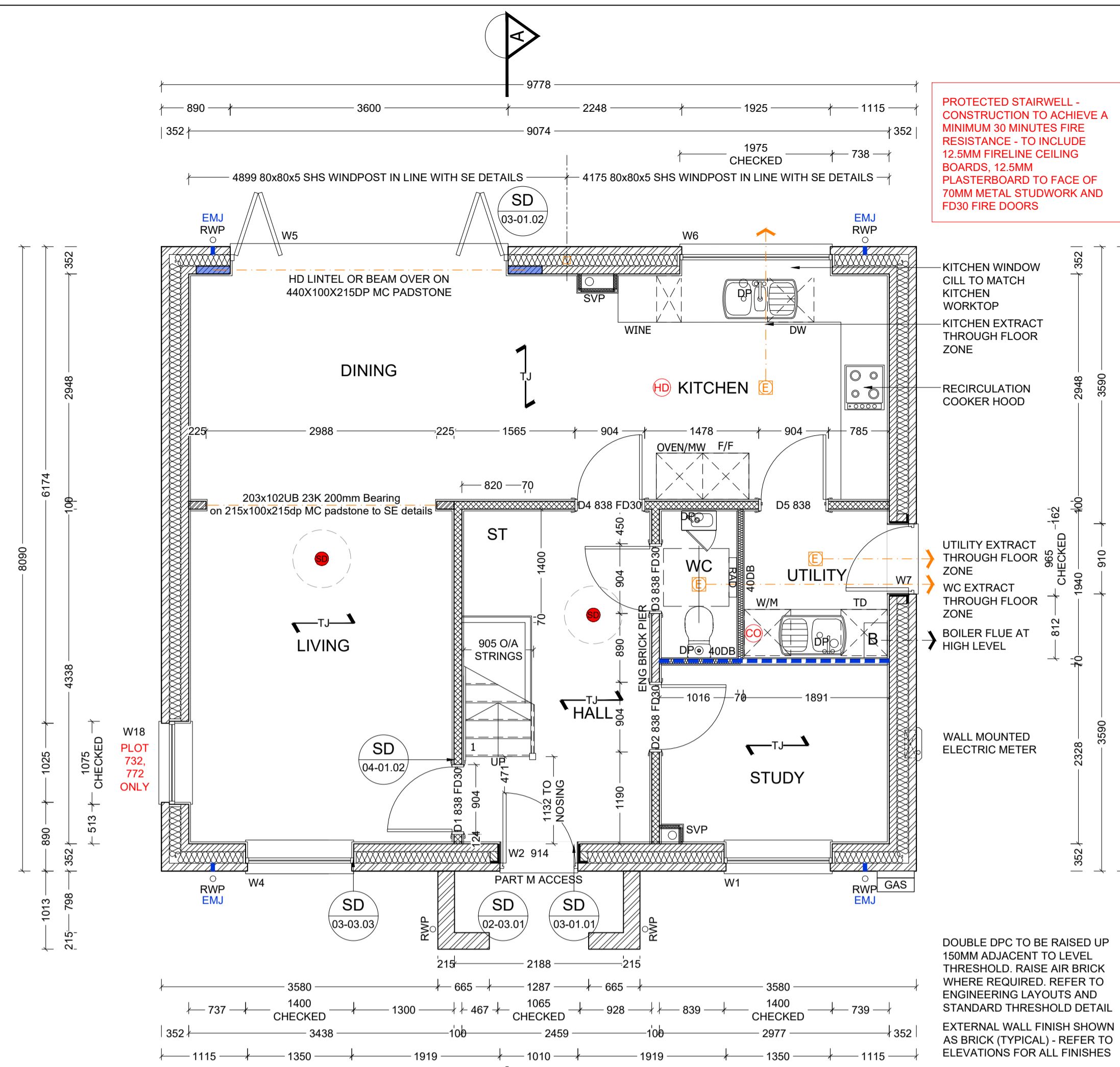
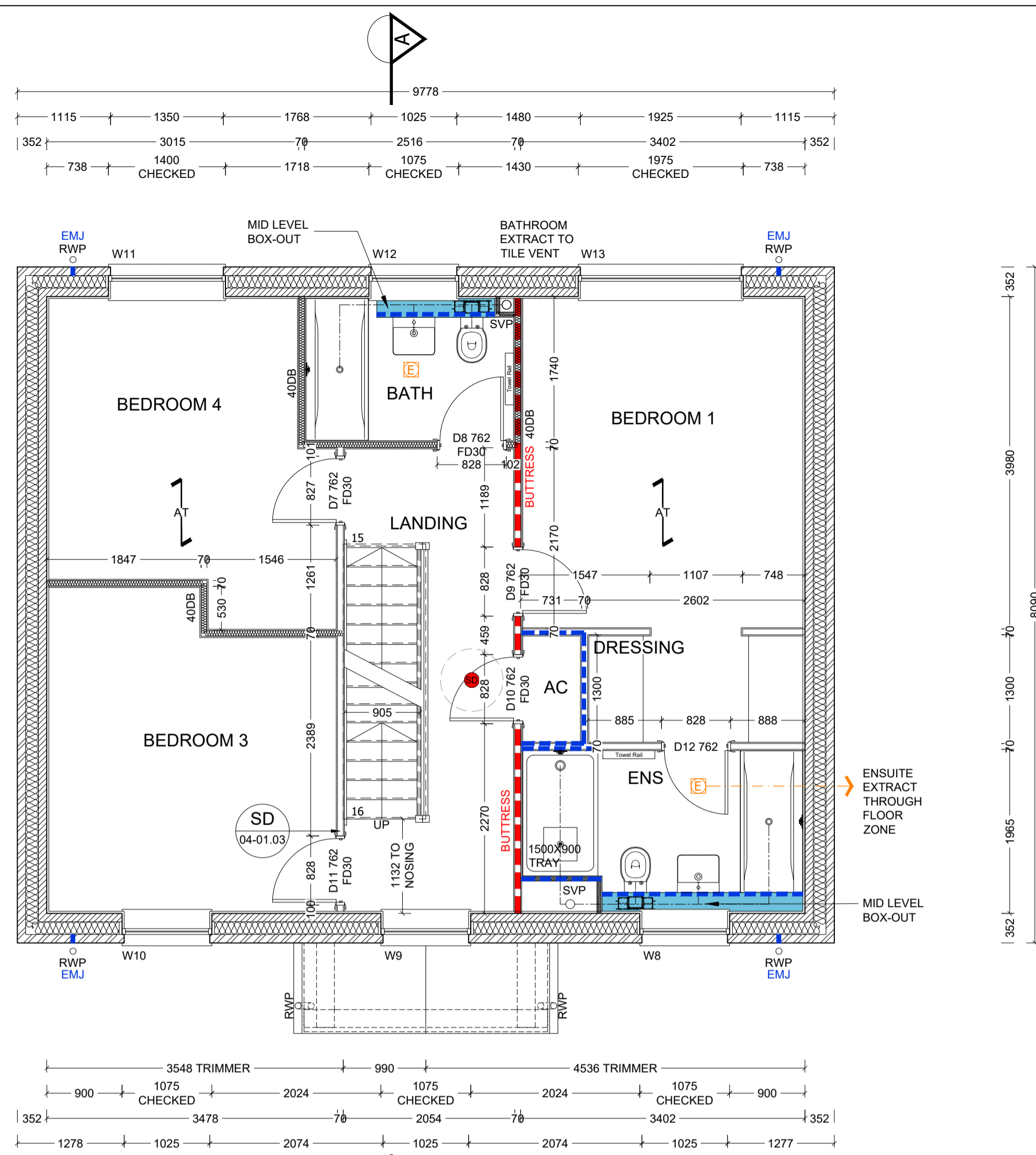


GENERAL NOTES

- 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
 [Symbol] FACING BRICKWORK / RENDER FINISH ON 7.2N BLOCKWORK
 [Symbol] ENGINEERING BRICKWORK IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION
 [Symbol] 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.
 [Symbol] NON-LOADBEARING PARTITION AS FOLLOWS:
 70MM GYPSUM BOARD 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
 [Symbol] 12 MM PLY FOR SANITARYWARE BASINS AND W/C'S INCLUDING BOXING, STUD WALLS AND BUTTRESS WALLS AS INDICATED
 [Symbol] BUTTRESS WALLS REQUIRE 12MM PLY LINING TO ONE SIDE AS STRUCTURAL ENGINEER'S DETAILS
 [Symbol] DENOTES SPAN OF FLOOR OVER (TYPE STATED)
 B&B BEAM & BLOCK
 T JOIST SPAN
 [Symbol] DENOTES STRUCTURAL BEAM OVER FOR ALL STRUCTURAL STEELWORK, PADSTONES, AND MOVEMENT JOINT DETAILS REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.
 [Symbol] ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.
 [Symbol] ALL KITCHEN LAYOUTS TO SPECIALIST'S DESIGN AND DETAILS
 [Symbol] CONTINUOUS MECHANICAL EXTRACTS ALL EXTRACT DUCTS TO BE WITHIN THE FLOOR / ROOF SPACE UNLESS NOTED OTHERWISE, REFER TO SPECIALIST'S DRAWINGS FOR DETAILS
 [Symbol] INDICATES EXTRACT LOCATION
 [Symbol] DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.
 [Symbol] HEAT DETECTOR A100 E144 WITH BATTERY BACK UP
 [Symbol] FOR MOVEMENT JOINT, BED JOINT REINFORCEMENT AND ALL STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS
 [Symbol] 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



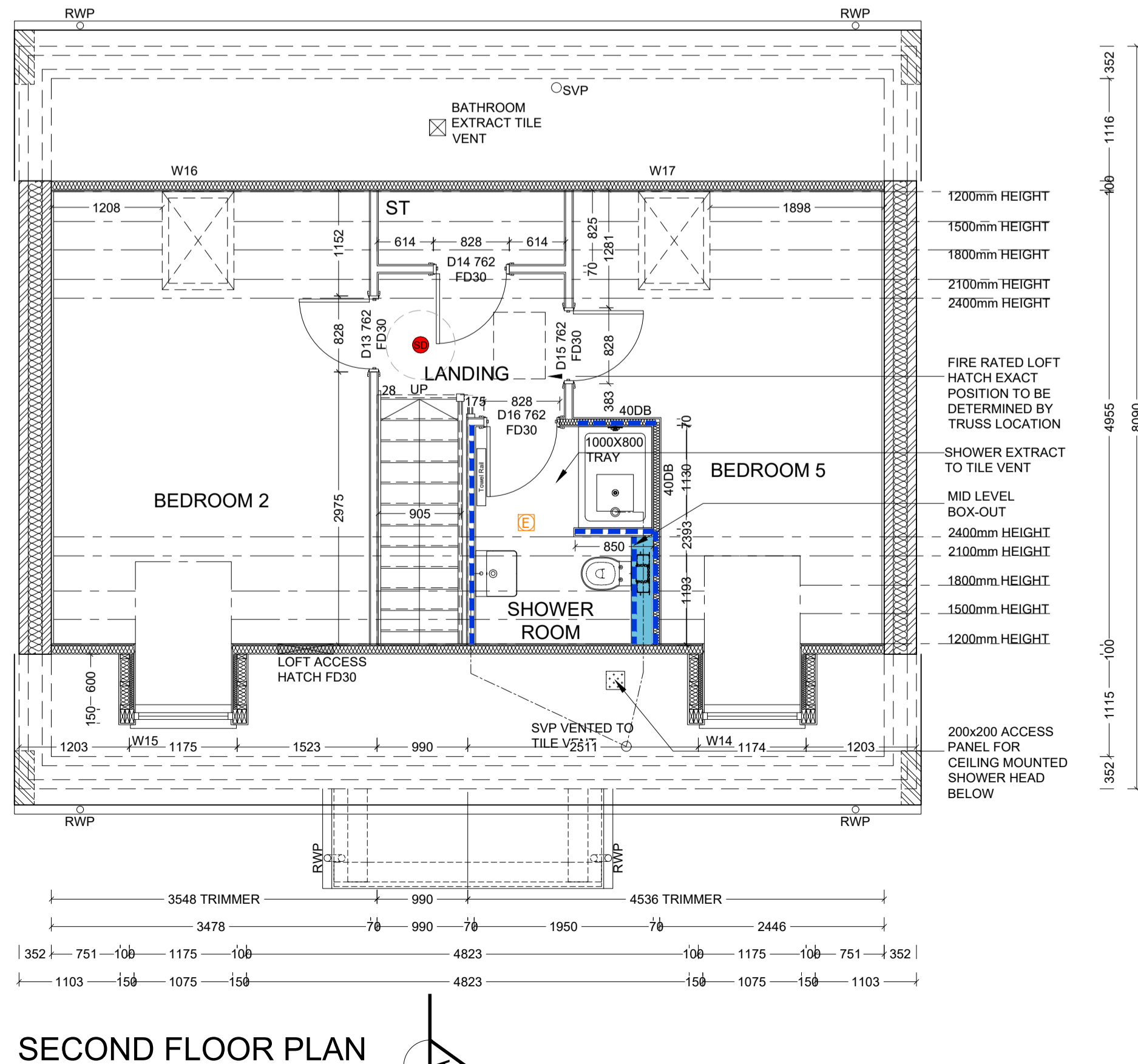
FIRST FLOOR PLAN

REF	LINTEL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1	L1	1400 X 1725	STUDY	YES	MIN 2500MM ² TRICKLE VENTILATION PAS 24
W2	L2	1010 X 2550	HALL	YES	PART M ACCESS 1010 X 450MM FAN LIGHT PAS 24
W3	OMITTED				
W4	L4	1400 X 1725	LIVING	YES	MIN 2500MM ² TRICKLE VENTILATION PAS 24
W5	L5	3600 X 2100	DINING	YES	BI-FOLDS SG PAS 24
W6	L6	1975 X 1200	KITCHEN	NO	KITCHEN WORKTOP TO BE EXTENDED TO WINDOW INTERNAL CILL PAS 24
W7	L7	910 X 2100	UTILITY	YES	MIN 2500MM ² TRICKLE VENTILATION PAS 24
W8	L8	1075 X 1200	EN-SUITE	NO	OBSCURED GLAZING 2500MM ² TRICKLE VENTILATION
W9	L9	1075 X 1050	LANDING	NO	MIN 2500MM ² TRICKLE VENTILATION
W10	L10	1075 X 1200	BEDROOM 3	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W11	L11	1400 X 1350	BEDROOM 4	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W12	L12	1075 X 1200	BATHROOM	NO	OBSCURED GLAZING 2500MM ² TRICKLE VENTILATION
W13	L13	1975 X 1350	BEDROOM 1	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W14	DORMER	1075 X 1050	BEDROOM 5	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W15	DORMER	1075 X 1050	BEDROOM 2	NO	MIN 2500MM ² TRICKLE VENTILATION P1A GLAZING
W16	VELUX	780 X 978	BEDROOM 2	NO	MK04 ROOFLIGHT
W17	VELUX	780 X 978	BEDROOM 5	NO	MK04 ROOFLIGHT
W18	L20	1075 X 1725	DINING	YES	MIN 2500MM ² TRICKLE VENTILATION PLOT 732,772 ONLY PAS 24

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/DIRECTION, REFER TO RELEVANT GENERAL ARRANGEMENT FLOOR PLANS AND ELEVATIONS. THE EXTERNAL DOOR & WINDOW OPENINGS INDICATED IN THIS SCHEDULE ARE STRUCTURE & 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	LINTEL	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	REMARKS
D1 (FD)	L14	838 X 1981	904 X 2050	LIVING	100MM BLOCK WALL
D2 (FD)	L15	838 X 1981	904 X 2050	STUDY	100MM BLOCK WALL
D3	L16	838 X 1981	904 X 2050	WC	100MM BLOCK WALL
D4 (FD)	L17	838 X 1981	904 X 2050	KITCHEN	100MM BLOCK WALL
D5	L18	838 X 1981	904 X 2050	UTILITY	100MM BLOCK WALL
D6 (FD)	OMITTED				
D7 (FD)	NO	762 X 1981	828 X 2050	BEDROOM 4	
D8 (FD)	NO	762 X 1981	828 X 2050	BATHROOM	
D9 (FD)	NO	762 X 1981	828 X 2050	BEDROOM 1	
D10 (FD)	NO	762 X 1981	828 X 2050	AC	
D11 (FD)	NO	762 X 1981	828 X 2050	BEDROOM 3	
D12	NO	762 X 1981	828 X 2050	EN-SUITE	
D13 (FD)	NO	762 X 1981	828 X 2050	STORE	
D14 (FD)	NO	762 X 1981	828 X 2050	BEDROOM 5	
D15	NO	762 X 1981	828 X 2050	SHOWER RM	
D16 (FD)	NO	762 X 1981	828 X 2050	BEDROOM 2	



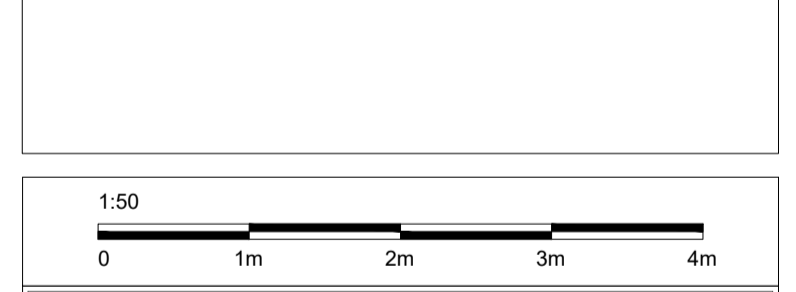
SECOND FLOOR PLAN

Revision	Date	Description	By
P1	20.05.22	Preliminary Issue	MJR
P2	21.05.22	Front elevation windows, front door, porch updated	MJR
P3	25.09.22	Minor adjustments to bathrooms	MJR
P4	20.10.22	Windpost updated	MJR

AREA SCHEDULE				
REF /	NET AREA	GROSS AREA		
	m ²	ft ²	m ²	ft ²
GROUND FLOOR	66.2	712	67.0	721
FIRST FLOOR	66.2	712	67.0	721
SECOND FLOOR	41	441	41.45	446
TOTAL	173.4	1865	175.45	1868

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 9C PLOTS - 630



Site Address:
UPPER HEYFORD, PHASE 9 BICESTER

Drawing Title:
HOUSE TYPE 3D GROUND, FIRST, SECOND FLOOR PLANS

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

Project Number: 727 Drawing Number: HT3D-09-01 Revision: P4

Status:
PRELIMINARY