

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

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.

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.
	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. <b>Where switches are located in same wall, use 2/3/4 gang switches</b>
	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
	HDMI port (4 & 5 beds only)
	Immersion heater switch (located in AC).
	Rad/Rail.
	Heating control programming switch.
	Grid switch.
	Thermostat.
	Electrical Vehicle charging Point.

STAIRCASE INFORMATION

Ground - 1st Floor

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

FIRE DOOR LEGEND

FD30 Half hour fire door with intumescent strip.

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 conjunction with all relevant Specifications, schedules and Engineers details.**

SPECIFICATION A

AFFORDABLE

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)

GROUND FLOOR LAYOUT

SCALE 1:50