

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

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

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

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

14 equal risers of 203.43mm; Going = 235mm; Pitch 41.97°; Width over strings - 910mm

1st - 2nd Floor

14 equal risers of 196.28mm; Going = 235mm; Pitch 40.07°; Width over strings - 910mm

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.

LOUNGE PLATE

COMMMS

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

HDMI port (4 & 5 beds only)

Immersion heater switch (located in AC).

Rad/Rail.

Heating control programming switch.

Grid switch.

Thermostat.

**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

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)

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Fullly-filled mineral wool quilt within ceiling over porch with 500 gauge polythene beneath over VCL on 15mm Fireline board + 9mm Promat Supalux thereunder.

For all Plots EVC point refer to Site Plan

This Dwelling has been designed to accord with Approved Document Part M4 - Category 2 only.

All layouts comply with NDSS requirements

UNDERFLOOR HEATING TO GROUND FLOOR

Underfloor heating cliprail and pipe work to be positioned within screed directly over insulation. See WMS layouts for manifold size, and further Underfloor Heating information. See NC Design layouts for upper floor radiator positions.

3.2A - PLOTS 4, 6, 162, 164, 172, 174, 181 & 183

3.2A - PLOTS 3, 5, 161, 163, 171, 173, 180 & 182

ROOF LAYOUT

SCALE 1:100

5728 between Head Binders

Gable panel to be used SD/5105

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Gable panel to be used SD/5105

PV inverter to be allowed for within roof Specialist designwork required.

45°

45°

45°

45°

SVP to tile vent

Extract to tile vent

Gable panel to be used where suitable SD 5105

In line roof tile vents @ 1m centre

3.2A - PLOTS 4, 6, 162, 164, 172, 174, 181 & 183

3.2A - PLOTS 3, 5, 161, 163, 171, 173, 180 & 182

ROOF VENTILATION

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. In-line tiles vents with profile and colour to match chosen roof finish installed at 2 metre centres to opposing roof face.

NOTE: A roof ventilation specialist should be contacted to establish the type and quantity of high level ventilators required to adequately vent the roof void.

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 C

PRIVATE

A	28/08/24	Updated to external electric meter.	GH
Rev	Date	Description	Init.

CALA

JOB TITLE

Netherhall Gardens

DRAWING TITLE

HT 3.2a

Ground Floor & Roof Layout

Plots noted on drawing

Timber Frame Construction

SCALE	DATE	DRAWN
Varies @ A1	Nov 2023	TS
DWG NO.	REV.	

00256-041-NETHERHALL A