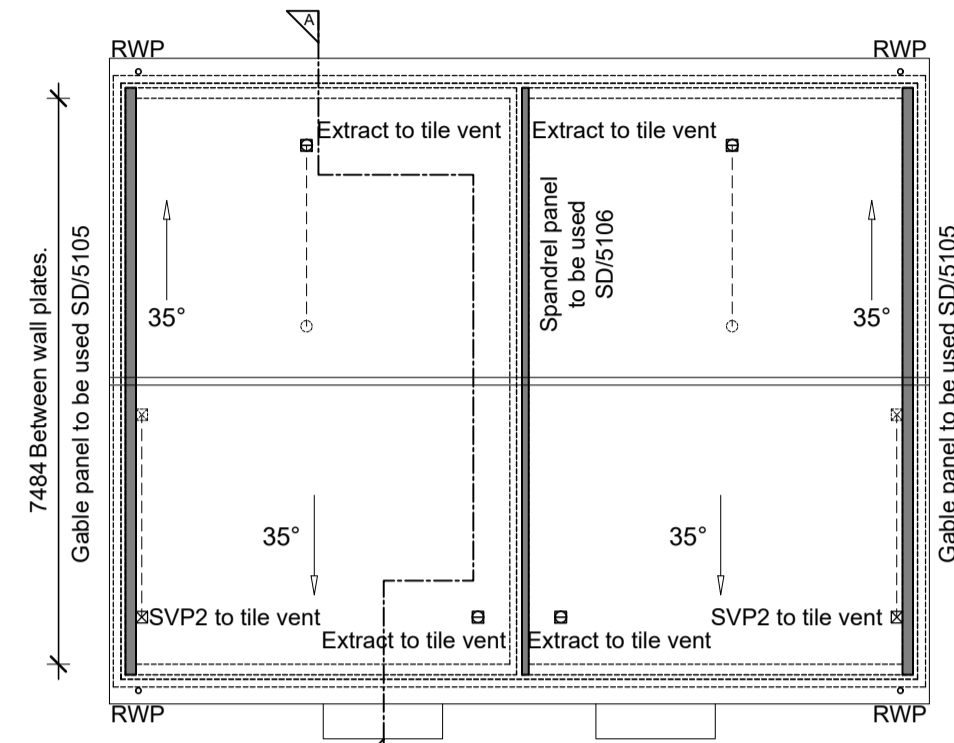


GENERAL ARRANGEMENT PLANS - WALL LEGEND	
	Frost resistant quality facing brickwork 20N Brickwork
	Perimeter Timber Studs 140x38mm Timber Studs Panels with 140mm mineral wool insulation quilt between studs 1 or 2 layers of 9mm OSB-3 Sheathing to one side
	Party Wall 89x38mm Timber Studs Panels with Acoustic 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

VENTILATION REQUIREMENTS	
<b>Purge Ventilation</b>	
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.	
<b>Continuous Mechanical Extract Ventilation</b>	
Refer to Specialists designs for the equipment specification.	

FIRE DOOR LEGEND	
	FD30 Half hour fire door with intumescent strip.

STAIRCASE INFORMATION	
Ground - 1st Floor (2748 FFL - FFL)	
13 equal risers of 211.38mm; Going = 235mm; Pitch 41.97°; Width over strings = 860mm	
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 Glidvale Fulmetal Rediroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.	



**ROOF LAYOUT**  
SCALE 1:100  
PV REQUIREMENT & POSITIONING TO BE AS PER ECO2SOLAR DETAILED DRAWINGS

ELECTRICAL KEY	
	Flush rocker light switch. <b>Where switches are located in same wall, use 2/3/4 gang switches</b>
	LED light fitting.
	Under-stair LED wall mounted light.
	External Wall light.
	Batten holder light fitting.
	Door bell push.
	Door bell sounder.
	Flush double switched socket 200mm above kitchen work top with 2 USB points.
	Flush double switched socket 200mm above kitchen work top with 2 USB points
	Flush double switched socket 200mm above kitchen work top.
	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.
	External socket.
	External canopy light.
	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 TV/ FM point 1xCT100 cabling (duplexer). TV ONLY to Bedroom 2. 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. 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.

**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.**

Foundations width and depth to be confirmed by Engineers drawings on a site by site basis.

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

**HOUSETYPE COMPLY WITH**

- APPROVED DOCUMENT M4(1)

**Character Area 3 to All Plots**

Private Housing - 11, 12(mid), 56 (AS)  
- 13, 55 (OPP)

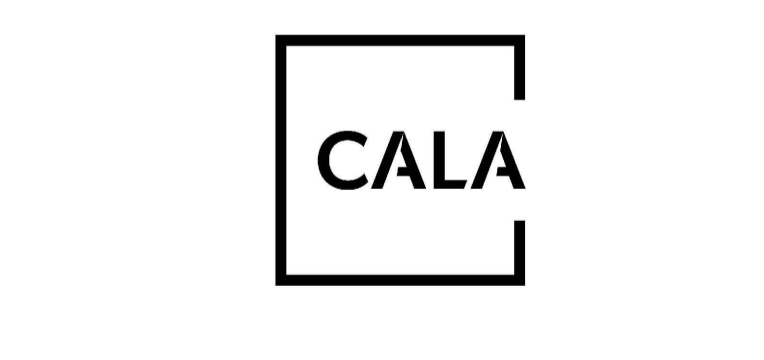
**Materials**

External materials as per relevant elevation drawings. Refer to site specification.

**FINISHED AREA**  
GROUND FLOOR - 36.37m² (391.49ft²)  
FIRST FLOOR - 36.37m² (391.49ft²)  
TOTAL FLOOR AREA - 72.74m² (782.97ft²)

**STRUCTURAL AREA**  
GROUND FLOOR - 36.99m² (398.16ft²)  
FIRST FLOOR - 36.99m² (398.16ft²)  
TOTAL FLOOR AREA - 73.98m² (796.32ft²)

Rev	Date	Description	Int.
J	28.07.2025	PV's removed from roof layout	JG
I	07.07.2025	Sockets moved and boxing added to sitting area	JG
H	19.06.25	Fire door added to US Store	JG
G	19.06.25	Thermostat added to Bedroom 1. Cylinder added to First Floor Plan. Kitchen amended to suit specialist drawings.	PAG
F	04.04.2025	Drawings updated to suit specifications.	PAG
E	26.02.2025	Additional setting out added. Underfloor heating added to Ground Floor in lieu of radiators. USB sockets omitted from bedroom 1. Sanitary areas downlighters amended. Floor Areas added.	PAG
D	20.01.2025	W01, W02, W05 locations updated to suit planning. W04 reduced to 1125mm height. W02 transom height raised for compliance.	BR
C	18.11.2024	Window styles and sizes updated.	KK
B	05.07.2024	Material note added.	PAG
A	01.07.2024	Amended to suit replan.	PAG
-	29.09.2023	Preliminary Issue	PAG

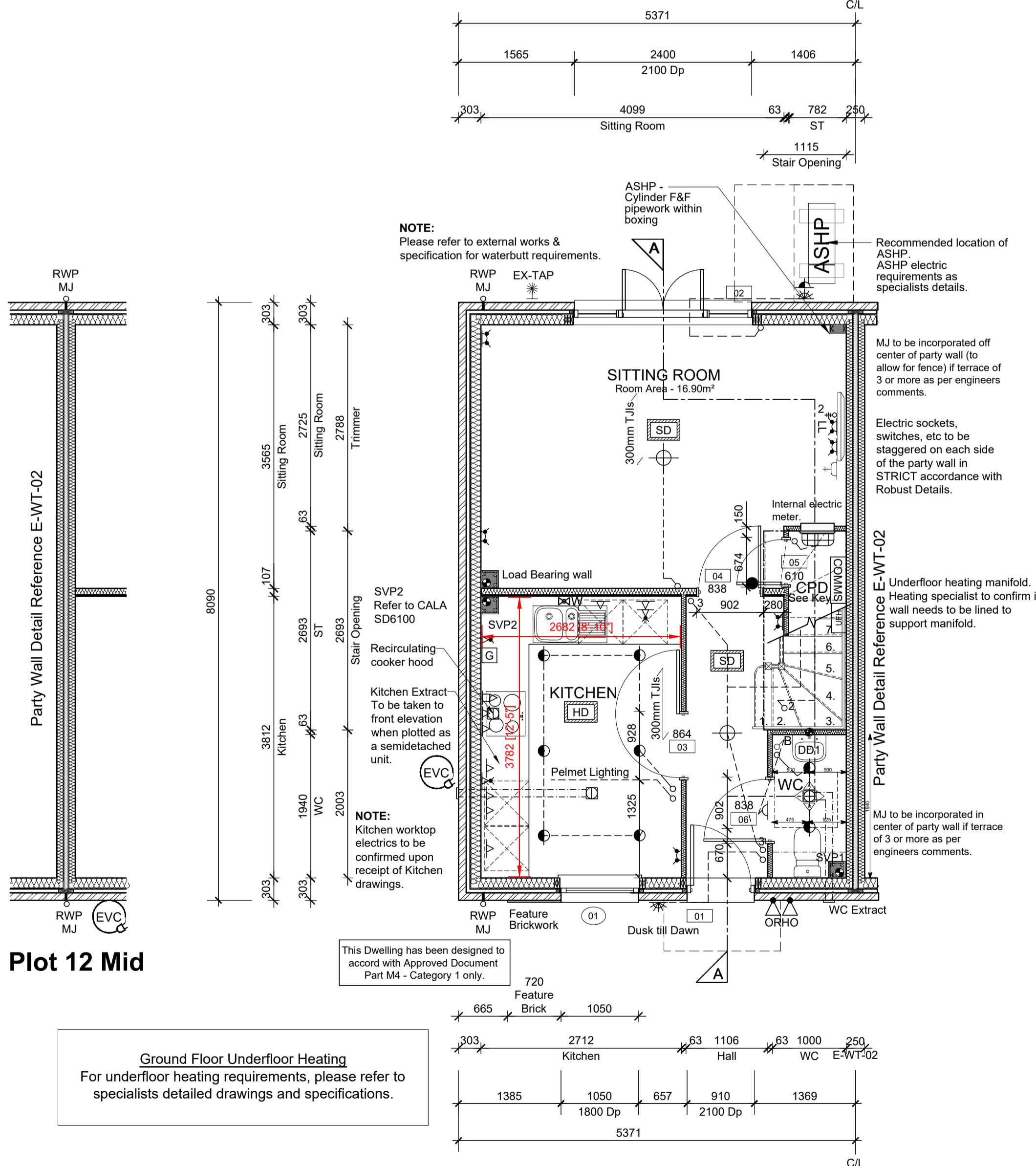


JOB TITLE  
**Himley Village  
Bicester  
Phase 2a**

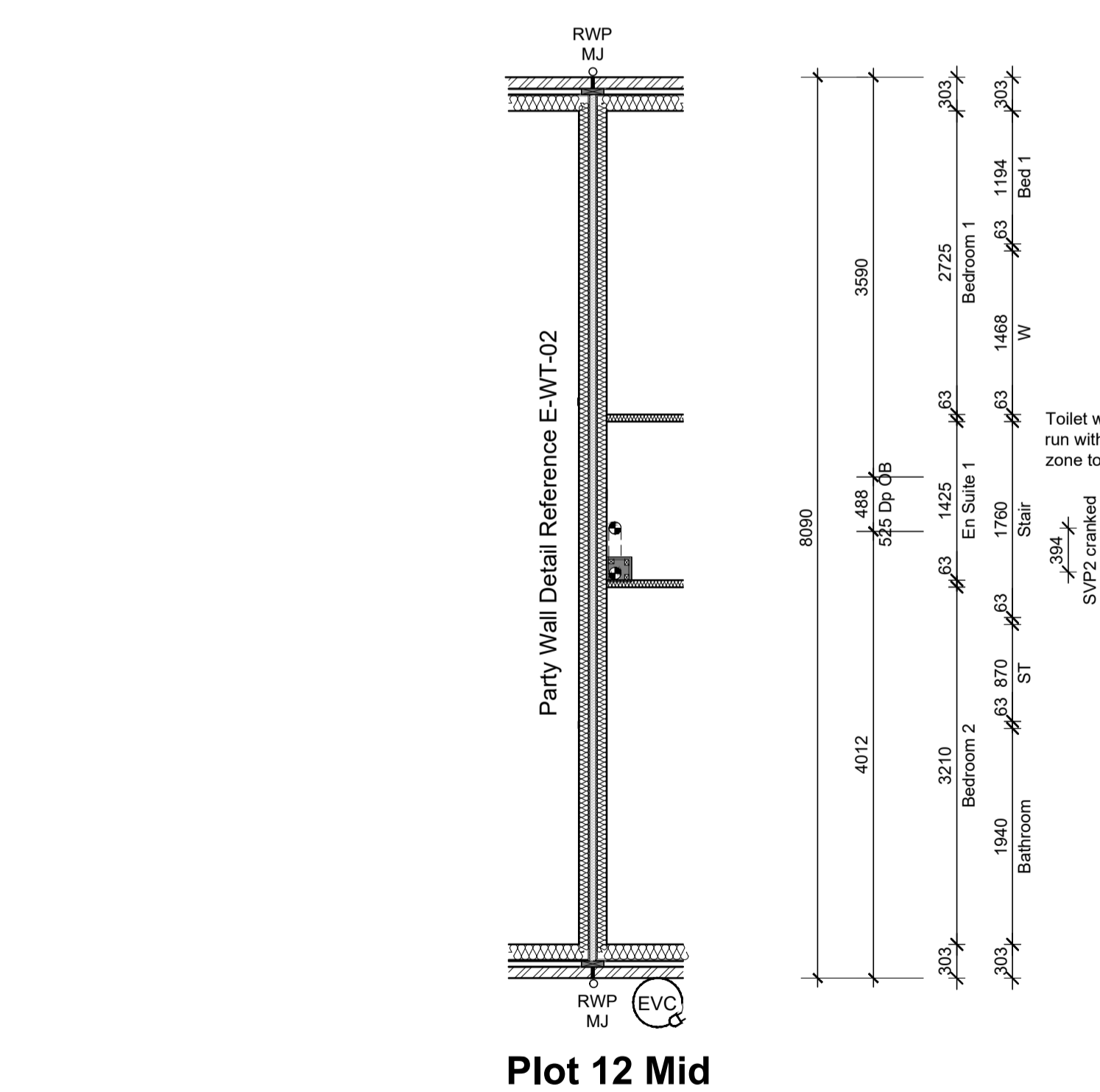
DRAWING TITLE  
**The Aspen (Open Market)  
Ground, First Floor  
& Roof**

**Timber Frame Construction**

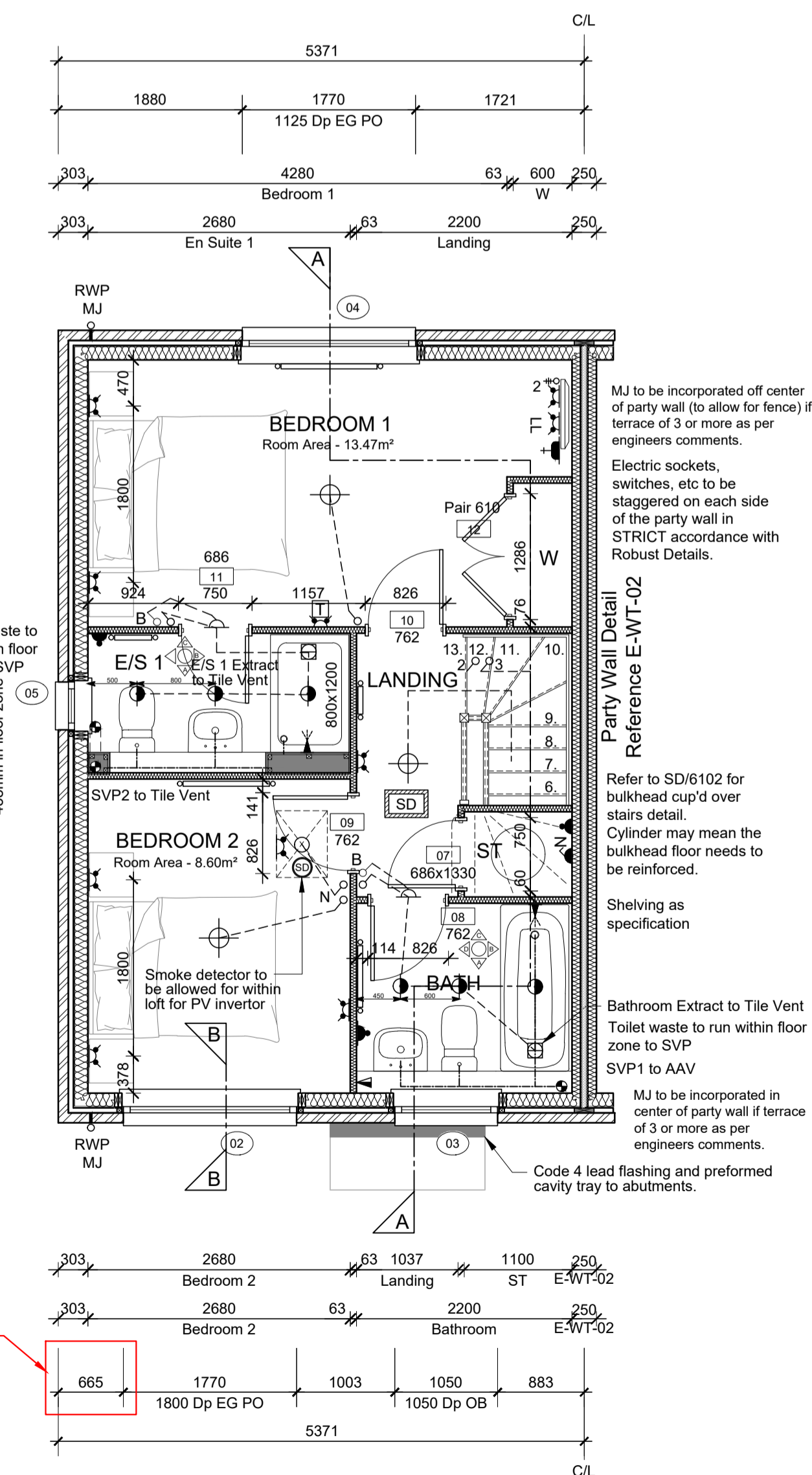
SCALE	DATE	DRAWN
Varies @ A1	Sept 2023	PAG
DWG NO.		REV.
B12a-002-A-ASP-GA		J



**GROUND FLOOR LAYOUT**  
SCALE 1:50



**Plot 12 Mid**



**FIRST FLOOR LAYOUT**  
SCALE 1:50

**Ground Floor Underfloor Heating**  
For underfloor heating requirements, please refer to specialists detailed drawings and specifications.