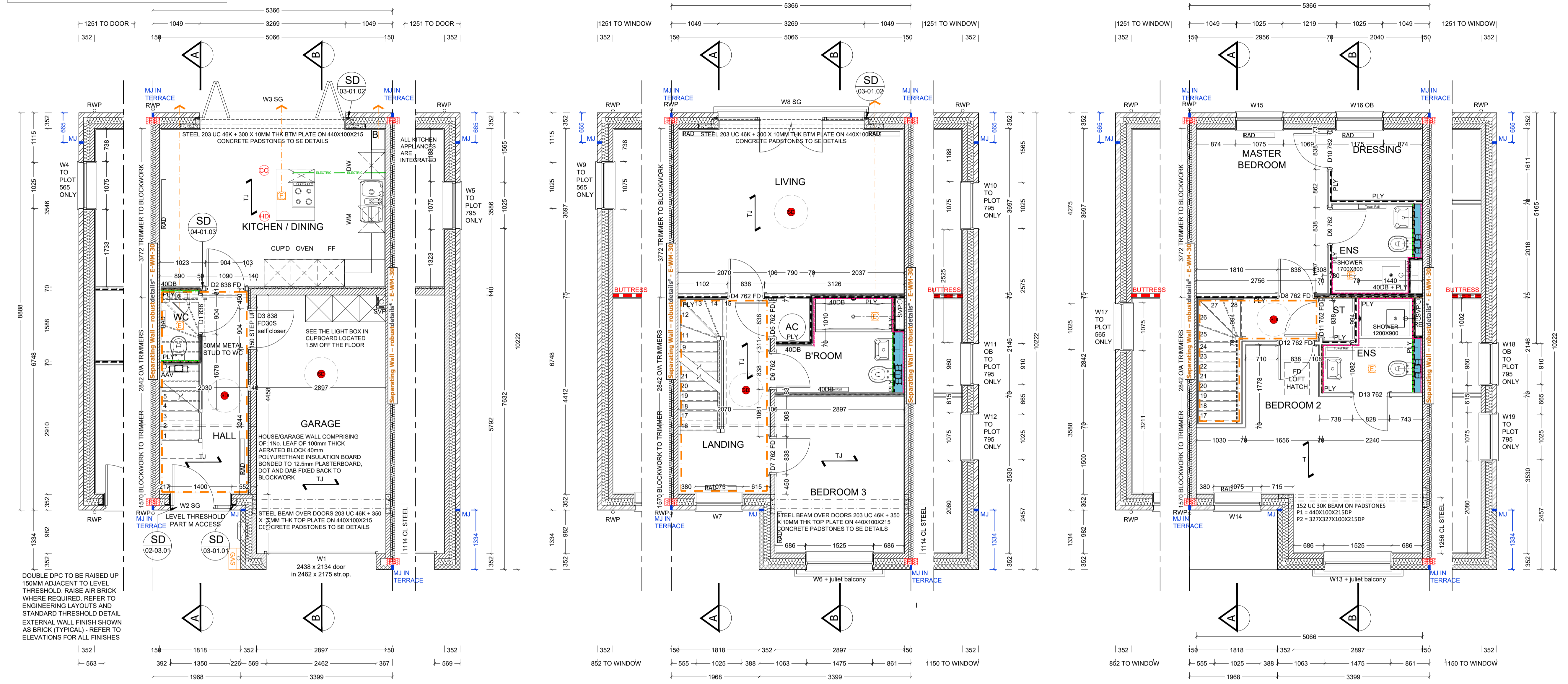


robustdetails®
Separating Wall - Cavity Masonry - E-WM-30
 BLOCK DENSITY 600 TO 800 KG/M3
 WALL TIES APPROVED DOCUMENT 'E' TYPE 'A'
 (SEE APPENDIX A) FOR THIS JOINT.
 WALL TIES MUST BE ANCON BUILDING PRODUCTS STAFFIX HRT4 OR CLAN PWT14 INSTALLED AT NO MORE THAN 2.5 TIES PER SQUARE METRE
 CAVITY WIDTH 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

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

REF	WIDTHxHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	2462 X 2175	GARAGE	L1	PAS 24	GARAGE DOOR 2438 x 2134 door in 2462 x 2175 str.op.
W2 SG	1400 X 2400	ENTRANCE HALL	L2	PAS 24	914 X 2000 PART M ENTRANCE + OB SIDE LIGHT & FAN LIGHT
W3 SG	3319 X 2100	KITCHEN / DINING	L3	PAS 24	BI-FOLD DOORS MIN 2500MM ² TRICKLE VENTILATION
W4	1075 X 1350	DINING	L4	PAS 24	PLOTS 565 ONLY MIN 2500MM ² TRICKLE VENTILATION
W5	1075 X 1350	KITCHEN	L5	PAS 24	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION
W6 SG	1525 X 2100	BEDROOM 3	L6	NO	MIN 2500MM ² TRICKLE VENTILATION
W7	1075 X 1350	LANDING	L7	NO	MIN 2500MM ² TRICKLE VENTILATION
W8 SG	3319 X 2100	LIVING	L8	NO	1500 WIDE PATIO DOOR SET + SIDE LIGHTS MIN 2500MM ² TRICKLE VENTILATION
W9	1075 X 1350	LIVING	L9	NO	PLOTS 565 ONLY MIN 2500MM ² TRICKLE VENTILATION
W10	1075 X 1350	LIVING	L10	NO	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION
W11 OB	960 X 1200	BATHROOM	L11	NO	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION
W12	1075 X 1350	BEDROOM 3	L12	NO	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION
W13 SG	1525 X 2100	BEDROOM 2	L13	NO	MIN 2500MM ² TRICKLE VENTILATION
W14	1075 X 1350	LANDING	L14	NO	MIN 2500MM ² TRICKLE VENTILATION
W15	1075 X 1350	BEDROOM 1	L15	NO	MIN 2500MM ² TRICKLE VENTILATION
W16 OB	1075 X 1350	BEDROOM 1 ENSUITE	L16	NO	MIN 2500MM ² TRICKLE VENTILATION
W17	1075 X 1350	STAIR WELL	L17	NO	PLOTS 565 ONLY MIN 2500MM ² TRICKLE VENTILATION
W18 OB	960 X 1200	BEDROOM 2 ENSUITE	L18	NO	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION
W19	1075 X 1350	BEDROOM 3	L19	NO	PLOTS 795 ONLY MIN 2500MM ² TRICKLE VENTILATION

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 REQUIRED. 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 BS5399: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

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2020	WC	FD30	
D2	838 X 1981	904 X 2020	KITCHEN	FD30	
D3	838 X 1981	904 X 2020	GARAGE	FD30S + SELF CLOSING	
D4	762 X 1981	828 X 2020	LIVING	FD30	
D5	762 X 1981	828 X 2020	AC	FD30	
D6	762 X 1981	828 X 2020	BATHROOM		
D7	762 X 1981	828 X 2020	BEDROOM 3	FD30	
D8	762 X 1981	828 X 2020	BEDROOM 1	FD30	
D9	762 X 1981	828 X 2020	DRESSING		
D10	762 X 1981	828 X 2020	ENSUITE		
D11	762 X 1981	828 X 2020	STORE	FD30	
D12	762 X 1981	828 X 2020	BEDROOM 2	FD30	
D13	762 X 1981	828 X 2020	EN-SUITE		

NOTES

- REFERENCES FOR OPENINGS:-
 D= INTERNAL DOOR, FD= FIRE DOOR FOR 30 MIN.
- ALLOW 10MM AIR GAP UNDER DOORS TO ALL ROOMS EXCEPT STORE AREAS
- FOR DETAILS OF LINTELS REFER TO MANUFACTURER'S SCHEDULES
- STRUCTURAL OPENING SIZES BASED ON LEAF SIZE + 35X2 DOOR FRAME. STRUCTURAL OPENINGS WILL VARY FOR ANY OTHER DOOR FRAME SIZE.
- DOOR HEIGHTS ASSUME CARPET FINISH. ALTERNATIVE FINISHES MAY AFFECT DOOR SETTING OUT.

REF /	NET AREA		GROSS AREA (m ²)	
	m ²	ft ²	m ²	ft ²
GROUND FLOOR	26.84	288.90	27.50	296.00
FIRST FLOOR	44.60	480.07	45.32	487.82
SECOND FLOOR	44.60	480.07	45.32	487.82
TOTAL	114.84	1249.04	118.14	1271.64

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.

Revision	Date	Description	By
C1	19.02.21	Construction Issue	MJR
C2	24.05.21	400b walls noted, master bedroom ensuite & wardrobes swapped over	MJR
C3	15.06.21	Side windows omitted to plot 567	MJR
C4	06.08.21	Patio door reveal, detail refs updated	MJR
C5	15.10.21	Buttress wall note updated	MJR
C6	07.02.22	Smoke detectors adjusted	MJR
C7	15.09.22	W/G & 13 updated + Juliet balconies added	MJR
C8	27.09.22	Minor note updates	MJR
C9	28.09.22	Block strength note added	MJR

- 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:-
 EMU 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
 7.3N/5Q MM AIRCRETE BLOCK TO GROUND FLOOR ONLY
 3.6N/5Q 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 GYPSUM BOARD 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 ISOVER AFR 1200 IN THE STUD CAVITY OR EQUIVALENT APPROVED MATERIAL (TO CLIENT SPECIFICATION) TO ALL BATHROOMS AND BETWEEN BEDROOMS / LIVING SPACES AS INDICATED
 12MM PLY FOR SANITARYWARE BASINS AND WCs INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED
 BUTTRESS WALLS REQUIRE 12MM PLY LINING TO ONE SIDE AS STRUCTURAL ENGINEERS DETAILS
 LINETYPE INDICATES PROTECTED HALLWAY
 HALF HOUR FIRE RATED COMPARTMENT WALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL FLOOR AND FIRE STOPPED.
 DENOTES SPAN OF FLOOR OVER (TYPE STATED)
 B&B BEAM & BLOCK
 TJ JOIST TRUSS
 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 SPECIALISTS DESIGN AND DETAILS
 - CONTINUOUS MECHANICAL EXTRACTS
 ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE. REFER TO SPECIALISTS DRAWINGS FOR DETAILS
 INDICATES EXTRACT LOCATION
 - DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.
 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.

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

Client:

Site Address:
**UPPER HEYFORD, PHASE 9
 BICESTER**

Drawing Title:
**HOUSE TYPE SP8
 GROUND, FIRST & SECOND FLOOR PLANS**

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

Project Number: 727 Drawing Number: HTSP8-09-01 Revision: C9

Status:
CONSTRUCTION ISSUE

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.
 OBSOURE GLAZING TO WCs, ENSUITES & BATHROOMS.
 ALL ESCAPE WINDOWS TO HAVE PFA 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 1600mm (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 9B PLOTS - (AS) 565-567
 PHASE 9E PLOTS - (AS) 783-785 & 794-795**