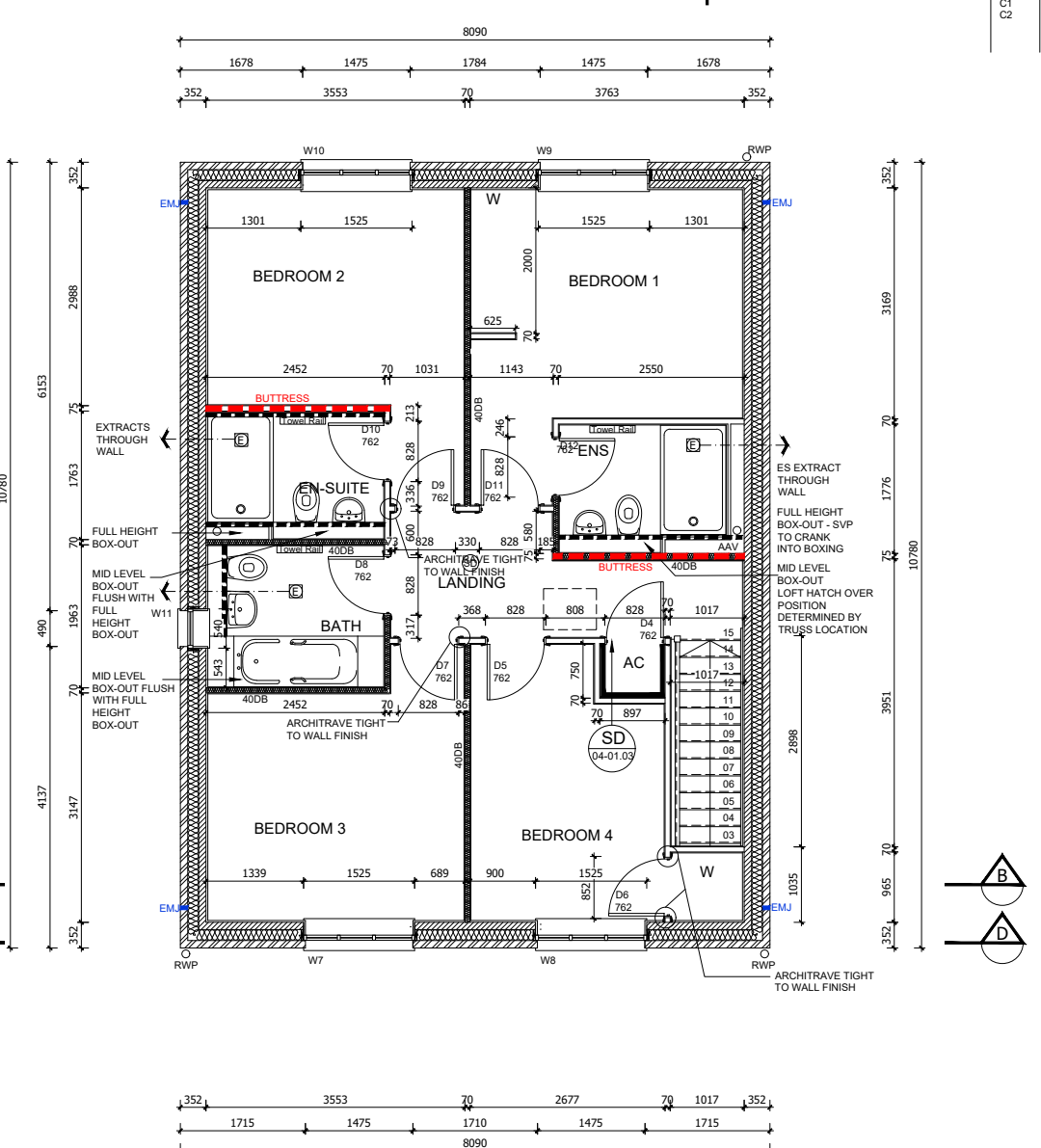
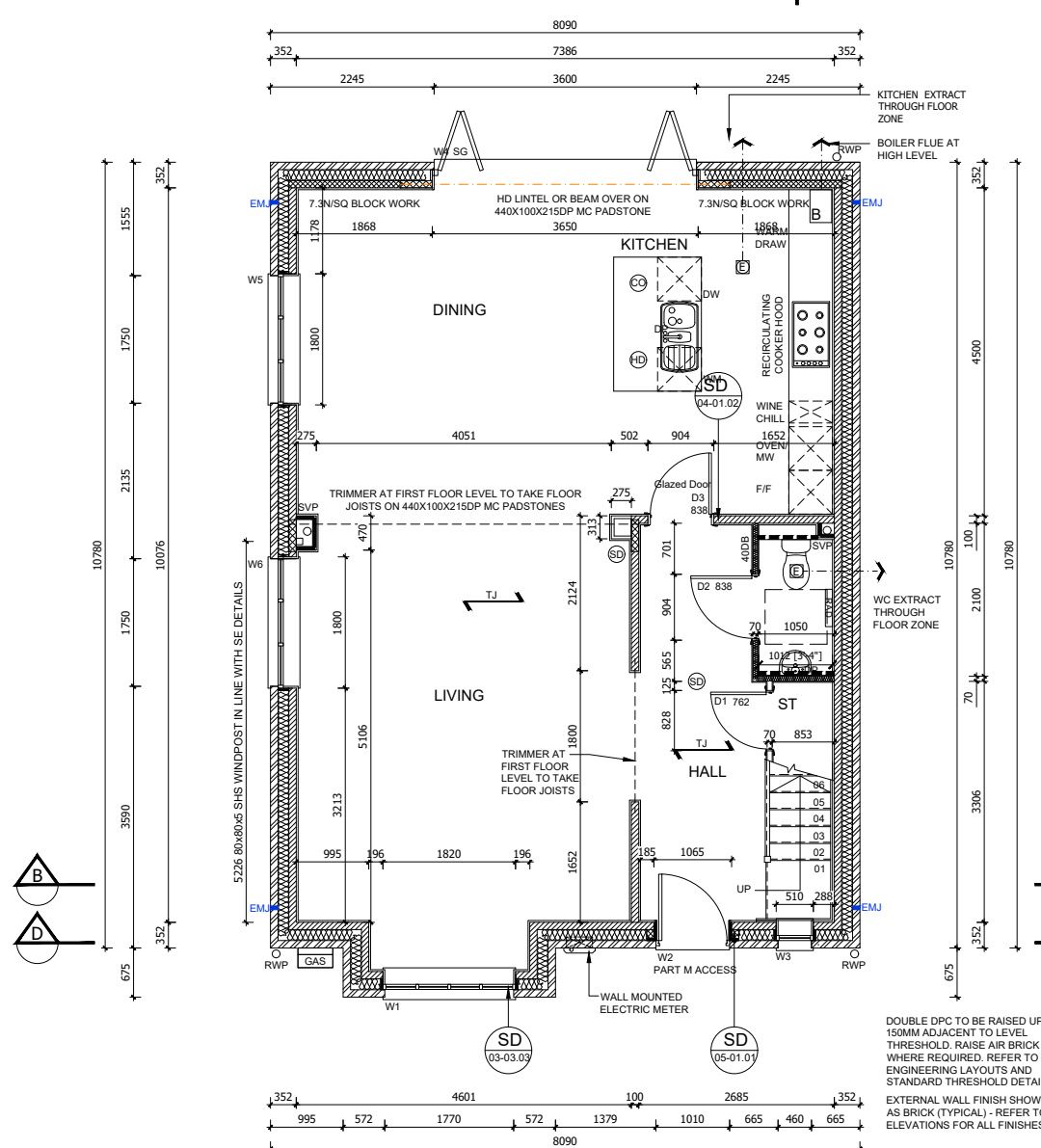


**GENERAL NOTES**

- 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  
 [Pattern] FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK  
 [Pattern] ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION  
 [Pattern] 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.  
 [Pattern] 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  
 [Pattern] 12 MM PLY FOR SANITARYWARE BASINS AND WC'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED  
 [Pattern] BUTTRESS WALLS 75MM X 100MM TIMBER STUD + 12MM PLY LINING TO STRUCTURAL ENGINEER'S DETAILS  
 [Symbol] DENOTES SPAN OF FLOOR OVER (TYPE STATED)  
 B&B BEAM & BLOCK  
 T JOIST SPAN
- [Symbol] 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 SPECIALIST'S DESIGN AND DETAILS
- CONTINUOUS MECHANICAL EXTRACTS  
 ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S 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 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.



REF	WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1820 X 1350	LIVING	L1	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W2	1065 X 2100	HALL	L2	PAS 24	914X2000 DOOR LEAF - PART M ACCESS
W3	510 X 1200	HALL	L3	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W4	3650 X 2100	KITCHEN/DINING	L5	PAS 24	4 PANEL SLIDING BI-FOLDING DOORS, MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W5	1800 X 1350	DINING	L6	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W6	1800 X 1350	LIVING ROOM	L7	PAS 24	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W7 #	1525 X 1350	BEDROOM 3	L8	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A
W8 #	1525 X 1350	BEDROOM 4	L9	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A
W9#	1525 X 1350	BEDROOM 1	L10	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A
W10 #	1525 X 1350	BEDROOM 2	L11	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A
W11	540 X 1200	BATHROOM	L12	NO	OBSCURE GLAZING MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	762 X 1981	828 X 2050	CPD		CUT DOOR
D2	838 X 1981	904 X 2050	WC		
D3	838 X 1981	904 X 2050	KITCHEN/DINING	L13	100MM BLOCK WALL, FULLY GLAZED DOOR
D4	762 X 1981	828 X 2050	AC		
D5	762 X 1981	828 X 2050	BEDROOM 4		
D6	762 X 1981	828 X 2050	BED 4 WARD		
D7	762 X 1981	828 X 2050	BEDROOM 3		
D8	762 X 1981	828 X 2050	BATHROOM		
D9	762 X 1981	828 X 2050	BEDROOM 2		
D10	762 X 1981	828 X 2050	EN-SUITE		
D11	762 X 1981	828 X 2050	BEDROOM 1		
D12	762 X 1981	828 X 2050	EN-SUITE		

**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 SCHEDULES, 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 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 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.

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	75.00	800.29	75.91	817.08
FIRST FLOOR	73.54	791.58	74.42	801.05
TOTAL	148.54	1598.87	150.33	1618.14

**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 9B PLOT - (AS) 573  
 PHASE 9C PLOTS - (OPP) 614  
 PHASE 9D PLOTS - (AS) 714  
 - (OPP) 754

Statutory approvals to be received prior to commencement of works.  
 Building control submission to be deposited prior to any works.  
 Check / trace positions of existing services / drainage prior to new works.  
 Ensure no Easements / rights of way exist on site prior to construction.  
 Do NOT scale from this drawing. Check dimensions on site against site survey prior to any new works. Report and resolve any discrepancies prior to any new building works.  
 Relevant Party Wall notices to be served and agreed before new works.  
 CDM Co-ordinator to be appointed with Health & Safety file in place prior to any new works.

Revision:	Date:	Description:
C1	19.02.21	Construction Issue
C2	21.05.21	400b walls noted, minor updates

By: MJR

1:50

Client:

Site Address: UPPER HEYFORD, PHASE 9 BICESTER

Drawing Title: HOUSE TYPE 3C-V2 GROUND & FIRST FLOOR PLANS

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

Project Number: 727 Drawing Number: HT3C-09-02 Revision: C2

Status: **CONSTRUCTION ISSUE**