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

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.

150mm CAVITY WITH FULL FILL INSULATION

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

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

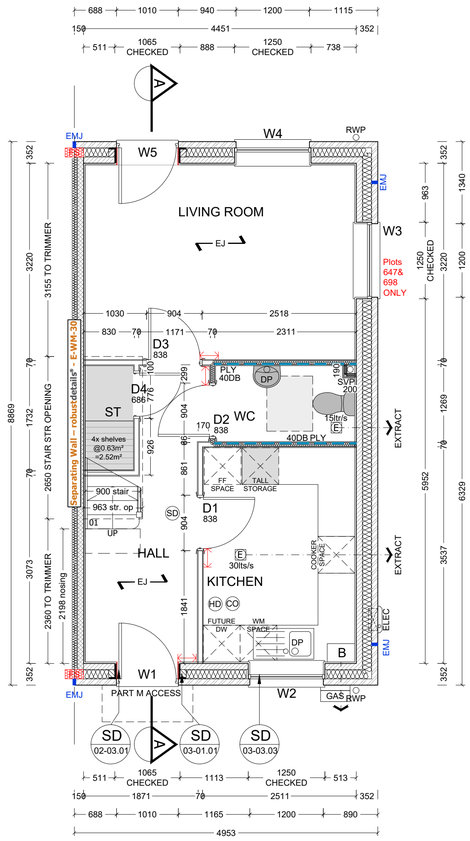
5. SB ——— DENOTES STRUCTURAL BEAM OVER.
FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.
6. ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.
7. ALL KITCHEN LAYOUTS TO SPECIALIST'S DESIGN AND DETAILS
8. CONTINUOUS MECHANICAL EXTRACTS
ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS FOR DETAILS

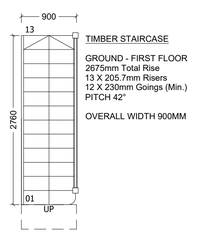
(E) INDICATES EXTRACT LOCATION

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 SVPS 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.





PLEASE REFER TO KITCHEN DESIGNS FOR SETTING OUT OF APPLIANCES

CAPACITY OF KITCHEN UNIT TO BE A MIN OF 2.1 M³

GENERAL NORMAL STORAGE
3.0 M³ REQUIRED
4NO 790W X 800D 0.63M² = 2.52M³
4NO 643W X 643D 0.28M² = 1.12M³
TOTAL = 3.64M³
TALL STORAGE 0.5M³ REQUIRED
KITCHEN TALL CUPB = 0.36M³
STORE = 0.70M³

MAXIMUM SHELF HEIGHT OF 1500MM FROM FFL AND MINIMUM SPACING BETWEEN SHELVES 300MM

BOILER FLUE AT HIGH LEVEL

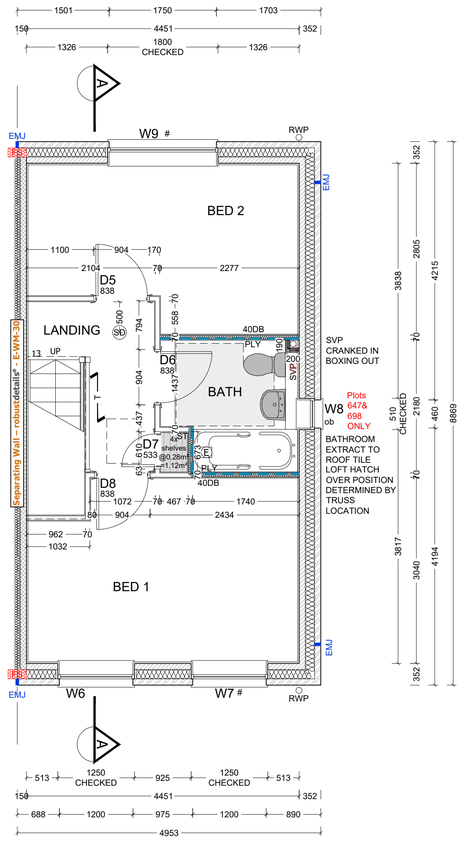
COVERED ENTRANCE CANOPY TO BE A MINIMUM OF 600MM DEEP

DOUBLE DPC TO BE RAISED UP 150MM ADJACENT TO LEVEL THRESHOLD. RAISE AIR BRICK WHERE REQUIRED. REFER TO ENGINEERING LAYOUTS AND STANDARD THRESHOLD DETAIL

EXTERNAL WALL FINISH SHOWN AS BRICK (TYPICAL) - REFER TO ELEVATIONS FOR ALL FINISHES

GROUND FLOOR PLAN

REFER TO SUBSTRUCTURES FOR EV CHARGING PROVISIONS



FIRST FLOOR PLAN

WINDOW/EXTERNAL DOOR SCHEDULE					
REF	WIDTHXHEIGHT	ROOM NAME	LINTEL REF.	SAFETY GLAZING	REMARKS
W1 OB	1065 X 2400	ENTRANCE HALL	L1	NO	914X2040 DOOR LEAF - PART M ACCESS IG STEEL DOOR - LEVEL THRESHOLD - 2100 HIGH DOOR + 350 HIGH FAN LIGHT PAS 24
W2	1250 X 1350	KITCHEN	L2	NO	MIN 2500MM² TRICKLE VENTILATION PAS 24
W3	1250 X 1200	LIVING ROOM	L3	NO	MIN 2500MM² TRICKLE VENTILATION PAS 24 **Plots 647 & 698 ONLY**
W4	1250 X 1200	LIVING ROOM	L4	NO	MIN 2500MM² TRICKLE VENTILATION PAS 24
W5 SG	1065 X 2100	LIVING ROOM	L5	NO	GLAZED REAR DOOR PAS 24
W6	1250 X 1200	BEDROOM 1	L6	NO	MIN 2500MM² TRICKLE VENTILATION
W7 #	1250 X 1200	BEDROOM 1	L7	NO	MIN 2500MM² TRICKLE VENTILATION
W8 OB	510 X 1050	BATHROOM	L8	NO	OBSCURE GLAZING **Plots 647 & 698 ONLY**
W9 #	1800 X 1200	BEDROOM 2	L9	NO	MIN 2500MM² TRICKLE VENTILATION

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)
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 /	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	LINTEL REF.	REMARKS
D1	838 X 1981	904 X 2020	KITCHEN		
D2	838 X 1981	904 X 2020	WC		
D3	838 X 1981	904 X 2020	LIVING		
D4	686 X 1981	776 X 2020	STORE		
D5	838 X 1981	904 X 2020	BEDROOM 2		
D6	838 X 1981	904 X 2020	BATHROOM		
D7	533 X 1981	610 X 2020	STORE		
D8	838 X 1981	904 X 2020	BEDROOM 1		

NOTES 1) REFERENCES FOR OPENINGS:- D= INTERNAL DOOR , FD= FIRE DOOR FOR 30 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.

PHASE 9C
2B4P AFFORDABLE [RENTED]
AS PLOTS - 646
OPP PLOTS- 647

AREA SCHEDULE				
REF /	NET AREA		GROSS AREA (m²)	
	m²	ft²	m²	ft²
GROUND FLOOR	35.71	384.37	36.34	391.16
FIRST FLOOR	35.71	384.37	36.34	391.16
TOTAL	71.42	768.74	72.68	782.32

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.

- 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	02.06.22	PRELIMINARY ISSUE	MJR
P2	26.09.22	W9 increased in width	MJR

M4(2) UNIT

AFFORDABLE UNIT

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 AF2
FLOOR PLANS

Scale: 1:50 @ A1
Date drawn: MAY 2022
Drawn by: MJR

Project Number: 832
Drawing Number: HTAF2-09-01
Revision: P2

Status:
PRELIMINARY ISSUE