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

3.6N/SQ. MM 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

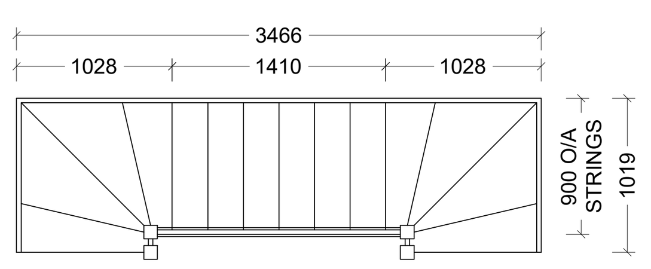
E INDICATES EXTRACT LOCATION

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

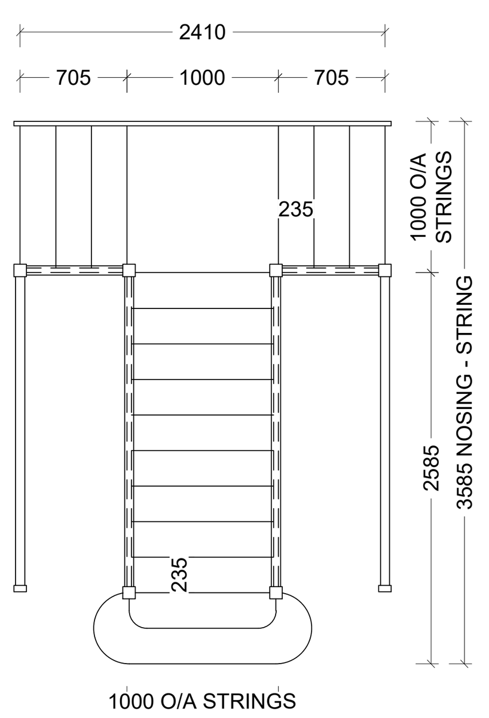
HD HEAT DETECTOR A100 EI 144 WITH BATTERY BACK UP

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.



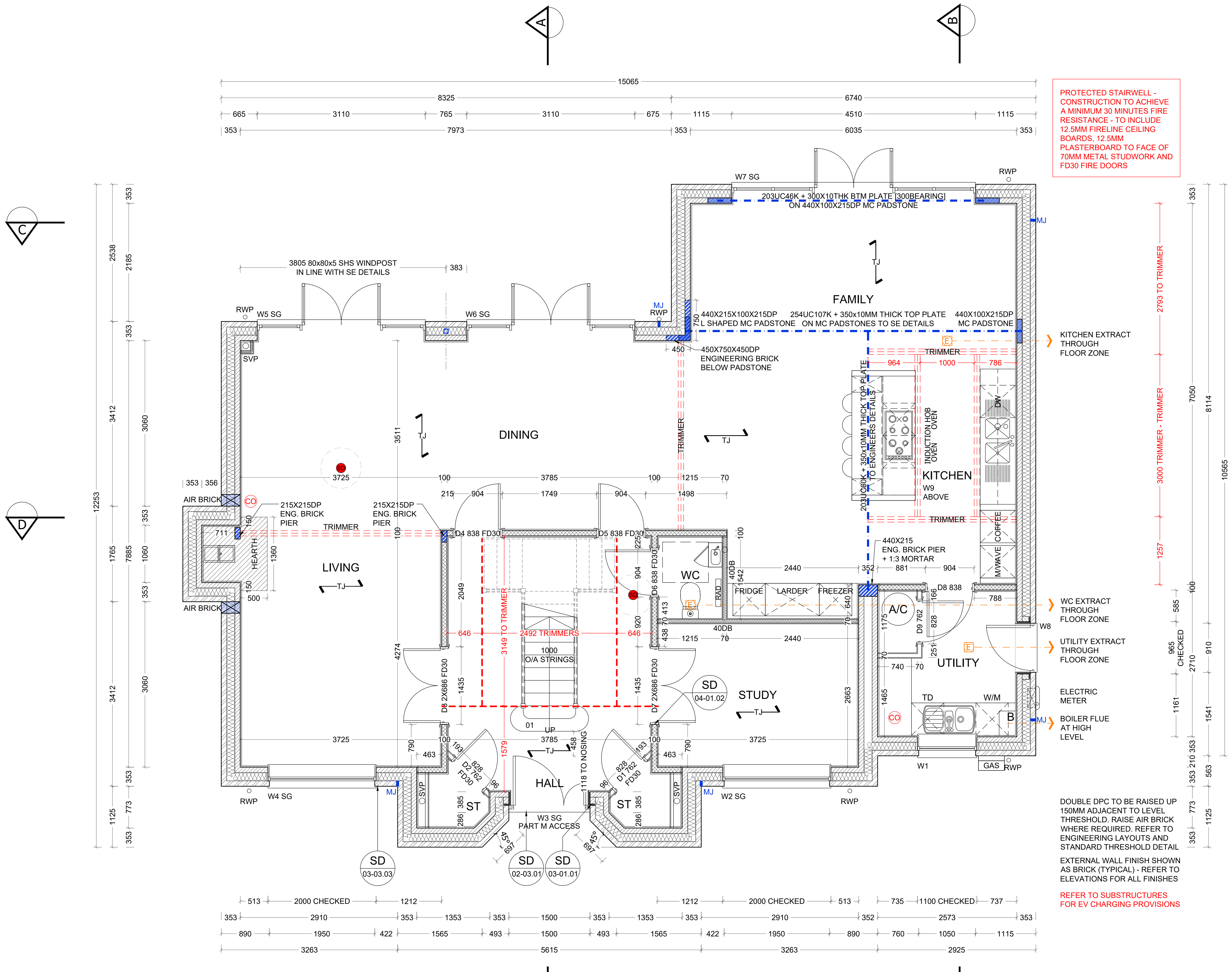
STAIR FIRST - SECOND



STAIR GROUND - FIRST

TIMBER STAIRCASE

GROUND - FIRST FLOOR	FIRST - SECOND FLOOR
3275mm Total Rise	2935mm Total Rise
16 X 204.6mm Risers	15 X 195.6mm Risers
15 X 235mm Goings (Min.)	14 X 235mm Goings (Min.)
PITCH 41°	PITCH 40°
OVERALL WIDTH 1000MM	OVERALL WIDTH 900MM



GROUND FLOOR PLAN

- 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	23.09.22	Main house foot print increased chimney re-centred Rear external doors updated, side windows omitted, minor adjustments to internal rooms	MJR
P3	21.10.22	Updated with SE information	MJR

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

REFER TO DRAWING
HT5-09-05 FOR SCHEUDLES

AREA SCHEDULE

REF /	NET AREA		GROSS AREA (m²)	
	m²	ft²	m²	ft²
GROUND FLOOR	124.24	1337.30	125.70	1353.02
FIRST FLOOR	88.97	957.66	89.97	968.42
SECOND FLOOR	47.92	515.80	59.15	636.68
TOTAL	261.13	2810.76	274.82	2958.12

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 9E PLOTS - (AS) 766,778,779
- (OPP) 765,770

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

Client:

Site Address:
UPPER HEYFORD, PHASE 9
BICESTER

Drawing Title:
HOUSE TYPE 5
GROUND FLOOR PLAN

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

Project Number:	Drawing Number:	Revision:
727	HT5-09-01	P3

Status:
PRELIMINARY