

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 Buttrass 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

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

EXTRACTS TO BE RELOCATED TO SUIT PV LAYOUT.

FOR PV REQUIREMENTS REFER TO ELEVATION DRAWINGS

ROOF LAYOUT

SCALE 1:100

PV requirement and Eco2Solar

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.

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

FINISHED AREA

GROUND FLOOR - 53.86m² (579.75ft²)

FIRST FLOOR - 46.06m² (495.79ft²)

TOTAL FLOOR AREA - 99.92m² (1075.54ft²)

STRUCTURAL AREA

GROUND FLOOR - 54.37m² (585.24ft²)

FIRST FLOOR - 46.48m² (500.31ft²)

TOTAL FLOOR AREA - 100.85m² (1085.55ft²)

FIRE DOOR LEGEND

Ground Floor Underfloor Heating

For underfloor heating requirements, please refer to specialists detailed drawings and specifications.

STEEL INFORMATION

REF	DESCRIPTION	LENGTH (mm)	HEIGHT (mm) Top of Steel	HEIGHT (mm) Bottom of Steel
S1 <small>Point Frame Horizontal</small>	cranked 152x89 UB16	2810	2635	2483
S2 <small>Point Frame Vertical</small>	80x80x3.6 SHS	<i>Cranked total length to Horizontal Steel</i>	TBC	TBC
S3 <small>Point Frame Vertical</small>	80x80x3.6 SHS	<i>Incl. bottom plate</i>	TBC	TBC

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

FOR FLOOR AREAS PLEASE REFER TO SALES & COMPLIANCE PLANS

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, entyphones, 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.		13A Flush unswitched outlet 300mm below kitchen work top.		Flush rocker light switch. Where switches are located in same wall, use 2/3/4 gang switches		R45 data point
		Flush 30A cooker switch 200mm above kitchen work top.		Gas Point		Heating control programming switch. As per ASHP detailed designs.
Symbol	Description			Ceiling mounted extract fan.		Grid switch.
	Isolator switch.			Shaver Socket.		Thermostat. Locations to suit GF UFH as specifications.
	Heat Detector.			Carbon Monoxide Detector.		Door bell push.
	Smoke Detector.			Extractor boost switch		Door bell sounder.
	Underfloor heating manifold			Details as Heating specialists drawings.		Dual TV/ FM point 1xCT100 cabling (diplexer). TV ONLY to Bedroom 2. Single slave phone socket 1xCAT 6 cabling.
	External canopy light.			External canopy light.		For sites with FTTP refer to SD/1002. No burglar alarm. BT Main point under stairs.
	LED light fitting.			LED light fitting.		Electrical Vehicle charging Point.

Character Area 1 & 3

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

Ground Floor Underfloor Heating

For underfloor heating requirements, please refer to specialists detailed drawings and specifications.

GROUND 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 3
Private Housing - 54 & 118 (AS) - (OPP)

HOUSETYPE COMPLY WITH

- APPROVED DOCUMENT M4(1)

Materials

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

HOUSEPACK TO BE FULLY REVIEWED BY STRUCTURAL ENGINEERS.

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

I	28.07.2025	PV removed from roof layout	JG
H	07.07.2025	D03 amended	JG
G	19.06.2025	Cylinder added to U/S cupboard, living room store added with U/S store appliances moved.	JG
F	19.06.2025	Note added to drawing REC. Cylinder location. Kitchen amended to suit specialists drawings.	PAG
E	04.04.2025	Drawings reviewed to suit specifications. Wardrobe added to Bedroom 2.	PAG
D	26.02.2025	W16 (roof light) omitted. 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.	KK/OP
C	20.01.2025	External appearance and plot numbers changed to suit planning. Window heights/openings amended to suit regs.	BR
B	05.07.2024	Material note added.	PAG
A	01.07.2024	Amended to suit replan.	PAG
-	29.09.2023	Preliminary Issue	PAG
Rev	Date	Description	Init.

CALA

JOB TITLE

Himley Village
Bicester
Phase 2a

DRAWING TITLE

The Everglade - (PRIVATE)

Ground, First & Second Floor

Layout and Roof Plan

Timber Frame Construction

SCALE Varies @ A1 DATE Sept 2023 DRAWN PAG

DWG NO. REV.

BI2a-002-A-EVE-GA

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