

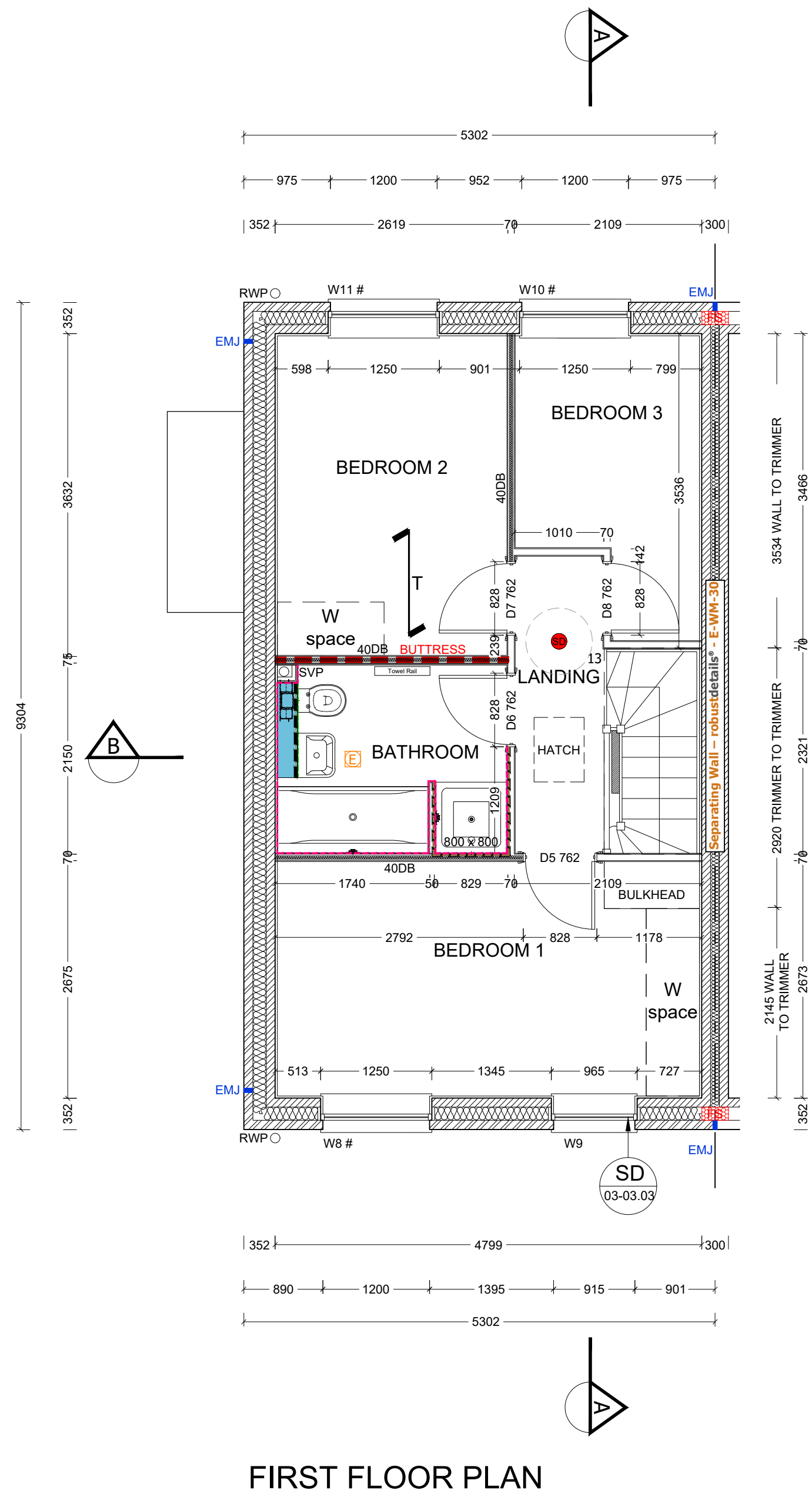
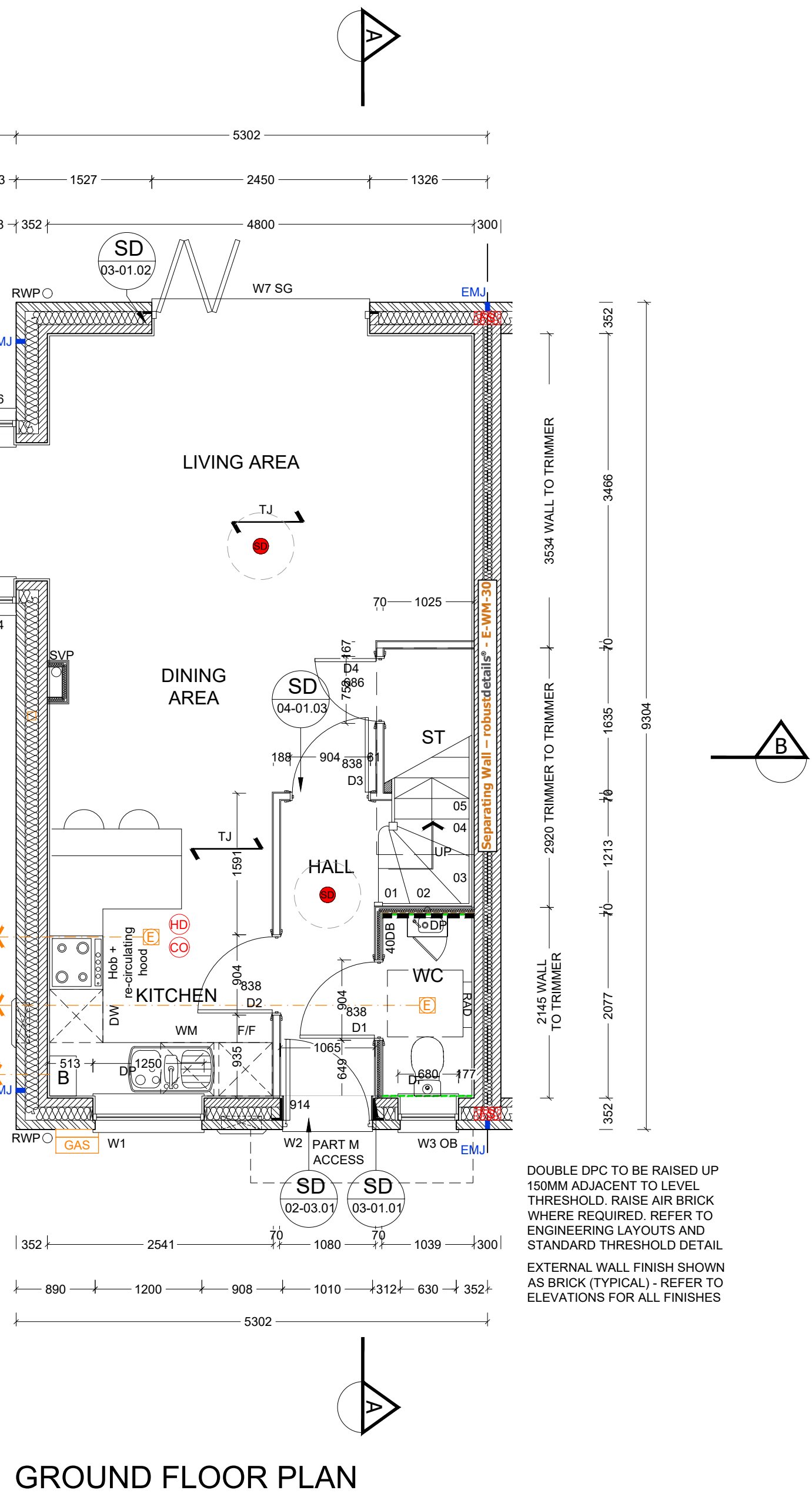
GENERAL NOTES

- 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/50. 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.
 - 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.
 - 12 MM PLY FOR SANITARYWARE BASINS AND W/C'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
 - T JOIST SPAN
- robustdetails®
 Separating Wall – Cavity Masonry - E-WM-30
 BLOCK DENSITY 600 TO 800 KG/M³
 WALL TIES APPROVED DOCUMENT E 'IE TYPE A' (SEE APPENDIX A) FOR THIN JOINT.
 WALL TIES MUST BE ANCON BUILDING PRODUCTS STAIFIX 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/M²) 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 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
 (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.

REF	WIDTHxHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1250 X 1350	KITCHEN	L1	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W2	1065 X 2400	ENTRANCE HALL	L2	PAS 24	914X2000 DOOR LEAF WITH FAN LIGHT OVER - PART M ACCESS
W3 OB	680 X 1200	WC	L3	PAS 24	MIN 2500MM ² TRICKLE VENTILATION OBSCURE GLAZING
W4	508 X 1500	LIVING	L4	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W5	1556 X 1500	LIVING	L5	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W6	508 X 1500	LIVING	L6	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W7 SG	2450 X 2100	LIVING	L7	PAS 24	MIN 2500MM ² TRICKLE VENTILATION, BI-FOLD DOORS
W8#	1250 X 1350	BEDROOM 1	L8	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W9	965 X 1350	BEDROOM 1	L9	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W10#	1250 X 1350	BEDROOM 3	L10	NO	MIN 2500MM ² TRICKLE VENTILATION OBSCURE GLAZING
W11#	1250 X 1350	BEDROOM 1	L11	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN

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	KITCHEN		
D3	838 X 1981	904 X 2020	HALL		
D4	686 X 1981	752 X 2020	STORE		DOOR CUT TO SUIT STAIRCASE
D5	762 X 1981	828 X 2020	BEDROOM 1		
D6	762 X 1981	828 X 2020	BATHROOM		
D7	762 X 1981	828 X 2020	BATHROOM 2		
D8	762 X 1981	828 X 2020	BEDROOM 3		

NOTES

- REFERENCES FOR OPENINGS:-
 D = INTERNAL DOOR, FD = FIRE DOOR FOR 20 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.

REF /	NET AREA		GROSS AREA	
	m ²	ft ²	m ²	ft ²
GROUND FLOOR	40.58	436.80	41.24	443.90
FIRST FLOOR	40.58	436.80	41.24	443.90
TOTAL	81.16	873.60	82.48	887.8

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.

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 W/C'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 DOORS) INCLUDING ANY SIDELIGHTS WITHIN 300mm OF THE DOOR SHALL BE TOUGHENED SAFETY GLASS TO BE 6262: PART 4.

PHASE 9C PLOTS - (OPP) 634
PHASE 9D PLOTS - (AS) 680

Revision	Date	Description	By:
P1	20.05.22	Preliminary Issue	MJR
P2	29.09.22	Minor amendments	MJR
P3	20.10.22	Windpost updated	MJR

1:50

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Client:

Trower Davies
Architectural Consultants

Site Address:
UPPER HEYFORD, PHASE 9
BICESTER

Drawing Title:
HOUSE TYPE DL2v2 [Bay]
GROUND & FIRST FLOOR PLANS

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

Project Number: 727 Drawing Number: HTDL2v2 [Bay]-09-02 Revision: P3

Status: PRELIMINARY