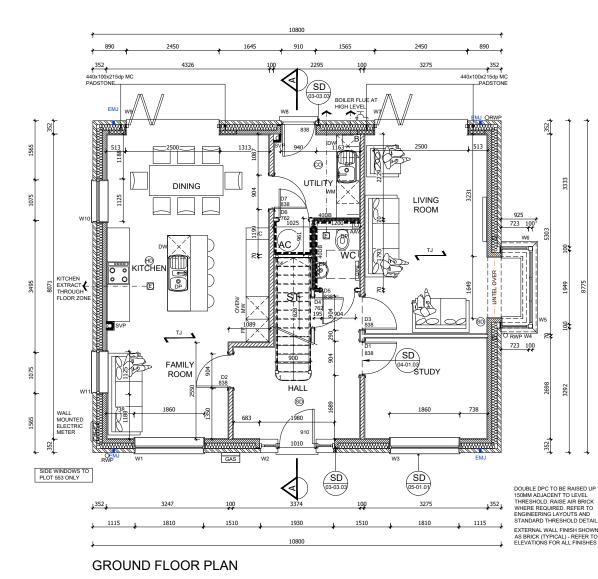
©D DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.

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 FRAMEWORK AND 2NO LAYERS OF 12.5MM PLASTERBOARD.

WINDOW/EXTERNAL DOOR SCHEDULE



FIRST FLOOR PLAN

8

LINTEL RE SAFETY GLAZING 1860 X 1800 FAMILY ROOM PAS 24 MIN 2500MM2 TRICKLE VENTILATION 1980 X 2550 ENTRANCE HALI PAS 24 914X2100 DOOR LEAF - PART M ACCESS IG STEEL DOOR + FAN LIGHT PAS 24 1860 X 1800 MIN 2500MM2 TRICKLE VENTILATION PAS 24 MIN 2500MM2 TRICKLE VENTILATION 723 X 1800 LIVING ROOF LIVING ROOM MIN 2500MM2 TRICKLE VENTILATION 1856 X 1800 PAS 24 723 X 1800 LIVING ROOM PAS 24 MIN 2500MM2 TRICKLE VENTILATION 2500 X 2100 LIVING ROOM PAS 24 BIFOLD DOORS 910 X 1200 UTILITY PAS 24 910X2000 DOOR LEAF - PART M ACCESS STEEL DOOR 2500 X 2100 DINING ROOM PAS 24 BI FOLD DOORS MIN 2500MM² TRICKLE VENTILATION PLOT 553 ONLY 1125 X 1350 DINING ROOM PAS 24 MIN 2500MM² TRICKLE VENTILATION PLOT 553 ONLY 125 X 1350 FAMILY ROOF PAS 24 W12 ± 1525 X 1350 BEDROOM 3 NO MIN 2500MM2 TRICKLE VENTILATION P1A 565 X 1200 BEDROOM 3 MIN 2500MM2 TRICKLE VENTILATION P1A 565 X 1200 BEDROOM 4 NO MIN 2500MM2 TRICKLE VENTILATION P1A 1525 X 1350 BEDROOM 4 MIN 2500MM² TRICKLE VENTILATION P1A 1525 X 1350 MIN 2500MM2 TRICKLE VENTILATION P1A MIN 2500MM2 TRICKLE VENTILATION P1A DRESSING AREA 1525 X 1350 NO W18 OF MIN 2500MM2 TRICKLE VENTILATION P1A 565 X 1200 EN-SUITE OBSCURE GLAZING MIN 2500MM² TRICKLE VENTILATION P1A OBSCURE GLAZING EN-SUITE 565 X 1200 W20 # 1525 X 1350 BEDROOM 2 L20 MIN 2500MM2 TRICKLE VENTILATION P1A

) VENTILATION REQUIREMENTS ACHIEVED USING SYSTEM 3 VIA CONTINUOUS MECHANICAL VENTILATION IN ACCORDANCE WITH AD PART

CAST STONE CILLS - TO HAVE STUB CILL
TILEO CILLS - TO HAVE STUB 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 OPM IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
7) ALL WINDOW AND DOOR SIZES TO BE CHECKED ON SITE PRIOR TO MANUFACTURE

2) ALL WINDOWS TO HAVE EASY CLEAN HINGES
1) REFERENCES FOR OPENINGS:
W= WINDOW OR EXTERNAL DOOR, SG = SAFETY GLAZING, OB = OBSCURED GLAZING
#= INDICATES EMERGENCY ESCAPE WINDOW TO COMPLY WITH AD PART BI
1) WINDOWS & DOOR CLIL REQUIREMENTS AS FOLLOWS:

BRICK WORK - TO HAVE EXTENDED CILL TO WINDOWS (STANDARD CILL TO DOORS)
CAST STONE CILLS - TO HAVE STUB CILL

OBSCURE GLAZING

INTERNAL DOOR SCHEDULE							
REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS		
D1	838 X 1981	904 X 2050	STUDY	L14	100MM BLOCK WALL		
D2	838 X 1981	904 X 2050	KITCHEN	L15	100MM BLOCK WALL		
D3	838 X 1981	904 X 2050	LIVING ROOM	L16	100MM BLOCK WALL		
D4	762 X 1981	828 X 2050	STORE		CUT DOOR TO SUIT STAIRCASE		
D5	838 X 1981	904 X 2050	WC				
D6	686 X 1981	752 X 2050	AC				
D7	838 X 1981	904 X 2050	UTILITY				
D8	762 X 1981	828 X 2050	BEDROOM 4				
D9	762 X 1981	828 X 2050	BEDROOM 3				
D10	762 X 1981	828 X 2050	BATHROOM				
D11	686 X 1981	752 X 2050	STORE				
D12	762 X 1981	828 X 2050	BEDROOM 2				
D13	762 X 1981	828 X 2050	ENSUITE				
D14	762 X 1981	828 X 2050	ENSUITE				
D15	762 X 1981	828 X 2050	BEDROOM 1				
NOTES	1) REFERENCES FOR OPEUINGS: DE INTERNAL DOOR, DE FIRE DOOR FOR 20 MIN. 2) ALLOW JOHN ALT GAP LINDER DOORS TO ALL ROOMS EXCEPT STORE AREAS. 3) FOR DETAILS OF LINTERS REFERT ON MAUNCATURERS SCHEDULES. 4) STRUCTURAL OPENING SIZES BASED ON LEAF SIZE + 3SX2 DOOR FRAME. STRUCTURAL OPENINGS WILL WARY FOR ANY OTHER DOOR FRAME SIZE. 5) DOOR HEIGHTS ASSUME CARPET FINISH. ALTERNATIVE FINISHES MAY AFFECT DOOR SETTING OUT.						

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 BARRIERSICLOSERS TO BE A MINIMIM 30 MINIMIZES FIRE PATE DID NA COORDANCE 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 1279-12004) PARAUGHT SEALED PVC. WINDOWS MANUFACTURED TO BS 7412.

0BSCURE GLAZING TO WC'S, 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 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 DOORS) INCLUDING ANY SIDELIGITED WITH BOTH THE DOOR SHALL BE TOUGHENED SAFETY GLASS TO BE 6622-PART 4.

ALL EXTERNAL DOOR & WINDOW SCHEDULES ARE TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION

SIDELIGHTS WITHIN 300mm OF THE DOOR SHALL BE TOUGHENED SAFETY GLASS TO BE 6262: PART 4

GENERAL NOTES (EXTERNAL DOOR & WINDOW SCHEDULE)

AREA SCHEDULE m² ft² m² ft² 81.87 881 82.82 891 GROUND FLOOR 80.57 867 81.48 877 FIRST FLOOR TOTAL 162.44 1748 164.3 1769

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.

	Trower Davies Architectural Consultants			
	Site Address: UPPER HEYFORD, PHASE 9 BICESTER			
PHASE 9B PLOTS - (AS) 601	Drawing Title: HOUSE TYPE SP10 GROUND & FIRST FLOOR PLANS	HOUSE TYPE SP10		
- (OPP) 553 PHASE 9C PLOTS - (AS) 626, 627	Scale: Date drawn: Drawn 1:50 @ A1 FEB 21 MJR			
- (OPP) 625,633 PHASE 9D PLOTS - (AS) 665,727	Project Number: Drawing Number: Revisic 727 HTSP10-09-02			
PHASE 9E PLOTS - (OPP) 769,774	CONSTRUCTION ISSUE	Ξ		

- Check - Ensure - Do NO survey prior to - Releva - CDM C to any	ng control submission to be deposition (i frace positions of existing service en on Easements / rights of way exist to the property of the property of the y prior to any new works. Report and a my new building works. ant Party Wall notices to be served or Co-ordinator to be appointed with H new works.	s / drainage prior to new works. on site prior to construction. mensions on site against site I resolve any discrepencies and agreed before new works.	A1 SHEE
	Date: Description:		By:
C2 2	9.02.21 Construction Issue 1.05.21 40db walls noted, mir 5.06.21 Gas & electric meter I	or updates ocations updated to suit subs	MJR MJR MJR