GENERAL NOTES

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

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

4. LEGEND

FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK

ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION

7.2N/SQ. MM GROUND & FIRST & 3.6N/SQ. MM SECOND FLOOR 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.

NON-LOADBEARING PARTITION AS FOLLOWS:
70MM GYPFRAME '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.
40DB 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 REQUIRE 12MM PLY LINING TO ONE SIDE AS 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 UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS FOR DETAILS

[E] INDICATES EXTRACT LOCATION

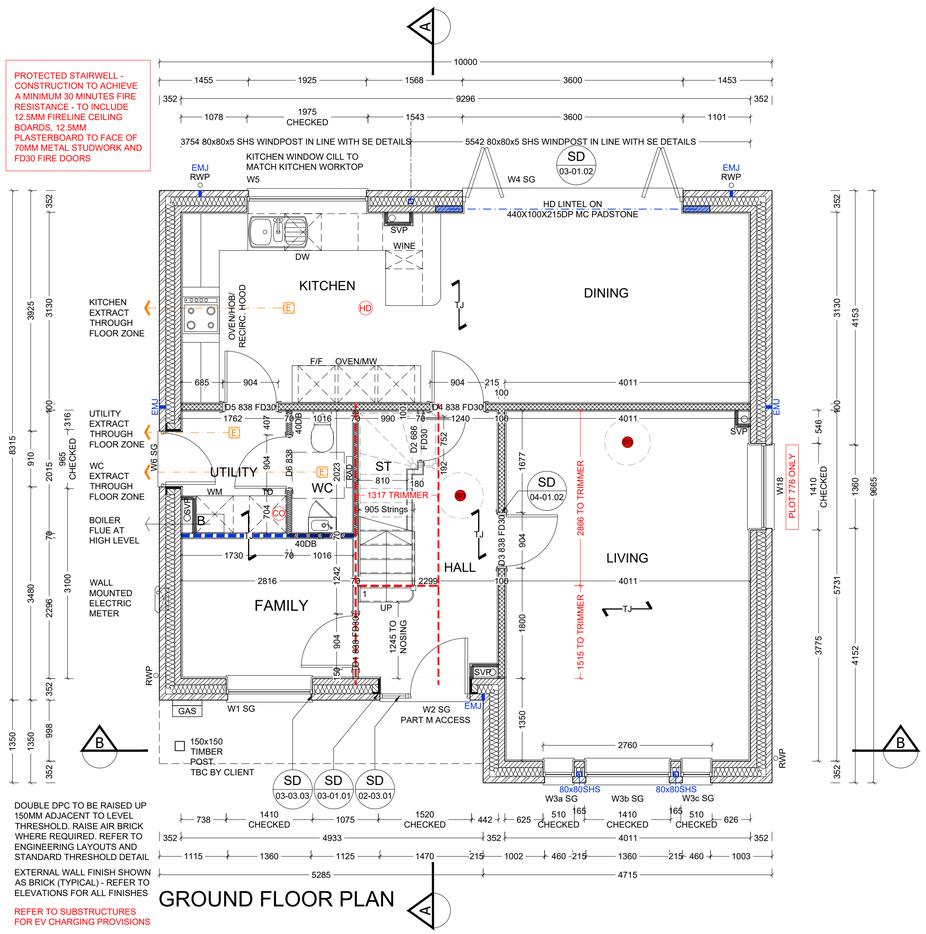
9. SD DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.

HD HEAT DETECTOR A100 EI 144 WITH BATTERY BACK UP

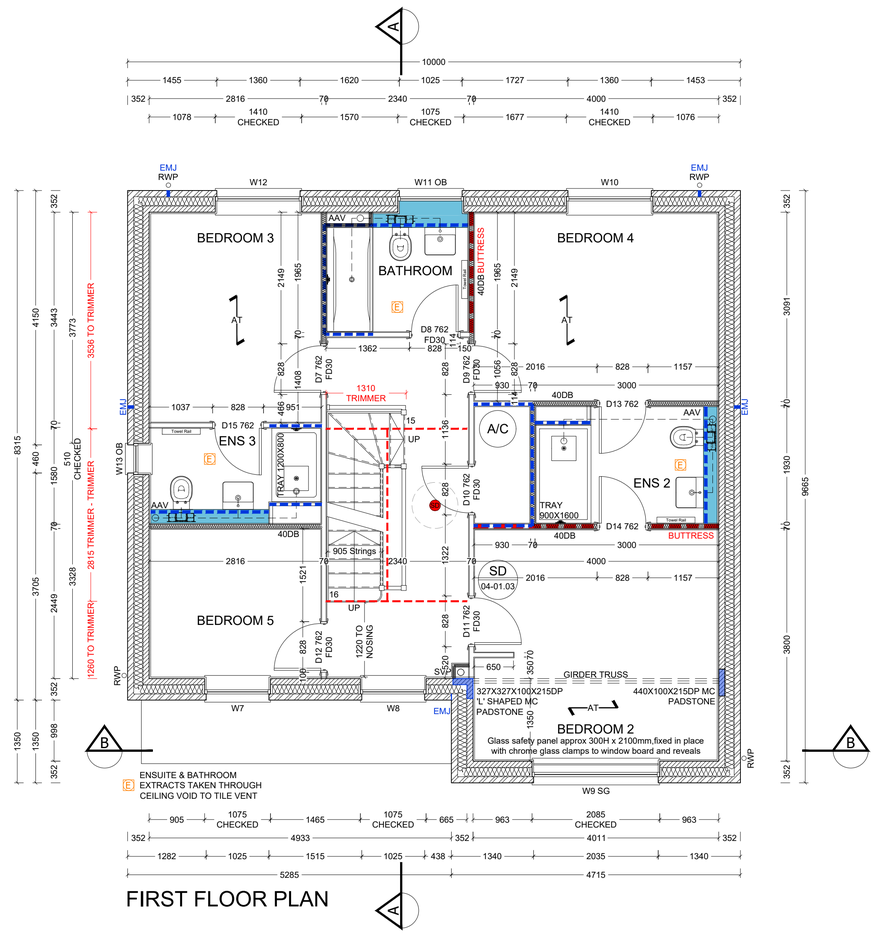
10. FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS

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.

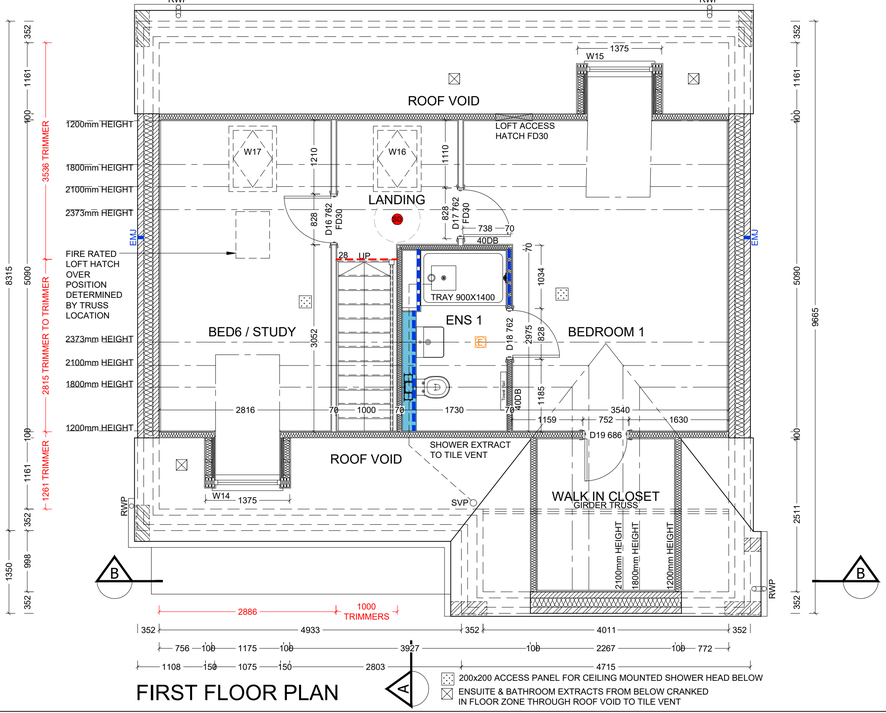
PROTECTED STAIRWELL - CONSTRUCTION TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE - TO INCLUDE 12.5MM FIRELINE CEILING BOARDS, 12.5MM PLASTERBOARD TO FACE OF 70MM METAL STUDWORK AND FD30 FIRE DOORS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN

WINDOW/EXTERNAL DOOR SCHEDULE

REF	LINTEL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1 SG	L1	1410 X 1950	FAMILY	YES	MIN 2500MM² TRICKLE VENTILATION PAS 24
W2 SG	L2	1520 X 2550	HALL	YES	PART M ACCESS, 460 X 2100 SIDE LIGHT (OB) + 1470 X 450MM FAN LIGHT PAS 24
W3A SG	L3	510 X 1950	LIVING	YES	MIN 2500MM² TRICKLE VENTILATION PAS 24
W3B SG	L3	1410 X 1950	LIVING	YES	MIN 2500MM² TRICKLE VENTILATION PAS 24
W3C SG	L3	510 X 1950	LIVING	YES	MIN 2500MM² TRICKLE VENTILATION PAS 24
W4 SG	L5	3600 X 2100	DINING	YES	BI-FOLDS PAS 24
W5	L6	1975 X 1200	KITCHEN	NO	KITCHEN WORKTOP TO BE EXTENDED TO WINDOW INTERNAL CILL PAS 24
W6 SG	L7	965 X 2100	UTILITY	YES	MIN 2500MM² TRICKLE VENTILATION PAS 24
W7	L8	1075 X 1350	BEDROOM 5	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W8	L9	1075 X 1350	LANDING	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W9 SG	L10	2035 X 1650	BEDROOM 2	YES	MIN 2500MM² TRICKLE VENTILATION SAFETY GLAZING TO LOWER PANES - P1A GLAZING
W10	L12	1410 X 1350	BEDROOM 4	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W11 OB	L13	1075 X 1200	BATHROOM	NO	OBSCURED GLAZING
W12	L14	1410 X 1350	BEDROOM 3	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W13	L15	510 X 1350	ENSUITE	NO	OBSCURED GLAZING MIN 2500MM² TRICKLE VENTILATION
W14	-	1075 X 1125	BED 6/STUDY	NO	DORMER. MIN 2500MM² TRICKLE VENTILATION
W15	-	1075 X 1125	BEDROOM 1	NO	DORMER. MIN 2500MM² TRICKLE VENTILATION
W16	-	780 X 1400	LANDING	NO	VELUX WINDOW
W17	-	780 X 1400	LANDING	NO	VELUX WINDOW
W18		1360 X 1950	LIVING	NO	MIN 2500MM² TRICKLE VENTILATION PAS 24 PLOT 776 ONLY

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

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.
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.

INTERNAL DOOR SCHEDULE

REF	LINTEL	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	REMARKS
D1 FD30	-	838 X 1981	904 X 2050	FAMILY	
D2 FD30	-	686 X 1981	752 X 2050	STORE	STAIR BULKHEAD TO BE BOXED ON SIDE
D3 FD30	L15	838 X 1981	904 X 2050	LIVING	
D4 FD30	L16	838 X 1981	904 X 2050	DINING	100MM BLOCK WALL
D5	L17	838 X 1981	904 X 2050	UTILITY	100MM BLOCK WALL
D6	-	838 X 1981	904 X 2050	W.C	
D7 FD30	-	762 X 1981	828 X 2050	BEDROOM 3	
D8 FD30	-	762 X 1981	828 X 2050	BATHROOM	
D9 FD30	-	762 X 1981	828 X 2050	BEDROOM 4	
D10 FD30		762 X 1981	828 X 2050	A/C	
D11 FD30	-	762 X 1981	828 X 2050	BEDROOM 2	
D12 FD30	-	762 X 1981	828 X 2050	BEDROOM 5	
D13	-	762 X 1981	828 X 2050	ENSUITE	
D14	-	762 X 1981	828 X 2050	ENSUITE	
D15	-	762 X 1981	828 X 2050	ENSUITE	
D16 FD30	-	762 X 1981	828 X 2050	BED6/STUDY	
D17 FD30	-	762 X 1981	828 X 2050	BEDROOM 1	
D18	-	762 X 1981	828 X 2050	ENSUITE	
D19	-	686 X 1981	752 X 2050	WALK IN CLOSET	CUT ARCHITRAVE TBC ON SITE

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.

- 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 discrepencies 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.

A1 SHEET

Revision:	Date:	Description:	By:
P1	20.05.22	Preliminary Issue	MJR
P2	28.09.22	Hall SVP boxing adjusted	MJR
P3	11.10.22	Minor adjustments to schedule	MJR
P4	20.10.22	Windpost updated	MJR

BLOCKWORK STRENGTH
7.2N GROUND - FIRST
7.2N FIRST - SECOND
3.6N SECOND - ROOF

AREA SCHEDULE

REF /	NET AREA		GROSS AREA (m²)	
	m²	ft²	m²	ft²
GROUND FLOOR	75.25	810	76.16	820
FIRST FLOOR	75.25	810	76.16	820
SECOND FLOOR	47.46	511	54.74	589
TOTAL	197.96	2131	207.06	2229

NOTES

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.

PHASE 9C PLOTS - (OPP) 631,632
PHASE 9D PLOTS - (AS) 666,667
- (OPP) 705
PHASE 9E PLOTS - (AS) 776,777
- (OPP) 762,763

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

Client:
DORCHESTER LIVING

Trower Davies Architectural Consultants

Site Address:
UPPER HEYFORD, PHASE 9
BICESTER

Drawing Title:
HOUSE TYPE 4A
GROUND,FIRST,SECOND FLOOR PLANS

Scale:	Date drawn:	Drawn by:
1:50 @ A1	MAY 22	MJR

Project Number:	Drawing Number:	Revision:
727	HT4A-09-01	P4

Status:
PRELIMINARY