GENERAL ARRANGEMENT PLANS - WALL LEGEND

- Frost resistant quality facing brickwork 20N Brickwork
- Perimeter Timber Studs
  140x38mm Timber Studs Panels with140mm mineral wool insulation quilt between studs
  1 or 2 layers of 9mm OSB-3 Sheathing to one side
- 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
- 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

FIRE DOOR LEGEND

FD30
Half hour fire door with intumescent strip.

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 (1848 FFL-FFL)

14 equal risers of 203.43mm; Going = 235mm; Pitch 40.88°; Width over strings - 910mm

APPROVED DOCUMENT PART O SPECIALIST CALCULATIONS TO BE RECEIVED. CALCULATIONS MAY AFFECT WINDOWS.

STEEL INFORMATION

REF	DESCRIPTION	LENGTH (mm)	HEIGHT (mm) *Top of Steel*	HEIGHT (mm) *Bottom of Steel*
S1 Portal Frame horizontal	*cranked* 152x89 UB16	3550 *cranked total length*	2710 *to Horizontal steel*	2558 *to Horizontal steel*
S2 Portal Frame Vertical	80x80x3.6 SHS	2455 *Incl. bottom plate*	TBC	TBC
S3 Portal Frame Vertical	80x80x3.6 SHS	2455 *Incl. bottom plate*	TBC	TBC

Height to top of steel taken from top DPC Level. **REFER TO TIMBER FRAME & STRUCTURAL DESIGNS FOR FULL DETAILS DETAILS**

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.

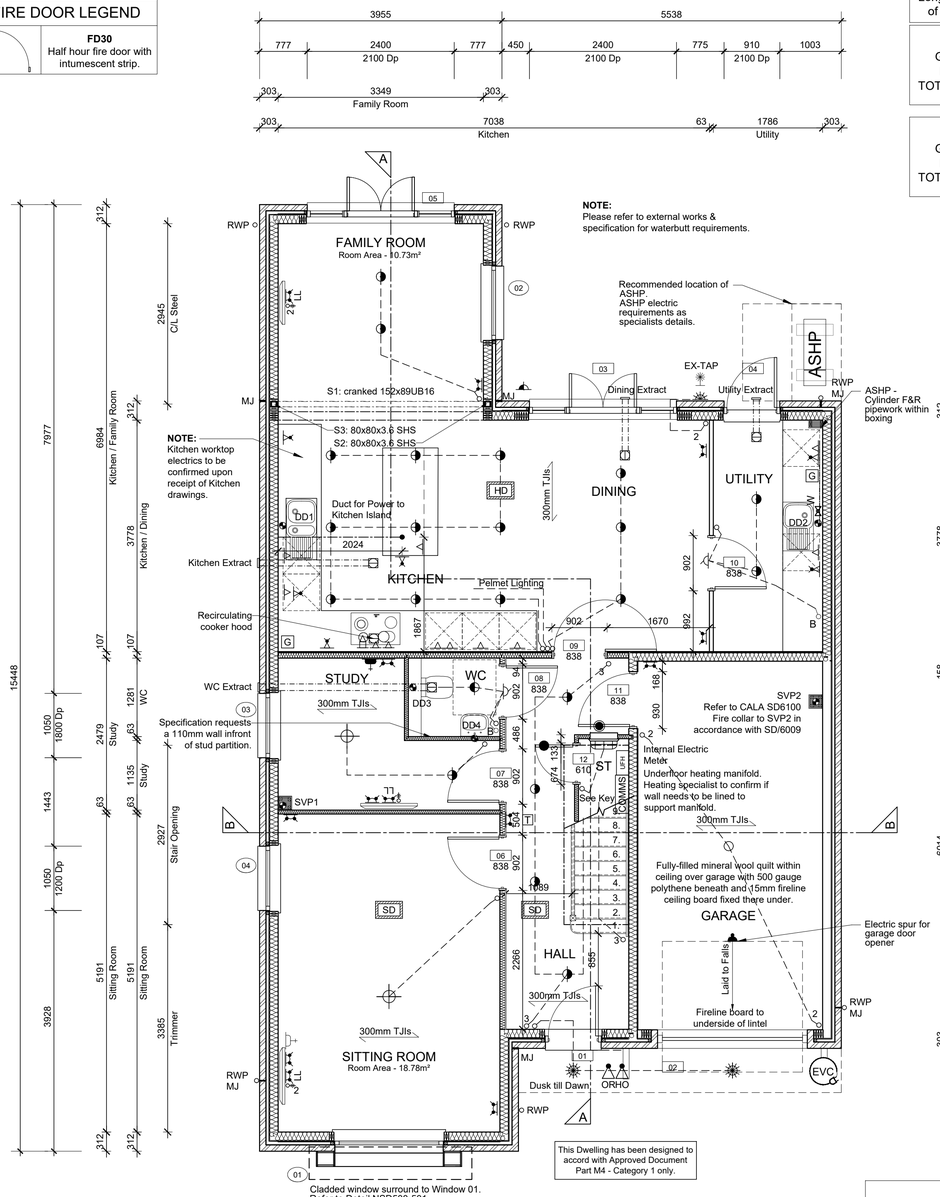
FINISHED AREA
GROUND FLOOR - 84.94m² (914.29ft²)
FIRST FLOOR - 93.96m² (1011.39ft²)
TOTAL FLOOR AREA - 178.90m² (1925.68ft²)

STRUCTURAL AREA
GROUND FLOOR - 85.65m² (921.94ft²)
FIRST FLOOR - 94.58m² (1018.06ft²)
TOTAL FLOOR AREA - 180.23m² (1939.99ft²)

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.

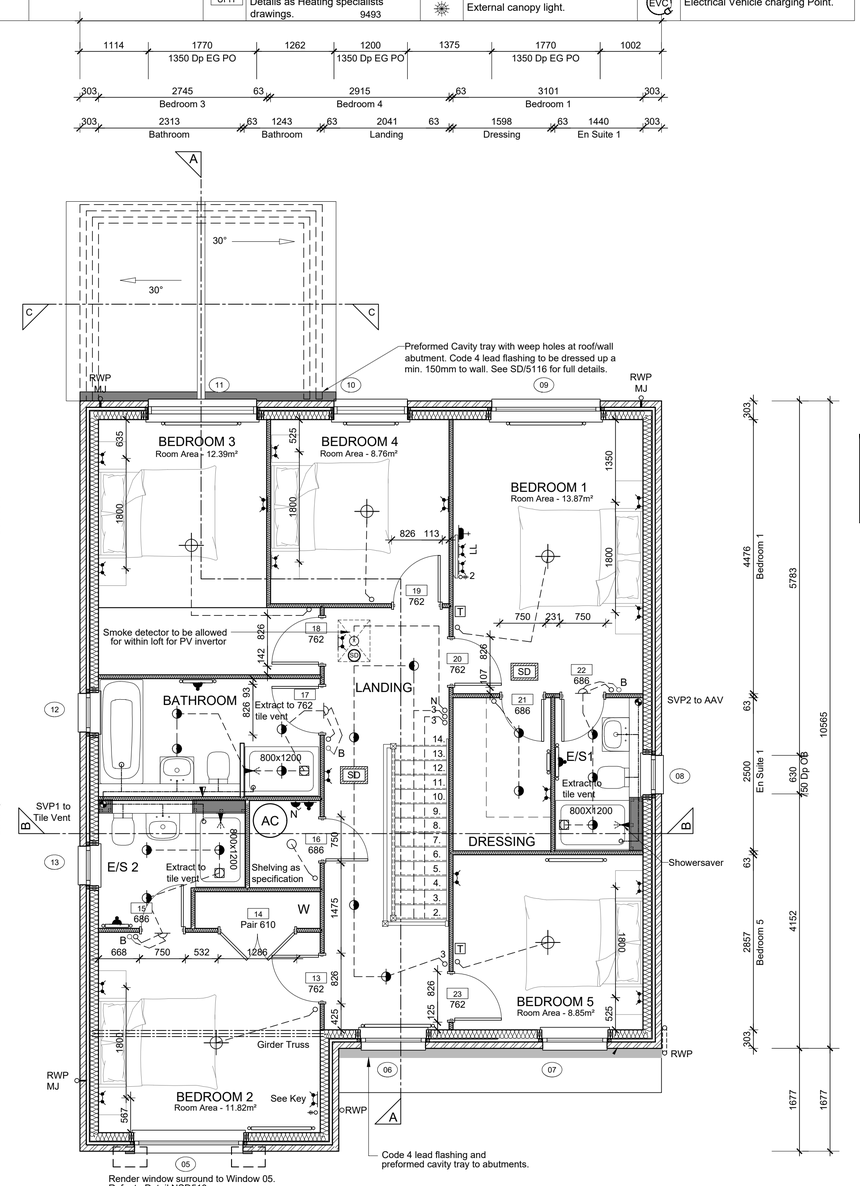
Symbol	Description
	Flush double switch socket.
	Flush double switch socket with 2 USB points.
	External socket.
	13A flush unswitched spur.
	Flush double switched socket 200mm above kitchen work top with 2 USB points
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top.
	Flush 30A cooker switch 200mm above kitchen work top.
	Gas Point
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Shaver Socket.
HD	Heat Detector.
CM	Carbon Monoxide Detector.
SD	Smoke Detector.
B	Extractor boost switch
UFH	Underfloor heating manifold Details as Heating specialists drawings.
	Flush rocker light switch. **Where switches are located in same wall, use 2/3/4 gang switches**
	Ceiling rose light point.
	LED light fitting.
	Under-stair LED wall mounted light.
	External Wall light.
	Batten holder light fitting.
	Door bell push.
	Door bell sounder.
2	Dual TV/ FM point 1xCT100 cabling (diplexer). TV ONLY to Bedroom 2.
	Single slave phone socket 1xCAT 6 cabling.
	External canopy light.
	RJ45 data point
	HDMI port (4 & 5 beds only)
N	Immersion heater switch (located in AC).
	Rad/Rail.
P	Heating control programming switch. As per ASHP detailed designs.
G	Grid switch.
T	Thermostat. Locations to suit GF UFH as specifications.
LOUNGE PLATE	For full lounge plate specification refer to CALA Group Internal Specification.
COMMS Consumer unit	For sites with FTTP refer to SD/1002. No burglar alarm. BT Main point under stairs.
EVC	Electrical Vehicle charging Point.



GROUND FLOOR LAYOUT

SCALE 1:50

Ground Floor Underfloor Heating
For underfloor heating requirements, please refer to specialists detailed drawings and specifications.



FIRST FLOOR LAYOUT

SCALE 1:50

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.

RWP/MJ 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

Character Area 4
Private Housing - 1 (AS) , 5 (OPP)

HOUSETYPE COMPLY WITH

- **APPROVED DOCUMENT M4(1)**

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.

Rev	Date	Description	Init.
T	07.07.2025	Bedroom 2 radiator moved	JG
S	02.07.2025	D11 Garage door amended	JG
R	19.06.2025	Fire door added to U/S store	JG
Q	19.06.2025	Kitchen electrics amended. Thermostat added to Bedroom 1.	PAG
P	04.04.2025	Drawings reviewed to suit specification.	PAG
O	01.04.2025	Drawings reviewed to suit specification.	PAG
N	18.03.2025	MVHR boxing added to first floor plan & boxing detail added.	PAG
M	13.03.2025	Drawings reviewed to suit specification: doorbell & sounder omitted, Sitting Room, Bedroom 1 & 2 electrics amended, external front lighting amended, booster switches added to extract fans. Shelving added to AC.	PAG
L	07.03.2025	Floor area dimensions added.	OP
K	27.02.2025	External lighting amended.	PAG
J	25.02.2025	Additional setting out added. Underfloor heating added to Ground Floor in lieu of radiators. USB sockets omitted from bedroom 1. Sanitary area downlighters amended. Rear lights amended.	PAG
I	29.01.2025	W14 (roof light) omitted. W05, W07 updated to 1875mm.	KK
H	21.01.2025	Window surrounds details added.	KK
G	10.12.2024	Window depths amended & W14 roof light reinstated.	PAG
F	30.10.2024	W9, W10, W11 updated. W14 roof light omitted.	KK
E	16.10.2024	Bay window omitted and windows (sizes & positions) amended to suit replan. Plot numbers / handings amended to suit revised planning.	PG
D	05.07.2024	Material note added.	PAG
C	05.07.2024	Blockwork & notes added to show cladding.	PG
B	01.07.2024	Amended to suit replan,	PG
A	21.03.2024	Cladding & blockwork indicated.	PG
-	-	PRELIMINARY ISSUE	PAG

CALA

JOB TITLE
Himley Village
Bicester
Phase 2a

DRAWING TITLE
The Whitebeam - (PRIVATE)
Ground & First Floor Layouts

Timber Frame Construction

SCALE	DATE	DRAWN
1:50 @ A1	Sept 2023	PAG

DWG NO.	REV.
BI2a-002-A-WHI-GA	T