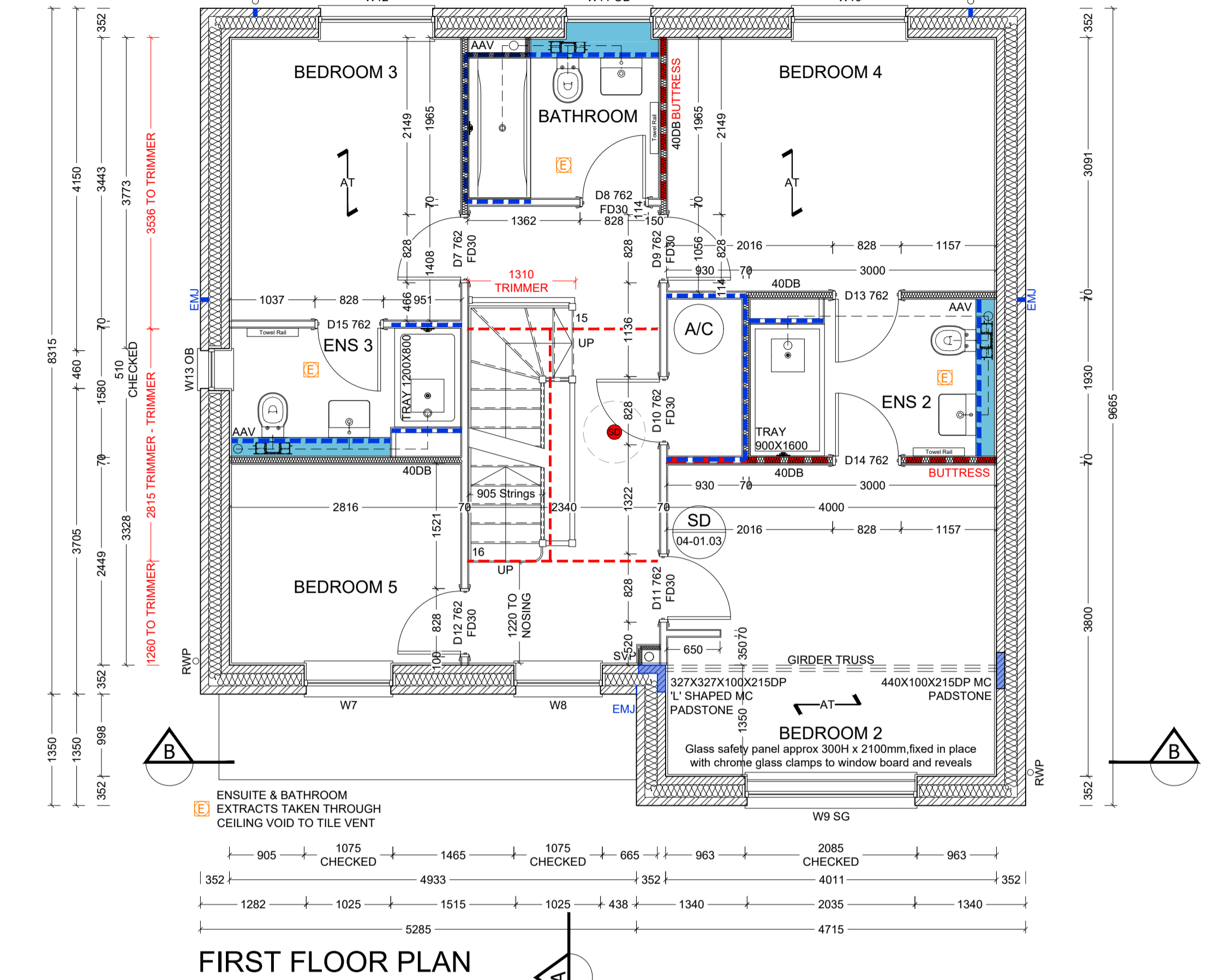
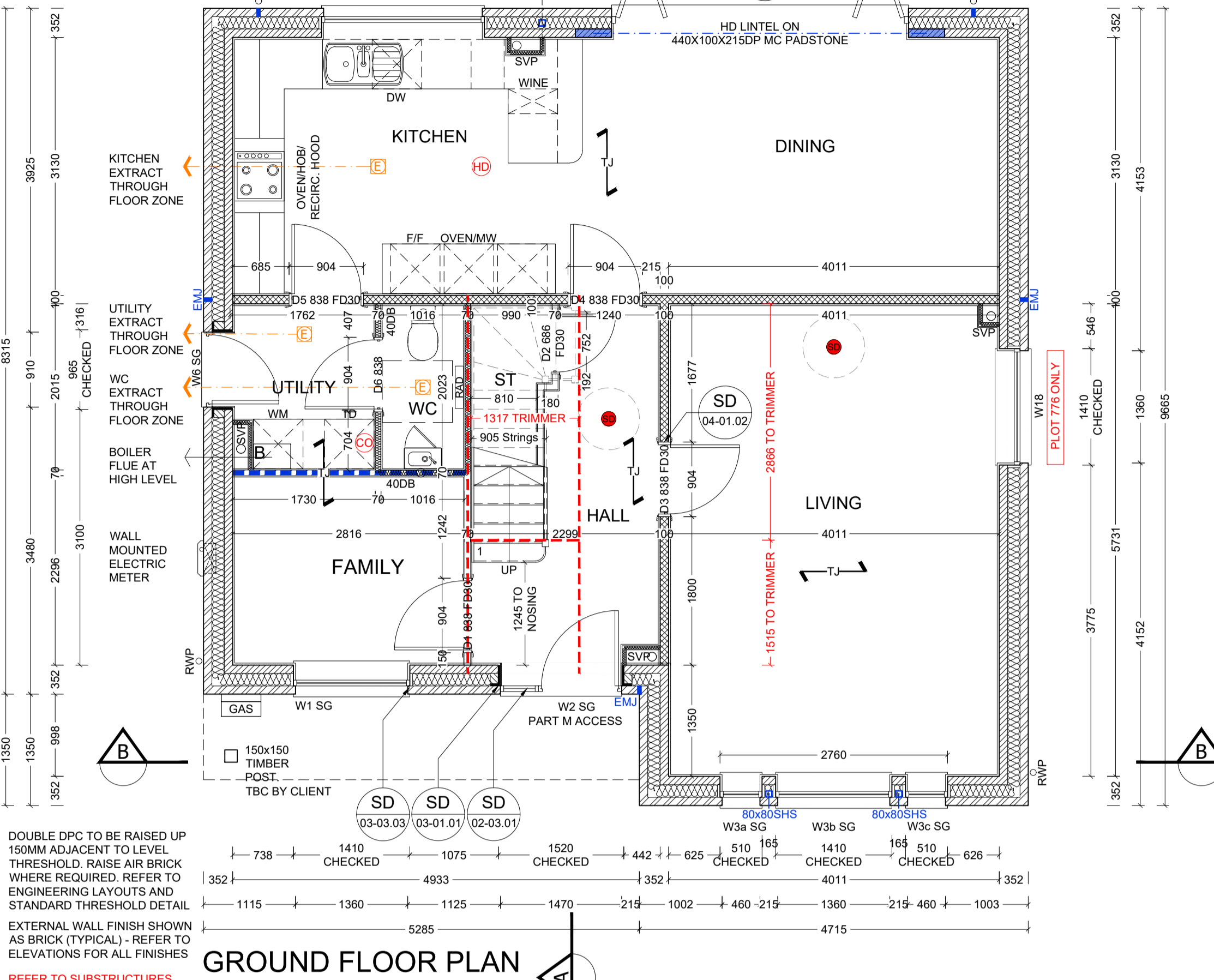


**GENERAL NOTES**

- 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  
7.2N/SQ. MM GROUND & FIRST & 3.6N/SQ. MM SECOND FLOOR AIRCRETE BLOCK (550 - 650 KG/M<sup>3</sup>) TO CLIENT'S 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 CLIENT'S 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  
DENOTES SPAN OF FLOOR OVER (TYPE STATED)  
B&B BEAM & BLOCK  
T JOIST SPAN  
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 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.

**PROTECTED STAIRWELL - CONSTRUCTION TO ACHIEVE A MINIMUM 30 MINUTES FIRE RESISTANCE - TO INCLUDE 12.5MM FIRELINE CEILING BOARDS, 12.5MM PLASTERBOARD TO FACE OF 70MM METAL STUDWORK AND FD30 FIRE DOORS**



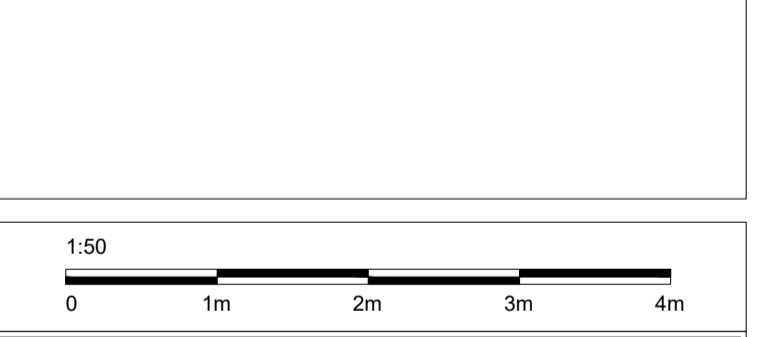
**BLOCKWORK STRENGTH**  
7.2N GROUND - FIRST  
7.2N FIRST - SECOND  
3.6N SECOND - ROOF

**AREA SCHEDULE**

REF /	NET AREA	GROSS AREA
	m <sup>2</sup>	m <sup>2</sup>
GROUND FLOOR	75.25	810
FIRST FLOOR	75.25	810
SECOND FLOOR	47.46	511
TOTAL	197.96	2131

**NET AREA** = AREA MEASURED WITHIN THE BOUNDARY OF THE INNER STRUCTURAL FACE OF THE EXTERNAL WALL AND SLOPING CEILINGS AT 1500MM ABOVE FFL.  
**GROSS AREA** = AREA MEASURED WITHIN THE BOUNDARY OF THE EXTERNAL WALL AND SLOPING CEILINGS AT 1200MM ABOVE FFL.

**PHASE 9C PLOTS - 631,632**



**Trower Davies**  
Architectural Consultants

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

Drawing Title:  
**HOUSE TYPE 4A GROUND, FIRST, SECOND FLOOR PLANS**

Scale: 1:50 @ A1  
Date drawn: MAY 22  
Drawing Number: HT4A-09-01  
Revision: P4

**PRELIMINARY**

**WINDOW/EXTERNAL DOOR SCHEDULE**

REF	LINTEL REF.	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	SAFETY GLAZING	REMARKS
W1	SG L1	1410 X 1950	FAMILY	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PAS 24
W2	SG L2	1520 X 2550	HALL	YES	PART M ACCESS, 460 X 2100 SIDE LIGHT (OB) + 1470 X 450MM FAN LIGHT PAS 24
W3A	SG L3	510 X 1950	LIVING	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PAS 24
W3B	SG L3	1410 X 1950	LIVING	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PAS 24
W3C	SG L3	510 X 1950	LIVING	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PAS 24
W4	SG L5	3600 X 2100	DINING	YES	BI-FOLDS PAS 24
W5	L6	1975 X 1200	KITCHEN	NO	KITCHEN WORKTOP TO BE EXTENDED TO WINDOW INTERNAL CILL PAS 24
W6	SG L7	965 X 2100	UTILITY	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PAS 24
W7	L8	1075 X 1350	BEDROOM 5	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W8	L9	1075 X 1350	LANDING	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W9	SG L10	2035 X 1650	BEDROOM 2	YES	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION SAFETY GLAZING TO LOWER PANES - P1A GLAZING
W10	L12	1410 X 1350	BEDROOM 4	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W11	OB L13	1075 X 1200	BATHROOM	NO	OBSCURED GLAZING
W12	L14	1410 X 1350	BEDROOM 3	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION P1A GLAZING
W13	L15	510 X 1350	ENSUITE	NO	OBSCURED GLAZING MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W14	-	1075 X 1125	BED 6/STUDY	NO	DORMER, MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W15	-	1075 X 1125	BEDROOM 1	NO	DORMER, MIN 2500MM <sup>2</sup> TRICKLE VENTILATION
W16	-	780 X 1400	LANDING	NO	VELUX WINDOW
W17	-	780 X 1400	LANDING	NO	VELUX WINDOW
W18	-	1360 X 1950	LIVING	NO	MIN 2500MM <sup>2</sup> TRICKLE VENTILATION PLOT 776 ONLY

**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:PART 1:1996.
- 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)**

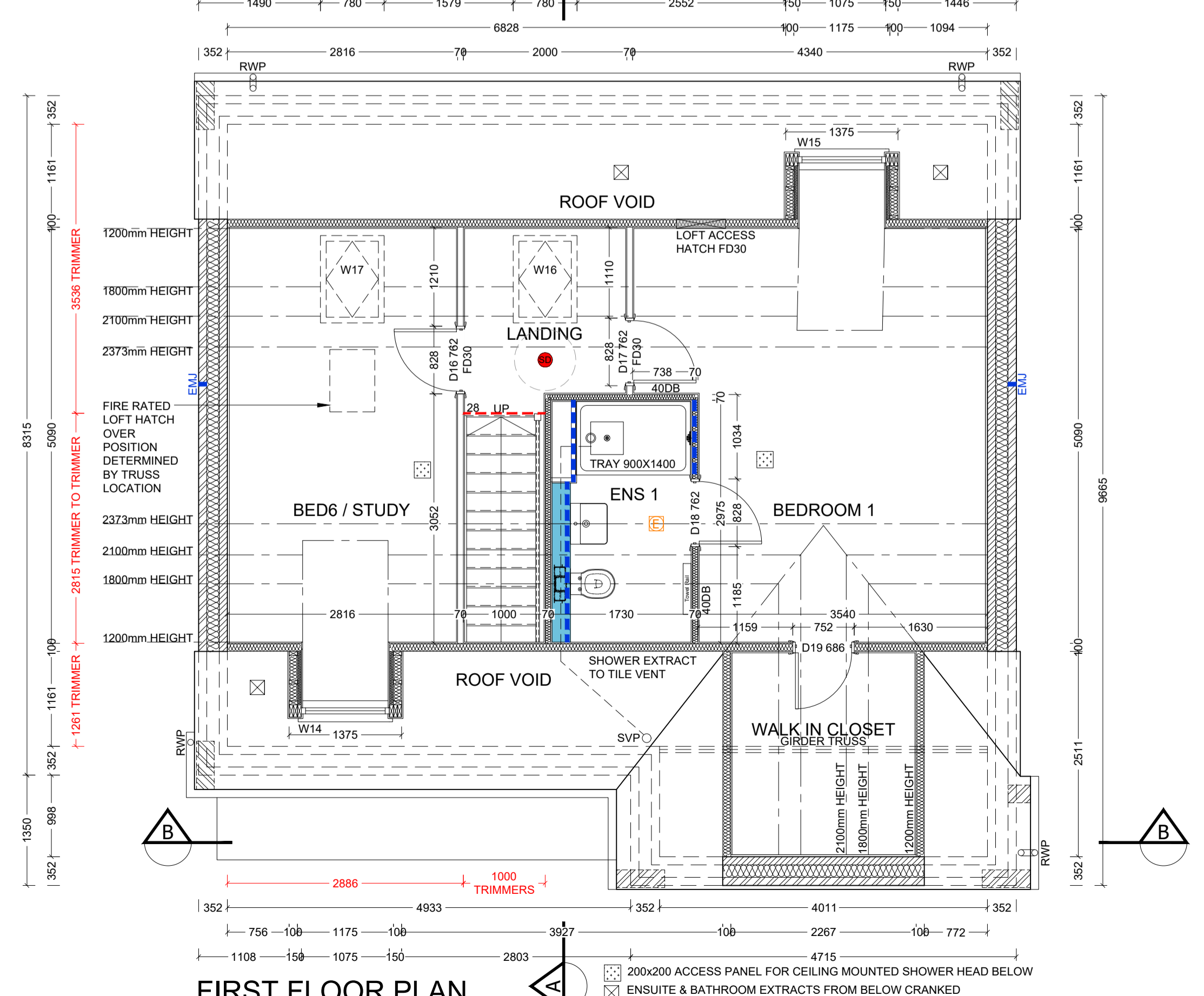
ALL EXTERNAL DOOR & WINDOW SCHEDULES ARE TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION. FOR CONFIRMATION OF DOOR & WINDOW SWING/HANDING, REFER TO RELEVANT GENERAL ARRANGEMENT FLOOR PLANS AND ELEVATIONS. THE EXTERNAL DOOR & WINDOW OPENINGS INDICATED IN THIS SCHEDULE ARE STRUCTURAL & SUFFICIENT 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.

**INTERNAL DOOR SCHEDULE**

REF	LINTEL	DOOR LEAF SIZE	STRUCTURAL OPENING WIDTH X HEIGHT	ROOM NAME	REMARKS
D1	FD30	-	838 X 1981	FAMILY	
D2	FD30	-	686 X 1981	STORE	STAIR BULKHEAD TO BE BOXED ON SIDE
D3	FD30	L15	838 X 1981	LIVING	
D4	FD30	L16	838 X 1981	DINING	100MM BLOCK WALL
D5	-	L17	838 X 1981	UTILITY	100MM BLOCK WALL
D6	-	-	838 X 1981	W.C	
D7	FD30	-	762 X 1981	BEDROOM 3	
D8	FD30	-	762 X 1981	BATHROOM	
D9	FD30	-	762 X 1981	BEDROOM 4	
D10	FD30	-	762 X 1981	A/C	
D11	FD30	-	762 X 1981	BEDROOM 2	
D12	FD30	-	762 X 1981	BEDROOM 5	
D13	-	-	762 X 1981	ENSUITE	
D14	-	-	762 X 1981	ENSUITE	
D15	-	-	762 X 1981	ENSUITE	
D16	FD30	-	762 X 1981	BED6/STUDY	
D17	FD30	-	762 X 1981	BEDROOM 1	
D18	-	-	762 X 1981	ENSUITE	
D19	-	-	686 X 1981	WALK IN CLOSET	CUT ARCHITRAVE TBC ON SITE

**NOTES**

- 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 MANUFACTURERS 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.



Revision	Date	Description
P1	20.05.22	Preliminary Issue
P2	28.08.22	Hall SVP boxing adjusted
P3	11.10.22	Minor adjustments to schedule
P4	20.10.22	Windowpost updated

By: MJR  
MJR  
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