

GENERAL ARRANGEMENT PLANS - WALL LEGEND

Frost resistant quality facing brickwork 20N Brickwork

Celcon Standard concrete blockwork (compressive strength 3.6N/mm² in 1:1:6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 5kg. Density = 600Kg/m³. Block dimension = L440 x H215 x W100

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 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

63x38mm Timber Studs - No Insulation

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

14 equal risers of 203.43mm; Going = 235mm; Pitch 40.88°; Width over strings - 940mm

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.

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.

Shower head & control position.

Ceiling mounted extract fan.

Isolator switch.

Shaver Socket.

Heat Detector.

Smoke Detector.

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

For sites with FTTP refer to SD/1002.

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 oval bulkhead wall mounted light.

External Wall light.

Batten holder light fitting.

Door bell push.

Door bell sounder.

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

Single slave phone socket 1xCAT 6 cabling.

RJ45 data point

Incoming Fibre - refer to SD/1002.

External Tap

2 x double sockets, 1 x Data S1265

Twin TV/FM Isolated Socket, 1 x S1434

Cat 6 module & 1 x S1429 blanking module in S1422 data plate module.

Immersion heater switch (located in AC).

Rad/Rail.

Heating control programming switch.

Grid switch.

Thermostat.

Electrical Vehicle charging Point.

NOTES:

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

This drawing may not be reproduced in any part or form without written consent.

All copyrights reserved.

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

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

M4(2)

-Step free access to dwelling, the level entrance landing must be min. width and depth of 1200mm.

-The entrance landing is covered for a minimum width of 900mm and a minimum depth of 600mm, with dusk to dawn lights.

-Ensure ALL entrance doors have a clear opening width of 850mm or more.

-Ensure patio doors are able to open simultaneously to achieve minimum clear opening width of 850mm.

-Door handle height must be max of 1200mm from FFL

-Principal living area: Window Handle height must be min 450mm to max of 1200mm from FFL

-All other windows: Handle height must be min 450mm to max of 1400mm from FFL

-All sockets/ switches/ stopcocks/ controls to have their centre line between 450-1200mm above floor level and a minimum 300mm (horizontally) to an internal corner.

-Consumer units are mounted so that switches are btw 1350-1450mm above FFL

-Thermostat are mounted btw 900-1200mm above FFL

-All walls in WC/ bathroom capable of firm fixing and support for adaptations such as grab rails. 12mm WBP Plywood to be applied to the internal side of the WC partitions as reinforced walls to withstand loads of 1.5KN/m² - ensure door linings are increased in width to accommodate. Refer to SD/6110

-No Vanity units are to be specified for WC and Family Bathroom in order to comply with M4(2)

Access zones Part M4 Cat 2:

- Dotted line denotes clear access routes for M4(2) compliance.

- Dotted hatched squared denotes 300mm nib to leading edge of entrance storey doors

- Dotted line denotes clear access routes to be minimum 750mm wide from doorway to window and around bed in principal bedroom for M4(2) compliance

GROUND FLOOR LAYOUT

SCALE 1:50

SPECIFICATION C

PRIVATE

C	01/02/25	Widespread spec revisions. Insulation from stud walls removed from stores and wardrobes. Kitchen wall units added. Lighting switches reviewed and revised. Electrical key updated and tv lounge points updated to specification. Store removed to make study bigger. Stair arrangement updated and additional store cupboard added. Door into garage added	DW
B	09/12/24	External tap moved	RM
A	28/08/24	Updated to external electric meter.	GH
Rev	Date	Description	Init.

JOB TITLE

Netherhall Gardens

DRAWING TITLE

HT 5.1

Ground Floor Layout

Timber Frame Construction

SCALE 1:50 @ A1

DATE Jan 2024

DRAWN KB

DWG NO. 00256-146-NETHERHALL C

REV.