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

7.3N/SQ. MM AIRCRETE BLOCK TO GROUND FLOOR ONLY 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.
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
40DB

12 MM PLY FOR SANITARYWARE BASIN'S AND WC'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED
PLY

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 TRUSSES

robustdetails®
Separating Wall – Cavity Masonry - E-WM-30

BLOCK DENSITY	600 TO 800 KG/M3
WALL TIES	APPROVED DOCUMENT E 'TIE 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 SUPAFIL® PARTY WALL BLOWN GLASS MINERAL WOOL INSULATION
FIRE STOPS	FIRE STOPS AT ALL SEPARATING WALL/EXTERNAL WALL JUNCTIONS

Separating Wall – robustdetails® - E-WM-30

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

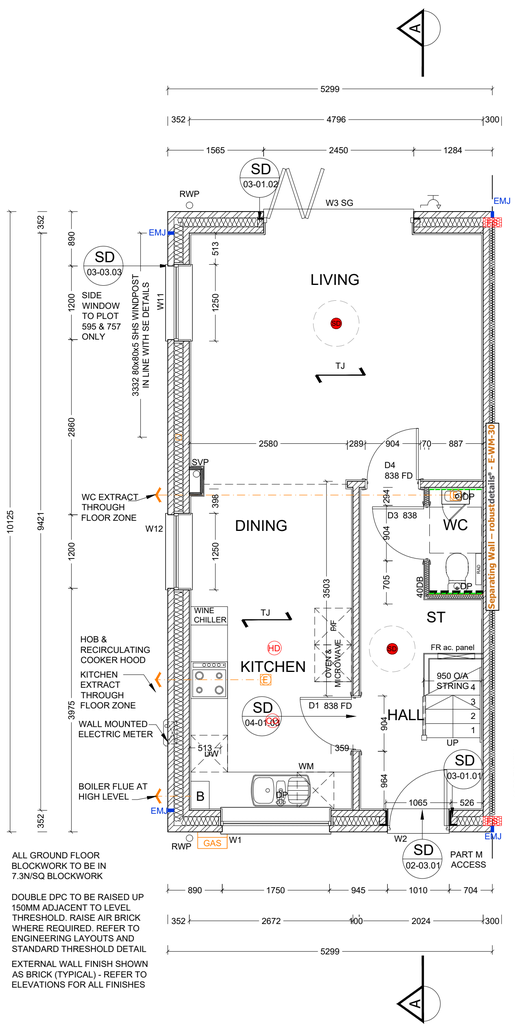
[E] INDICATES EXTRACT LOCATION

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.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

WINDOW/EXTERNAL DOOR SCHEDULE

REF	LINTEL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1	L1	1800 X 1350	KITCHEN	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W2	L2	1065 X 2400	HALL	PAS 24	914X2000 DOOR LEAF + FAN LIGHT - PART M ACCESS
W3	L3	2500 X 2100	LIVING	PAS 24	BI-FOLDS
W4	L4	1250 X 1350	BEDROOM 3	NO	MIN 2500MM² TRICKLE VENTILATION
W5	L5	650 X 1200	LANDING	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W6	L6	1250 X 1350	BEDROOM 4	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W7	L7	1250 X 1350	BEDROOM 2	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING
W8	L8 DORMER	1250 X 1125	BEDROOM 1	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING, DORMER
W9	L9	780 X 978	DRESSING	NO	ROOF LIGHT
W10	L10	780 X 978	ENSUITE	NO	ROOF LIGHT OBSCURED GLAZING
W11	L11	1250 X 1350	LIVING ROOM	PAS 24	MIN 2500MM² TRICKLE VENTILATION SIDE **WINDOW TO PLOTS 595 & 757 ONLY**
W12	L12	1250 X 1350	DINING	PAS 24	MIN 2500MM² TRICKLE VENTILATION
W13	L13	1250 X 1350	BEDROOM 3	NO	MIN 2500MM² TRICKLE VENTILATION P1A GLAZING

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	LINTOL	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	REMARKS
D1 (FD)	L9	838 X 1981	904 X 2050	KITCHEN	
D2		762 X 1981	828 X 2050	ENSUITE	1100mm HIGH FROSTED GLAZING
D3		838 X 1981	904 X 2050	WC	
D4 (FD)	L10	838 X 1981	904 X 2050	LIVING	100MM BLOCKWORK WALL
D5 (FD)		762 X 1981	828 X 2050	BEDROOM 4	
D6 (FD)		762 X 1981	828 X 2050	BEDROOM 2	
D7		762 X 1981	828 X 2050	BATHROOM	
D8 (FD)		762 X 1981	828 X 2050	AC	
D9 (FD)		762 X 1981	828 X 2050	BEDROOM 3	
D10 (FD)		762 X 1981	828 X 2050	BEDROOM 1	
D11		762 X 1981	828 X 2050	DRESSING	
D12		762 X 1981	828 X 2050	EN-SUITE	

NOTES
1) 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.

AREA SCHEDULE

REF /	NET AREA		GROSS AREA (m²)	
	m²	ft²	m²	ft²
GROUND FLOOR	44.47	478.67	45.18	486.31
FIRST FLOOR	44.47	478.67	45.18	486.31
SECOND FLOOR	36.33	391.05	39.69	427.21
TOTAL	125.27	1348.39	130.05	1399.83

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 9A PLOTS - (AS) 513, 534, 539
PHASE 9B PLOTS - (AS) 557, 562, 571, 595, 597
PHASE 9CPLOTS - (AS) 621, 624, 639
PHASE 9D PLOTS - (AS) 676, 711, 728, 757
PHASE 9E PLOTS - (AS) 788

- 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:
C1	19.02.21	Construction Issue	MJR
C2	06.05.21	Minor updates to client comments	MJR
C3	21.05.21	40db walls noted, minor updates	MJR
C4	06.08.21	Patio door reveal, detail refs updated	MJR
C5	21.09.21	W8 dormer 1200 wide noted in schedule	MJR
C6	15.10.21	W8 dormer updated to 1250 wide	MJR
C7	19.10.21	Buttress wall note updated	MJR
C8	07.02.22	Smoke detectors adjusted	MJR
C9	24.05.22	Gas meter relocated	MJR
C10	20.10.22	Windpost updated	MJR

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 SP7A
GROUND,FIRST & SECOND FLOOR PLANS

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

Project Number:	Drawing Number:	Revision:
727	HTSP7A-09-02	C10

Status:
CONSTRUCTION ISSUE