

GENERAL ARRANGEMENT PLANS - WALL LEGEND

Frost resistant quality facing brickwork 20N Brickwork

Perimeter Timber Studs

140x38mm Timber Studs Panels with 140mm mineral wool insulation quilt between studs

1 or 2 layers of 9mm OSB-3 Sheathing to one side

Party Wall

89x38mm Timber Studs Panels with Acoustic insulation quilt between studs

9mm OSB-3 Sheathing (to cavity side)

54mm cavity between OSB-3 sheathing (ensure minimum 50mm cavity is maintained) full filled with Mineral Wool to achieve 0.00 W/m²K U-Value

9mm OSB-3 Sheathing (to cavity side)

89x38mm Timber Studs Panels with Acoustic insulation quilt between studs

Internal Loadbearing and Buttress Walls

89x38mm Timber Studs Panels with 50mm Acoustic insulation quilt between studs

1 or 2 layers of 9mm OSB-3 Sheathing to one side

Internal Non-Loadbearing Walls

63x38mm Timber Studs Panels with 50mm Acoustic insulation quilt between studs

MJ

Movement Joint

Fire Stop

Cavity Closer

IMPORTANT NOTE:

All external dimensions provided are to brickwork openings.

PLEASE REFER TO STRUCTURAL ENGINEERING PLANS AND TIMBER FRAME MANUFACTURERS DETAILS FOR EXACT TIMBER SPACING AND DIMENSION/ SIZING, NOGGIN POSITIONING AND OSB QUANTITY

VENTILATION REQUIREMENTS

Purge Ventilation

All habitable rooms windows to open more than 30 deg's. Each habitable room to be provided with an openable window(s) with an opening area equal to 1/20th of the rooms floor area.

Continuous Mechanical Extract Ventilation

Refer to Specialists designs for the equipment specification.

STAIRCASE INFORMATION

Ground - 1st Floor (2748 FFL - FFL)

13 equal risers of 211.38mm; Going = 235mm; Pitch 41.97°; Width over strings - 910mm

ELECTRICAL KEY

This electrical legend is to be read in conjunction with the internal specification and M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entryphones, etc. should be fixed no higher than 1200mm above FFL. TV, OR & power sockets should be fixed no lower than 450mm above FFL. All wall lights to be fitted at 2100mm above FFL.

Symbol	Description
	Flush double switch socket.
	External socket.
	13A flush unswitched spur.
	Flush double switched socket
	Heating control programming switch.
	Grid switch.
	Thermostat.

	13A Flush unswitched outlet 300mm below kitchen work top.
	Gas Point
	Flush 30A cooker switch 200mm above kitchen work top.
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Rad/Rail.
	Heat Detector.
	Carbon Monoxide Detector.
	Smoke Detector.
	Electrical Vehicle charging Point.

	Flush rocker light switch. 1, 2 or 3 way switched
	Drum light fitting
	Batten holder light fitting.
	Ceiling rose light point.
	External Wall light.
	Under-stair oval bulkhead wall mounted light.
	Fluorescent tube light with diffuser.
	Door bell push.
	Door bell sounder.

COMMS

Consumer unit

CHP 2

For sites with FTTP refer to SD/1002.

Dual TV/ FM point 1xCT100 cabling (diplexer).

Single slave phone socket 1xCAT 6 cabling.

LD2 D1 fire detection to BS 5839-6

LD2 requires a heat alarm in the Kitchen and smoke alarms in the Hallway, Landing and Living room, all interconnected.

D1 refers to the back-up power supply. D1 being tamper-proof standby supply consisting of a battery or batteries, with lithium being the standard type.

Long life battery cells lasting the recommended lifespan of the alarm so the user cannot easily remove them.

ROOF VENTILATION (Type 1)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV1000 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level, and Glidevale Fulmetal Redirol ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

8609 Between head binders

NOTES:

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

This drawing is to be read in strict conjunction with Housepacks/ Assembly Blocks, all relevant Specifications, schedules and Engineers details.

Foundations width and depth to be confirmed by Engineers drawings on a site by site basis.

RWP positions to be finalised on Architects drawings on an individual site by site basis.

Meter positions to be finalised on Architects drawings on an individual site by site basis.

EVC position to be finalised on Architects drawings on an individual site by site basis

HOUSETYPE COMPLY WITH

APPROVED DOCUMENT M4(2)

NDSS

Character Area 3 to All Plots

Affordable Housing

- 24 (mid), 25, 58, 103 (AS)
23, 57, 102 (OPP)

Intermediate Housing

- 45 (mid), 46, 60, 99 (AS)
44, 59, 98 (OPP)

HOUSEPACK TO BE FULLY REVIEWED BY STRUCTURAL ENGINEERS.

Materials

External materials as per relevant elevation drawings. Cladding and render to be applied to blockwork. Refer to site specification.

PLOT 35 (MID)

This Dwelling has been designed to accord with Approved Document Part M4 - Category 2 & NDSS.

EVC for Mid Plot

Cladding as per External Material Schedule

GROUND FLOOR LAYOUT

SCALE 1:50

PLOT 35 (MID)

Smoke detector to be allowed for within loft for PV inverter

MJ to be incorporated in center of party wall if terrace of 3 or more as per engineers comments.

Code 4 lead flashing and preformed cavity tray to abutments.

FIRST FLOOR LAYOUT

SCALE 1:50

F	19.06.2025	Fire door added to U/S store	JG
E	19.06.2025	Cylinder added to First Floor Plan. Thermostat added to Bedroom 1 and radiator moved to side of Bedroom 2 window.	PAG
D	20.01.2025	W01 widths updated to suit planning. W04 reduced to 1125mm height. W03 transom height raised for compliance.	BR
C	25.11.2024	Window styles & sizes and Plot numbers updated.	KK
B	05.07.2024	Material note added.	PAG
A	01.07.2024	Amended to suit replan	PG
-	04.10.2023	Preliminary Issue	PG
Rev	Date	Description	Init.

CALA

JOB TITLE

Himley Village
Bicester
Phase 2a

DRAWING TITLE

The Bellflower (AFF)
Ground, First Floor & Roof Layouts

Timber Frame Construction

SCALE

Varies @ A1

DATE

Oct 2023

DRAWN

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DWG NO.

BI2a-003-A-BEL-GA

REV.

F