

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

Internal Loadbearing and Butress 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.

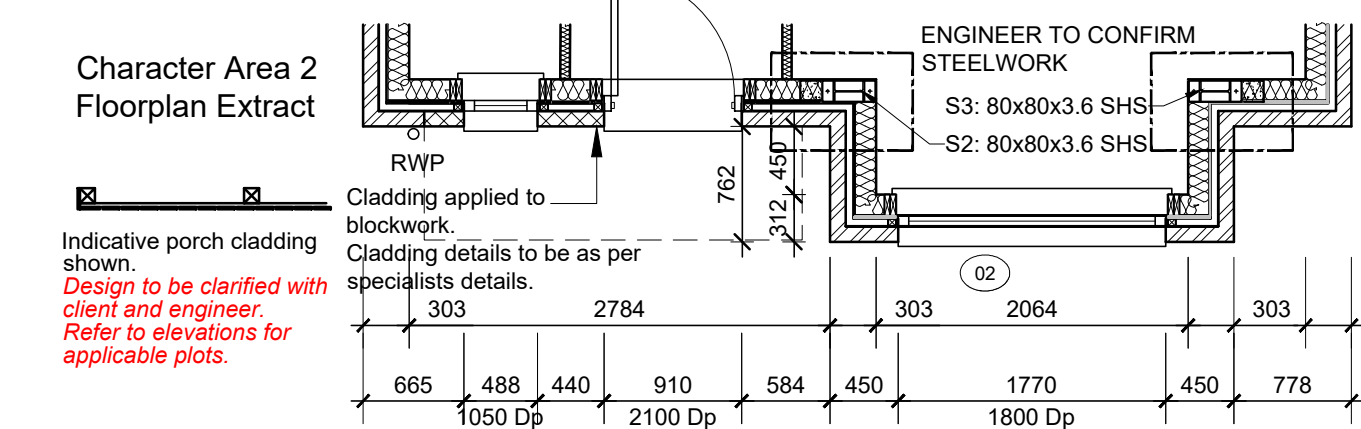
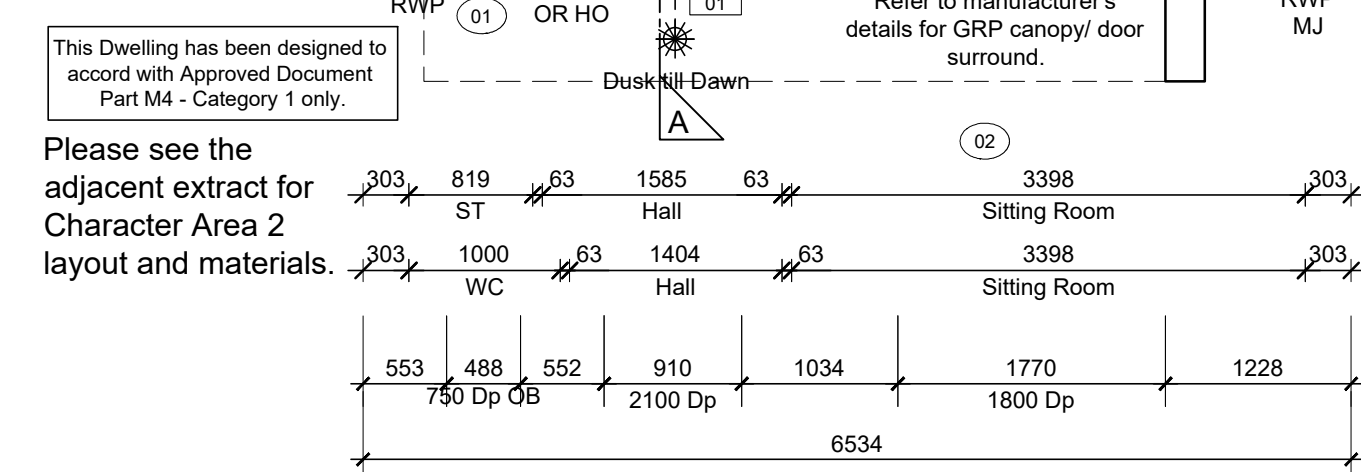
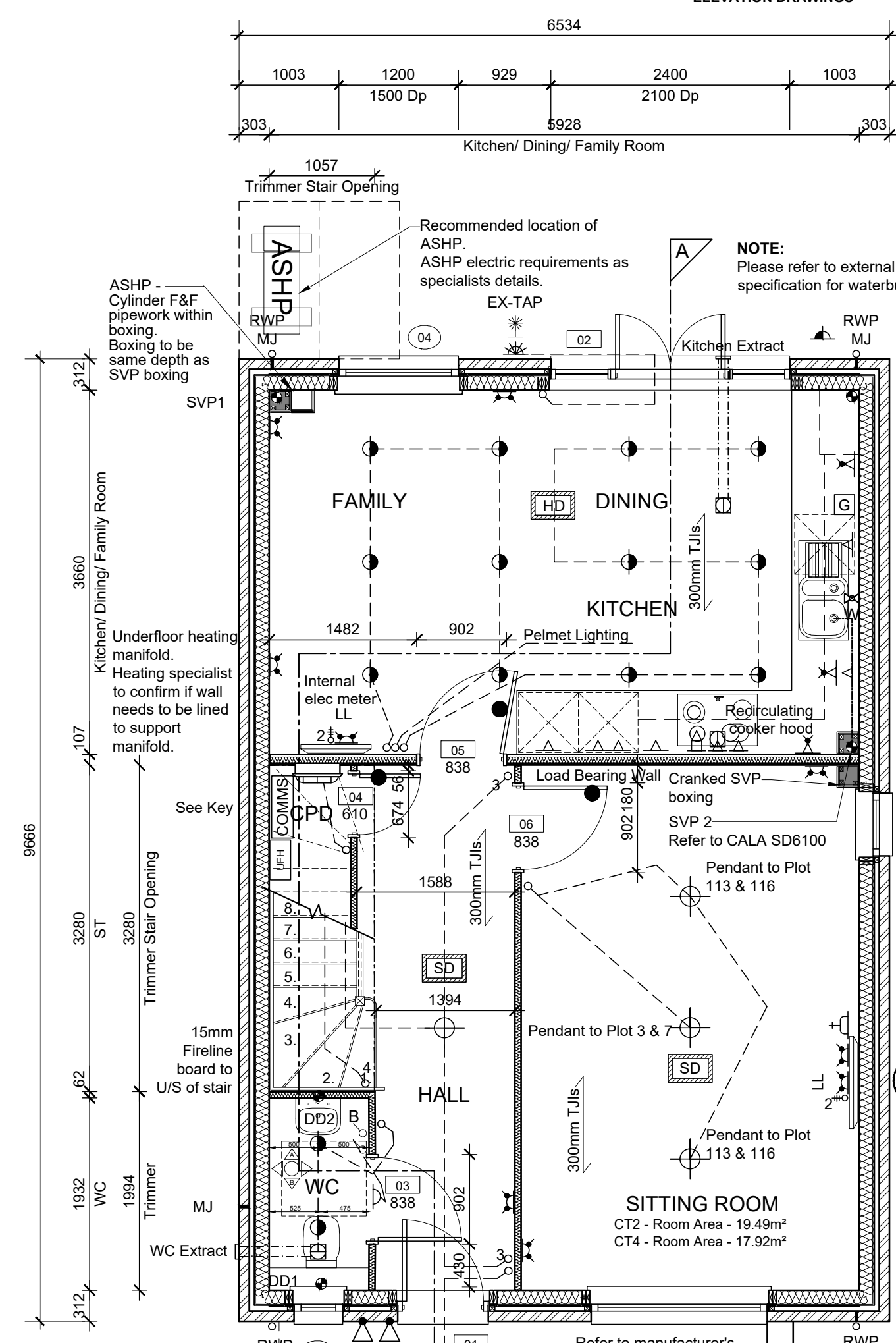
PLEASE REFER TO STRUCTURAL ENGINEERING PLANS AND TIMBER FRAME MANUFACTURERS DETAILS FOR EXACT TIMBER SPACING AND DIMENSION/ SIZING, NOGGIN POSITIONING AND OSB QUANTITY

FIRE DOOR LEGEND

FD30

Half hour fire door with intumescent strip.

FOR FLOOR AREAS PLEASE REFER TO SALES & COMPLIANCE PLANS



GROUND FLOOR LAYOUT

SCALE 1:50

VENTILATION REQUIREMENTS

Purge Ventilation

All habitable rooms windows to open more than 30 deg's. Each habitable room to be provided with an operable 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 (2848 FFL-FFL)

14 equal risers of 203.43mm; Going = 235mm; Pitch 40.88°; Width over strings - 860mm

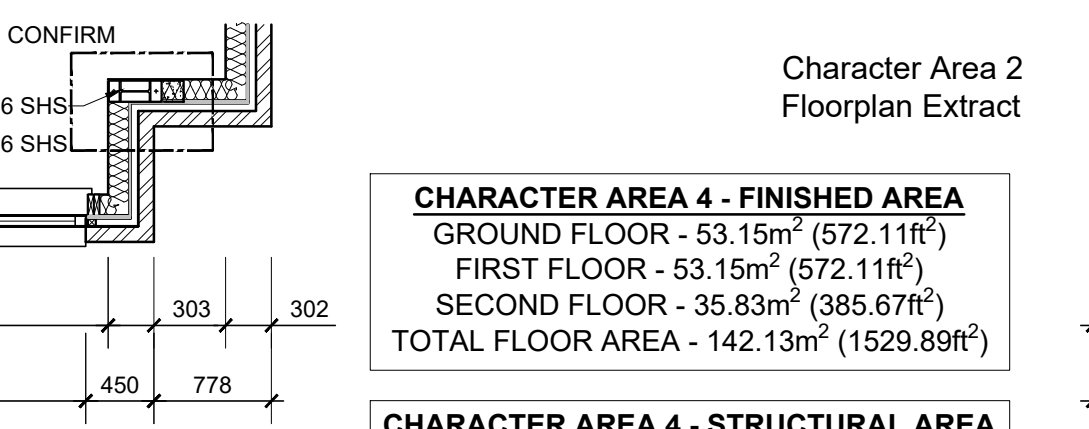
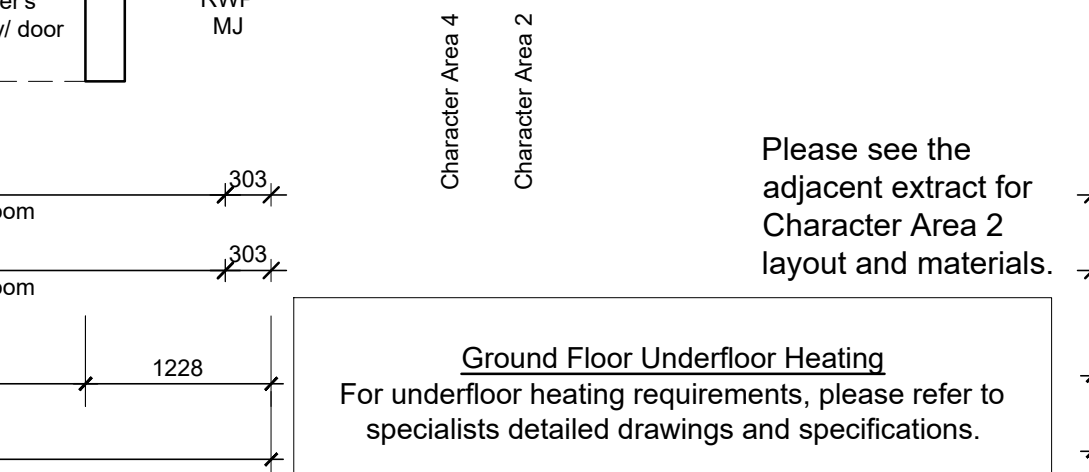
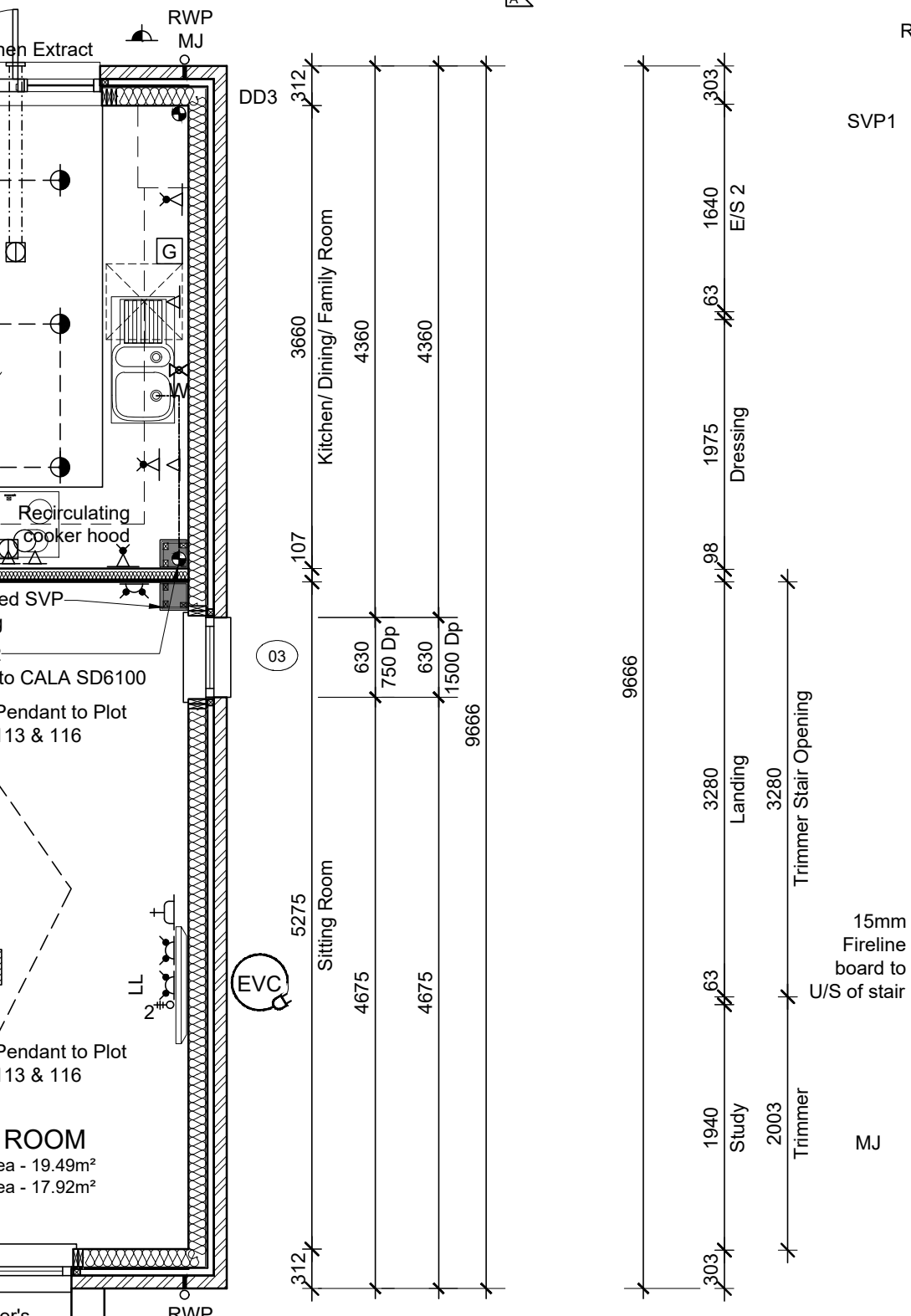
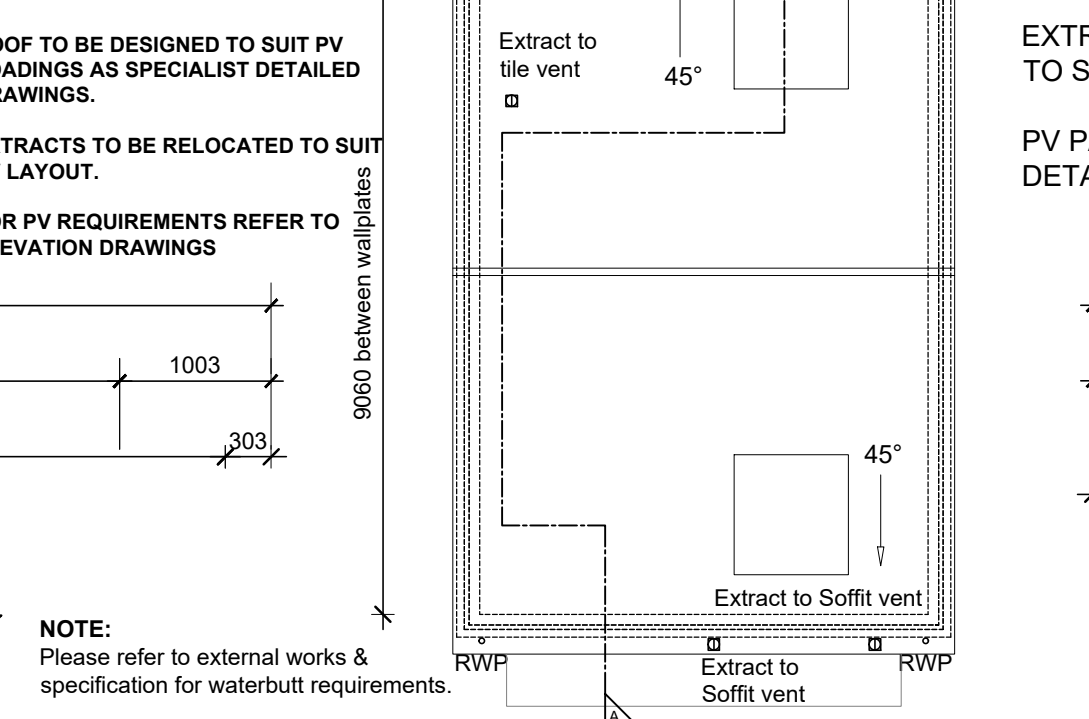
1st - 2nd Floor (2748 FFL-FFL)

14 equal risers of 196.28mm; Going = 235mm; Pitch 39.87°; Width over strings - 860mm

ROOF LAYOUT

SCALE 1:100

PV REQUIREMENT & POSITIONING TO BE AS PER ECO2SOLAR DETAILED DRAWINGS



GROUND FLOOR LAYOUT

SCALE 1:50

STEEL INFORMATION				
REF	DESCRIPTION	LENGTH (mm)	HEIGHT (mm) Top of Steel	HEIGHT (mm) Bottom of Steel
S1	Horizontal	2215	2783	2599
S2	Vertical	2783	2807	TBC
S3	Vertical	2783	2807	TBC

Height to top of steel taken from top DPC Level unless noted otherwise. REFER TO TIMBER FRAME & STRUCTURAL DESIGNS FOR ADDITIONAL DETAILS

ROOF VENTILATION (Type 2)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV300 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 25mm opening at eaves level, and Glidevale Fulmetal Rediroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

ROOF TO BE DESIGNED TO SUIT PV LOADINGS AS SPECIALISTS DETAILED DRAWINGS.

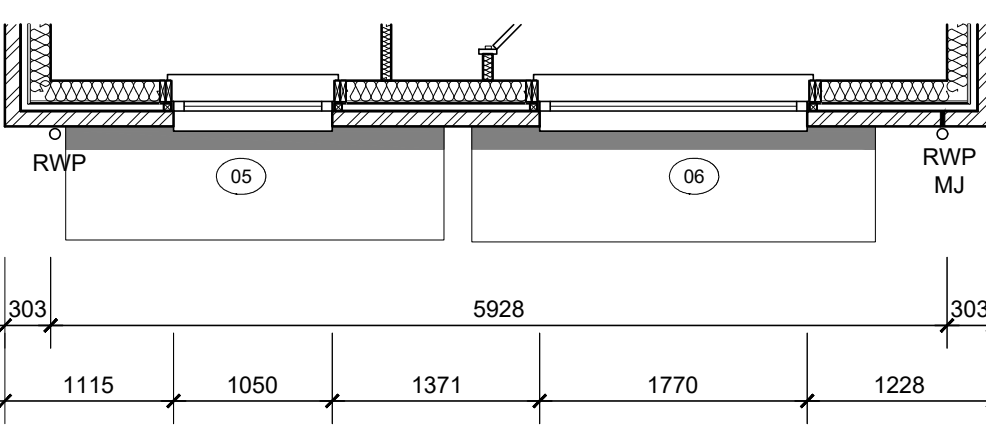
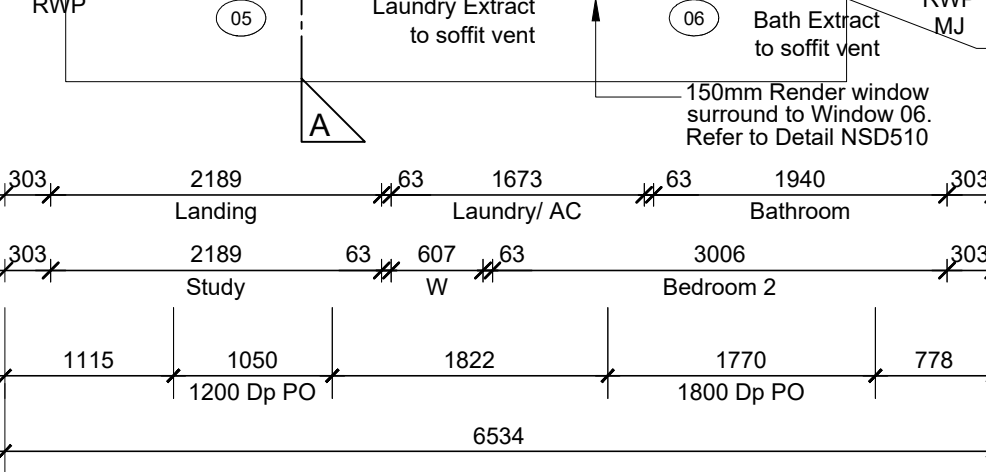
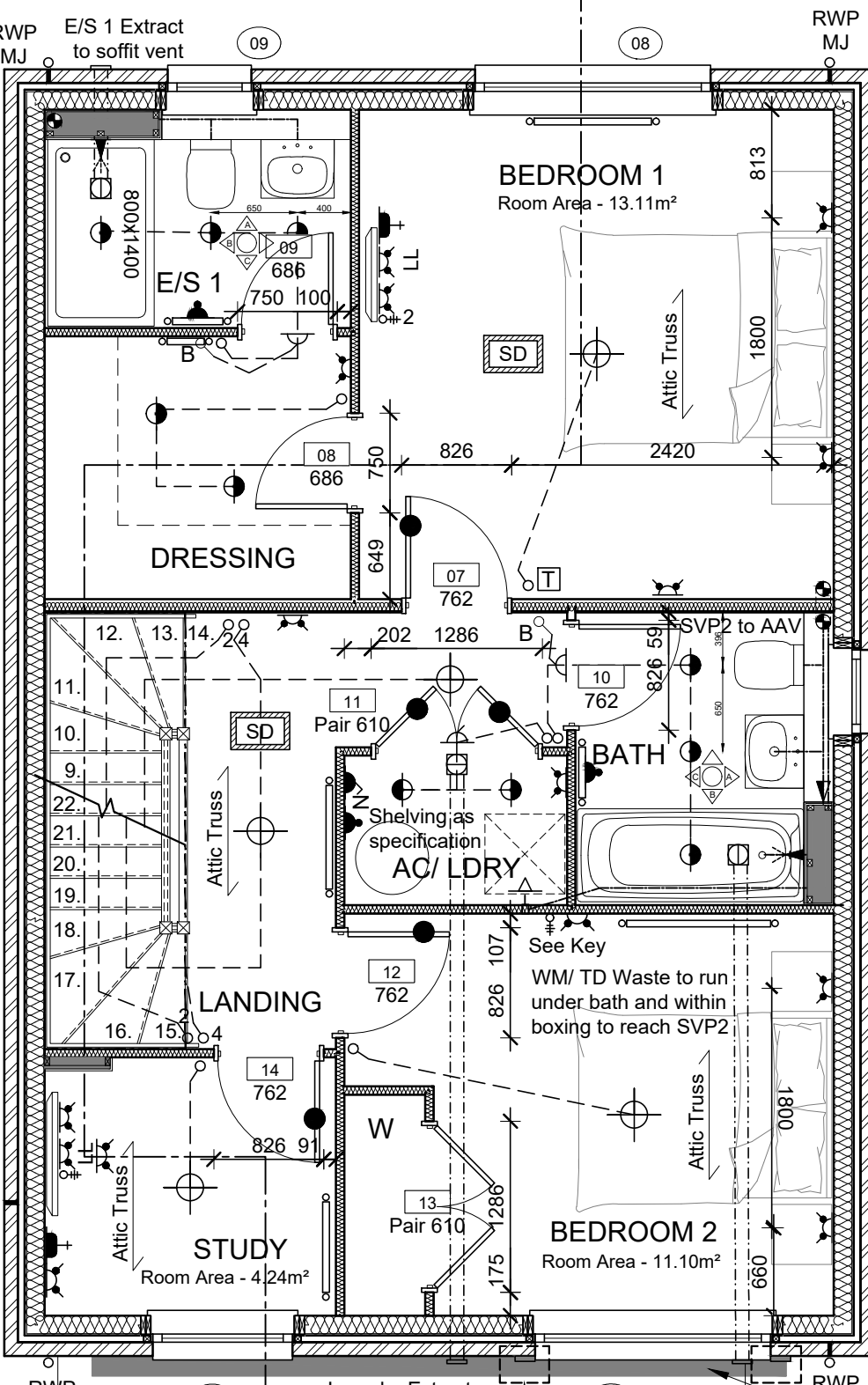
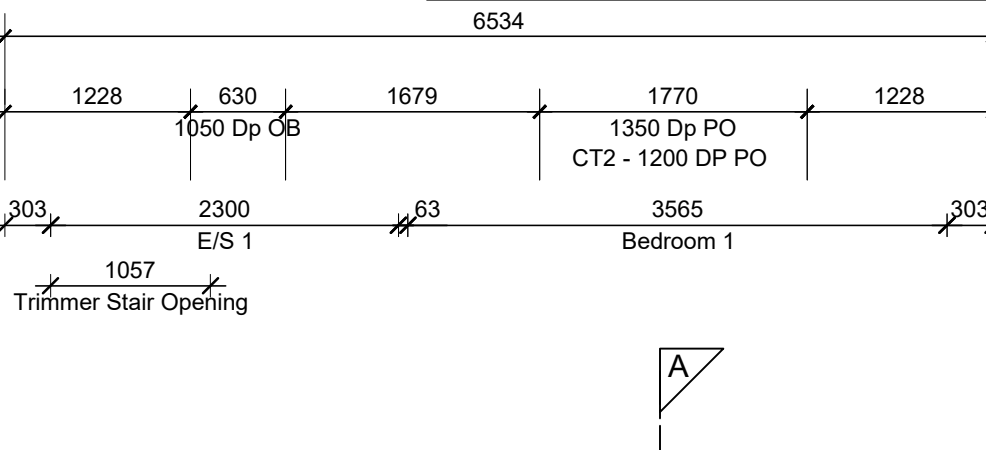
EXTRACTS TO BE RELOCATED TO SUIT PV LAYOUT.

PV PANELS AS ECO2SOLAR DETAILED DRAWING.

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.



FIRST FLOOR LAYOUT

SCALE 1:50

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

Flush double switch socket.

Flush double switch socket with 2 USB points.

External socket.

13A flush unswitched spur.

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.

Heat Detector.

Carbon Monoxide Detector.

Smoke Detector.

Extractor boost switch

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.

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)

Immersion heater switch (located in AC).

Rad/Rail.

Heating control programming switch. As per ASHP detailed designs.

Grid switch.

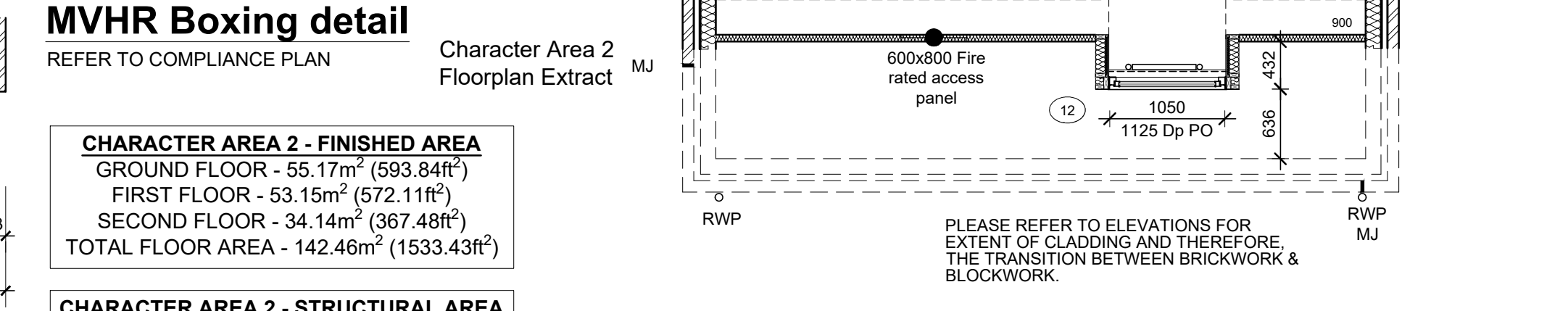
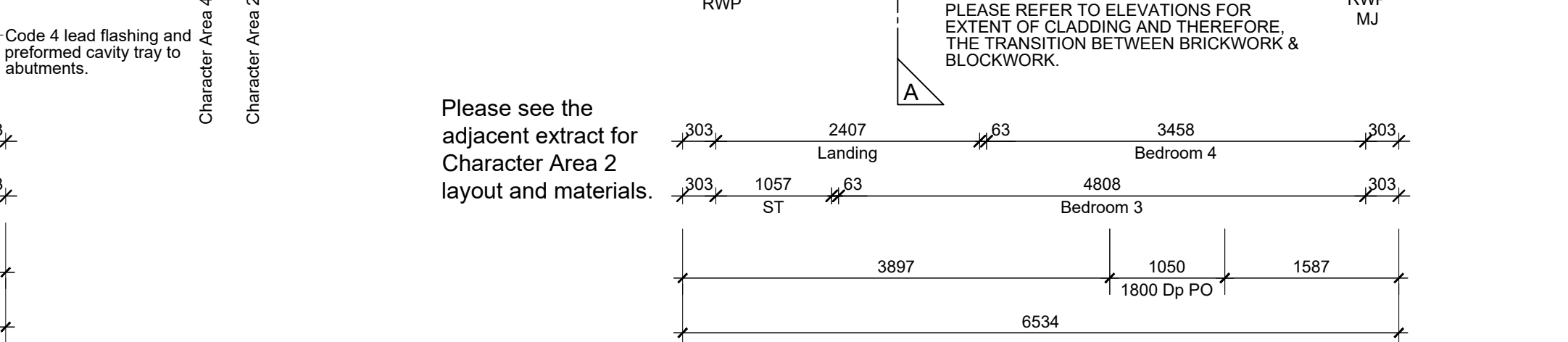
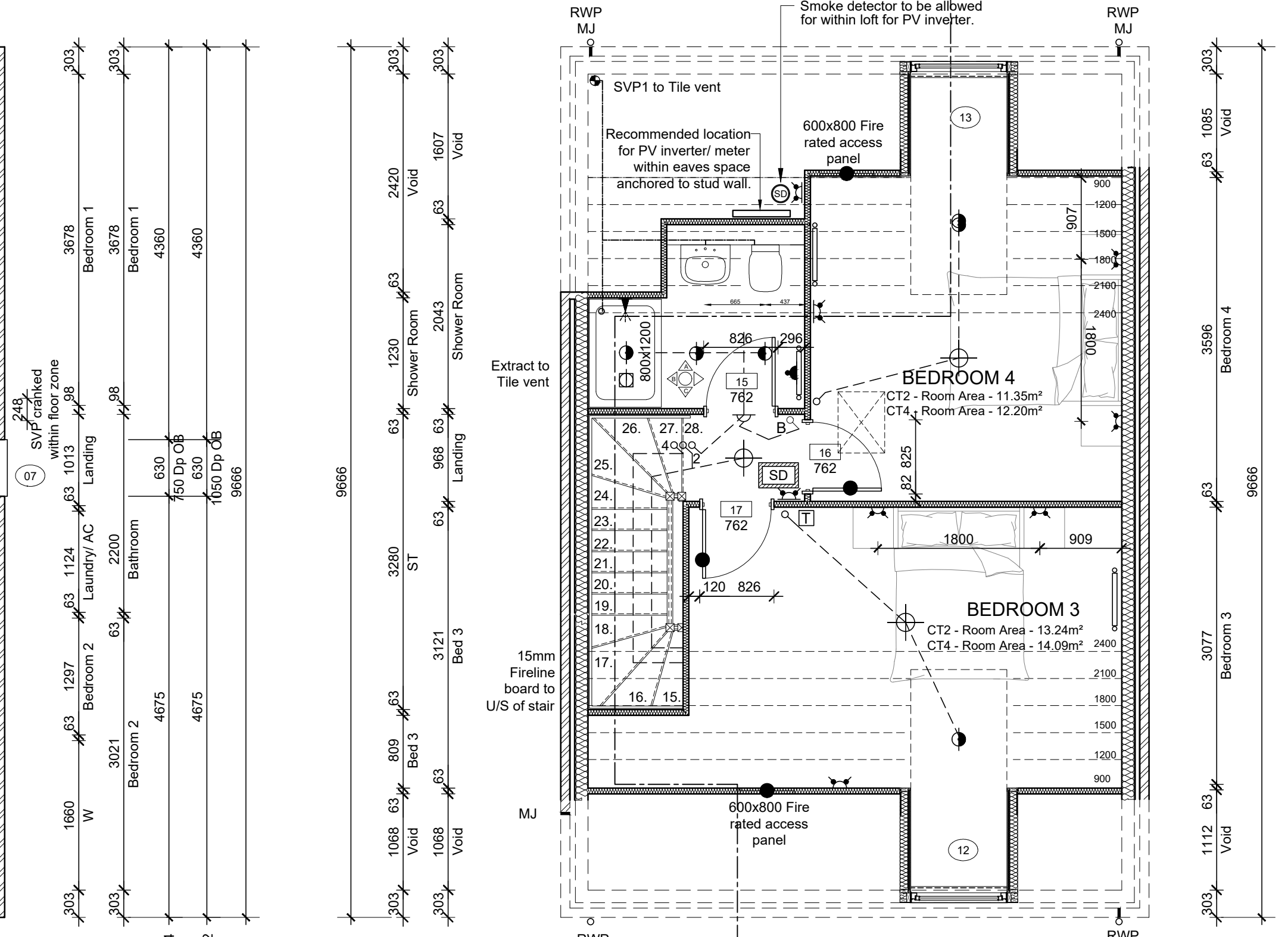
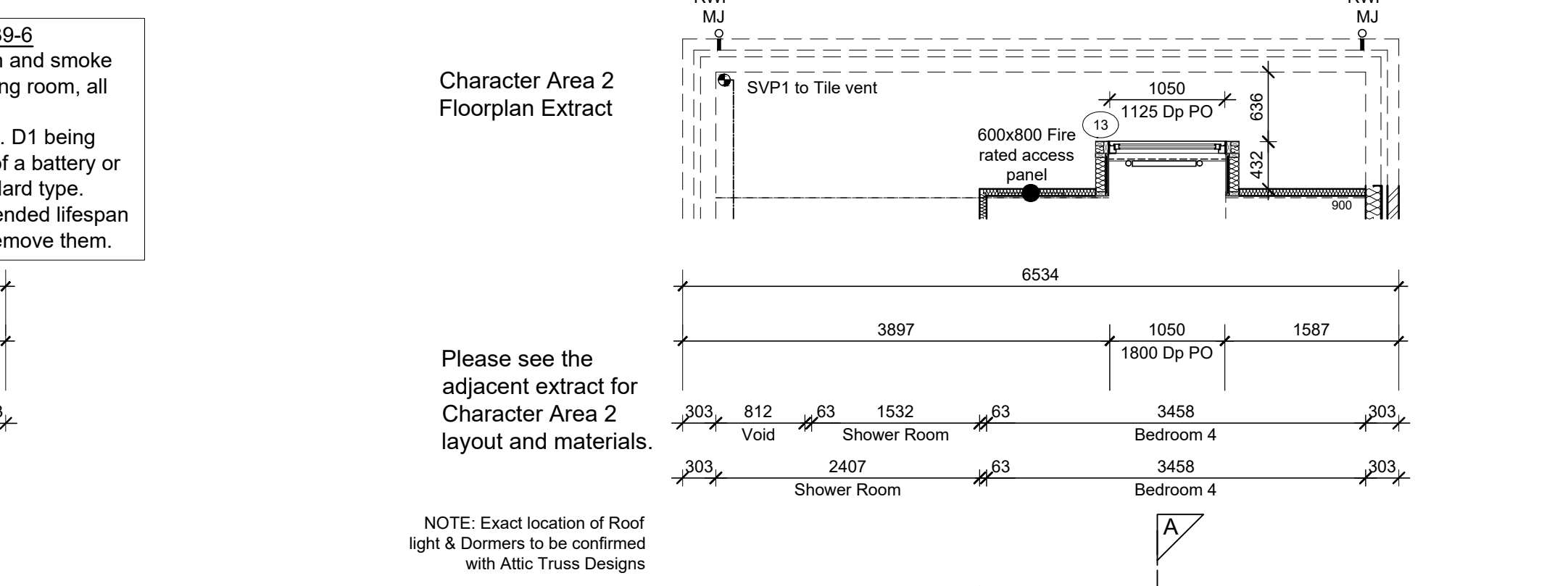
Thermostat. Locations to suit GF UFH as specifications.

For full lounge plate specification refer to CALA Group Internal Specification.

For sites with FTTP refer to SD/1002.

No burglar alarm. BT Main point under stairs.

Electrical Vehicle charging Point.



SECOND 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

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

Character Area 2
Private Housing - 113 (AS)
116 (OPP)

Character Area 4
Private Housing - 7 (AS)
3 (OPP)

HOUSETYPE COMPLY WITH

APPROVED DOCUMENT M4(1)

HOUSEPACK TO BE FULLY REVIEWED BY STRUCTURAL ENGINEERS.

NOTE: PLEASE REFER TO ELEVATIONS FOR FEATURE BRICK, CLADDING AND MATERIAL VARIATIONS.

Materials			
External materials as per relevant elevation drawings. Cladding and render to be applied to blockwork. Refer to site specification.			
M	28.07.2025	PV note added to roof layout	JG
L	19.06.2025	Kitchen electrics amended.	PAG
K	04.04.2025	Drawings reviewed to suit specification.	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. Floor Areas added. Rear lights amended.	PAG
I	03.02.2025	Staircase information updated. Floor areas added.	KK
H	29.01.2025	W05 & W06 heights from Character Area 2 updated to 1875mm. Stair Construction updated.	KK
G	21.01.2025	Character Area 2 layouts added.	KK
F	12.11.2024	PV panels indicated to rooftop.	PG
E	30.10.2024	W10, W14 & W15 omitted as per planning drawing.	KK
D	17.10.2024	Windows (sizes & positions) amended and door surround added to suit replan. Plot numbers amended to suit revised planning.	PG
Rev	Date	Description	Init.



JOB TITLE

Himley Village
Bicester
Phase 2a

DRAWING TITLE

The Pine - (PRIVATE)
Ground, First, Second Floor
& Roof Layouts

Timber Frame Construction

SCALE

Varies @ A1

DATE

Sept 2023

DRAWN

PAG

DWG NO.

B12a-002-A-PIN-GA

REV.

M