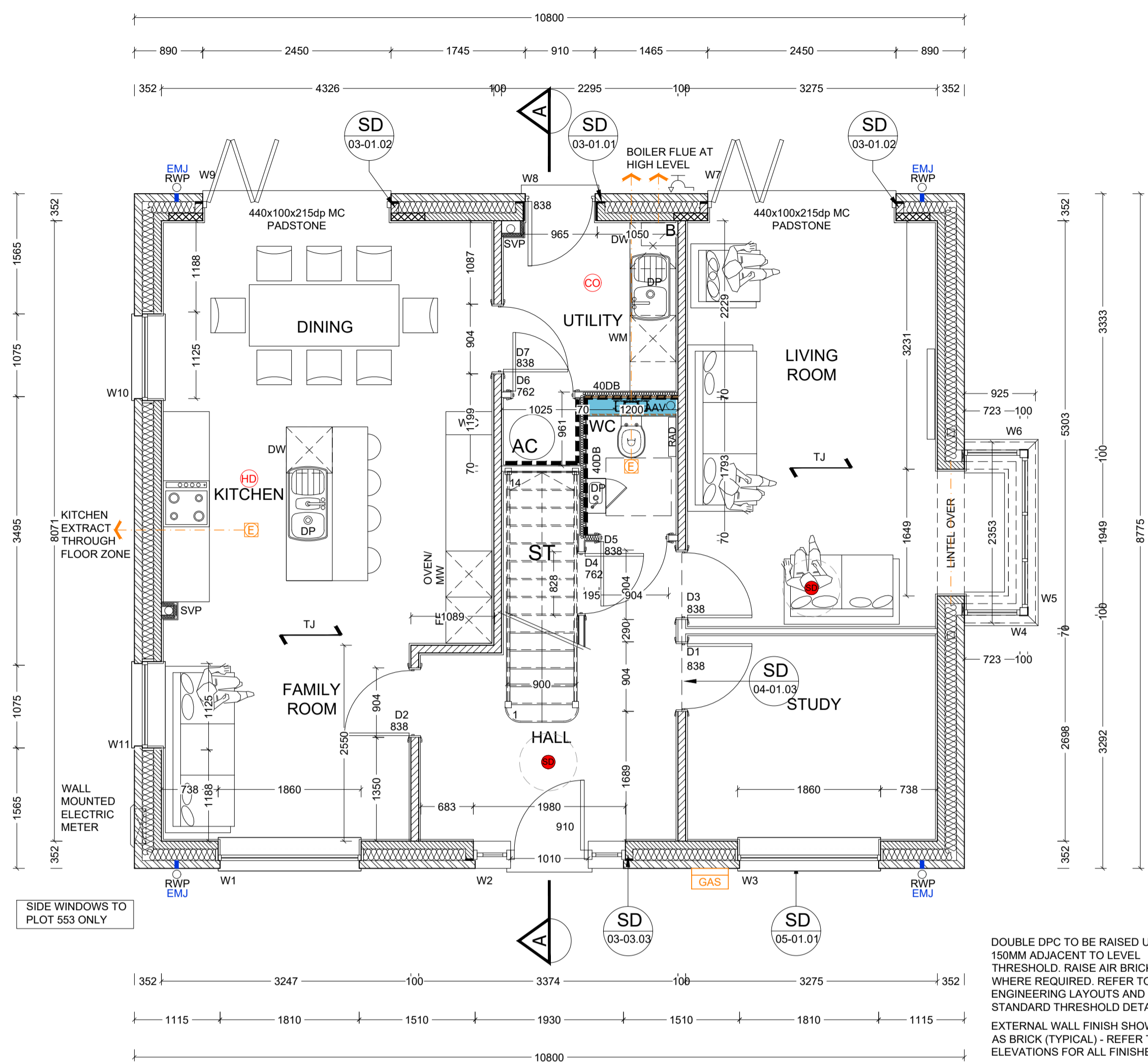
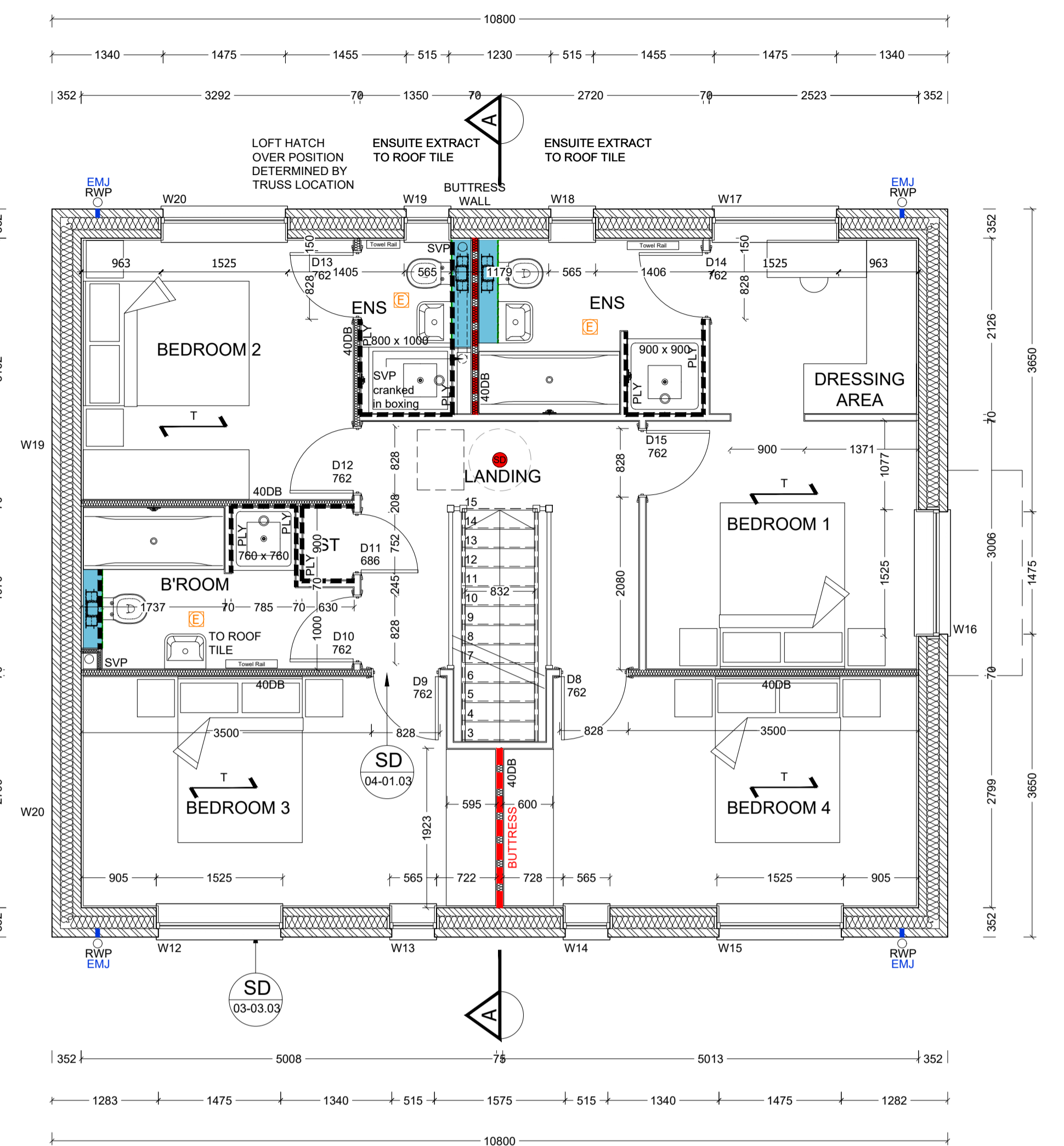


GENERAL NOTES

- 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/SO. 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 12.5MM 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 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
 - INDICATES SPAN OF FLOOR OVER (TYPE STATED)
 - B&B BEAM & BLOCK
 - TJ JOIST SPAN
 - 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
 - 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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Revision	Date	Description	By
C1	19.02.21	Construction Issue	MJR
C2	21.05.21	40db walls noted, minor updates	MJR
C3	15.06.21	Gas & electric meter locations updated to suit suits	MJR
C4	06.08.21	Patio door reveal, detail refs updated	MJR
C5	19.10.21	Buttress wall note updated	MJR
C6	18.11.21	RWP omitted to bay	MJR
C7	07.02.22	Smoke detectors adjusted	MJR
C8	24.05.22	Gas meter relocated	MJR
C9	28.09.22	SVP notes updated to ensuites	MJR

A1 SHEET

REF	WIDTHXHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1	1860 X 1800	FAMILY ROOM	L1	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W2	1980 X 2550	ENTRANCE HALL	L2	PAS 24	914X2100 DOOR LEAF - PART M ACCESS 1G STEEL DOOR + FAN LIGHT
W3	1860 X 1800	STUDY	L3	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W4	723 X 1800	LIVING ROOM	L4	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W5	1949 X 1800	LIVING ROOM	L5	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W6	723 X 1800	LIVING ROOM	L6	PAS 24	MIN 2500MM ² TRICKLE VENTILATION
W7	2500 X 2100	LIVING ROOM	L7	PAS 24	BIFOLD DOORS
W8	910 X 1200	UTILITY	L8	PAS 24	910X2000 DOOR LEAF - PART M ACCESS 1G STEEL DOOR
W9	2500 X 2100	DINING ROOM	L9	PAS 24	BI FOLD DOORS
W10	1125 X 1350	DINING ROOM	L10	PAS 24	MIN 2500MM ² TRICKLE VENTILATION PLOT 553 ONLY
W11	1125 X 1350	FAMILY ROOM	L11	PAS 24	MIN 2500MM ² TRICKLE VENTILATION PLOT 553 ONLY
W12 #	1525 X 1350	BEDROOM 3	L12	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W13	565 X 1350	BEDROOM 3	L13	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W14	565 X 1350	BEDROOM 4	L14	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W15 #	1525 X 1350	BEDROOM 4	L15	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W16 #	1525 X 1350	BEDROOM 1	L16	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W17	1525 X 1350	DRESSING AREA	L17	NO	MIN 2500MM ² TRICKLE VENTILATION P1A
W18 OB	565 X 1200	EN-SUITE	L18	NO	MIN 2500MM ² TRICKLE VENTILATION P1A OBSCURE GLAZING
W19 OB	565 X 1200	EN-SUITE	L19	NO	MIN 2500MM ² TRICKLE VENTILATION P1A OBSCURE GLAZING
W20 #	1525 X 1350	BEDROOM 2	L20	NO	MIN 2500MM ² TRICKLE VENTILATION P1A OBSCURE 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

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 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.

REF /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2050	STUDY	L14	100MM BLOCK WALL
D2	838 X 1981	904 X 2050	KITCHEN	L15	100MM BLOCK WALL
D3	838 X 1981	904 X 2050	LIVING ROOM	L16	100MM BLOCK WALL
D4	762 X 1981	828 X 2050	STORE		CUT DOOR TO SUIT STAIRCASE
D5	838 X 1981	904 X 2050	WC		
D6	686 X 1981	752 X 2050	AC		
D7	838 X 1981	904 X 2050	UTILITY		
D8	762 X 1981	828 X 2050	BEDROOM 4		
D9	762 X 1981	828 X 2050	BEDROOM 3		
D10	762 X 1981	828 X 2050	BATHROOM		
D11	686 X 1981	752 X 2050	STORE		
D12	762 X 1981	828 X 2050	BEDROOM 2		
D13	762 X 1981	828 X 2050	ENSUITE		
D14	762 X 1981	828 X 2050	ENSUITE		
D15	762 X 1981	828 X 2050	BEDROOM 1		

NOTES

- REFERENCES FOR OPENINGS:-
 - D = INTERNAL DOOR, FD = FIRE DOOR FOR 20 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	81.87	881	82.82	891
FIRST FLOOR	80.57	867	81.48	877
TOTAL	162.44	1748	164.3	1769

NET AREA = AREA MEASURED WITHIN THE BOUNDARY OF THE PLASTER FINISH TO EXTERNAL WALL AND SLOPING CEILING AT 1500MM ABOVE FFL.

GROSS AREA = AREA MEASURED WITHIN THE BOUNDARY OF THE INNER STRUCTURAL FACE OF THE EXTERNAL WALL AND SLOPING CEILING AT 1200MM ABOVE FFL.

PHASE 9B PLOTS - (AS) 601 - (OPP) 553

PHASE 9C PLOTS - (AS) 626, 627 - (OPP) 625,633

PHASE 9D PLOTS - (AS) 665, - (OPP) 727

PHASE 9E PLOTS - (OPP) 769,774

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

Client:

Trower Davies
Architectural Consultants

Site Address:
UPPER HEYFORD, PHASE 9 BICESTER

Drawing Title:
HOUSE TYPE SP10 GROUND & FIRST FLOOR PLANS

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

Project Number: 727 Drawing Number: HTSP10-09-02 Revision: **C9**

Status:
CONSTRUCTION ISSUE