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 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 (2748 FFL- FFL)

13 equal risers of 211.38mm; Going = 235mm; Pitch 41.97°; Width over strings - 860mm

ELECTRICAL KEY

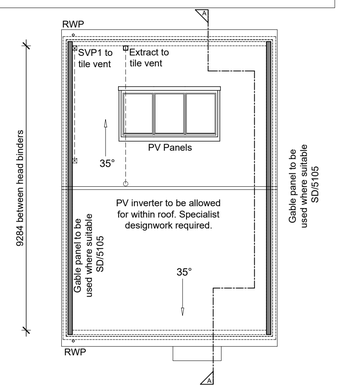
This electrical legend is to be read in conjunction with the internal specification and M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entryphones, etc. should be fixed no higher than 1200mm above FFL. TV, OR & power sockets 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.
	External socket.
	13A flush unswitched spur.
	Flush double switched socket 200mm above kitchen work top.
P	Heating control programming switch.
G	Grid switch.
T	Thermostat.
	13A Flush unswitched outlet 300mm below kitchen work top.
	Gas Point
	Flush 30A cooker switch 200mm above kitchen work top.
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Rad/Rail.
HD	Heat Detector. (Hardwired)
CM	Carbon Monoxide Detector. (Hardwired)
SD	Smoke Detector. (Hardwired)
HCM	Combined Heat & Carbon Monoxide Detector if Boiler, SD to be used if no Gas.
EVC	Electrical Vehicle charging Point.
	Flush rocker light switch. 1,2 or 3 way switched
	Drum light fitting (scaled light fitting)
	Batten holder light fitting.
	Ceiling rose light point.
	External Wall light.
	Under-stair oval bulkhead wall mounted light.
	Fluorescent tube light with diffuser.
	Door bell push.
	Door bell sounder.
COMMS Consumer unit	For sites with FTTP refer to SD/1002.
2	Dual TV/ FM point 1xCT100 cabling (diplexer).
	Single slave phone socket 1xCAT 6 cabling.
	4 Spot track light

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.

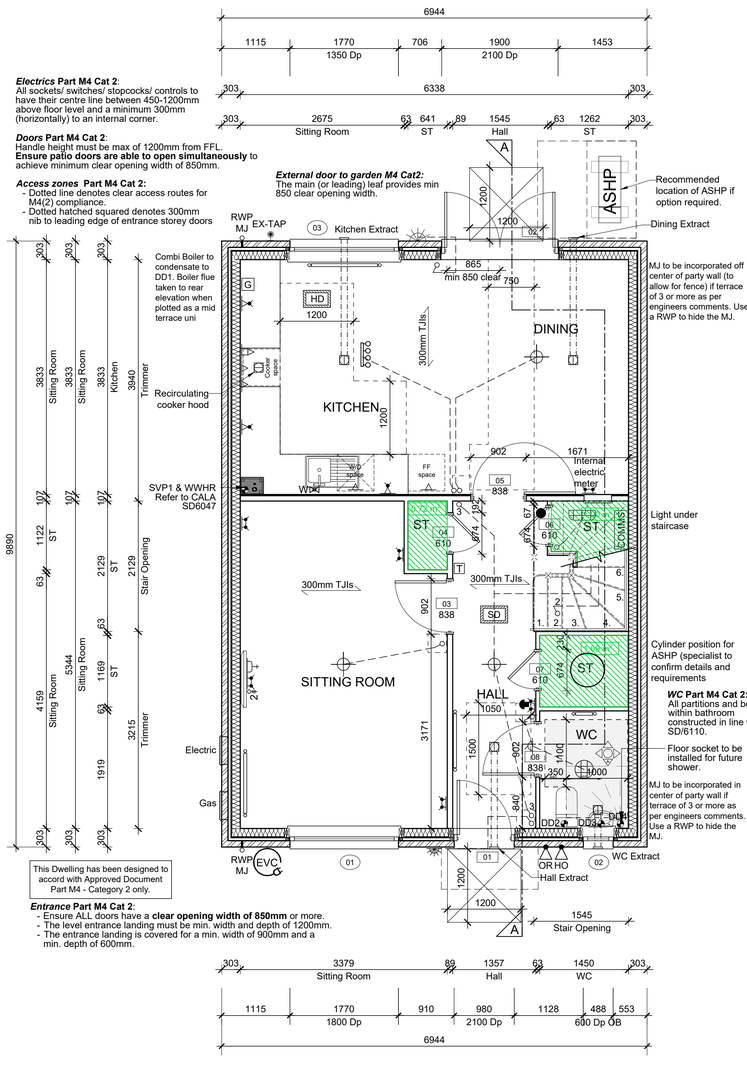
ROOF VENTILATION (Type 1)

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 Rediroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.



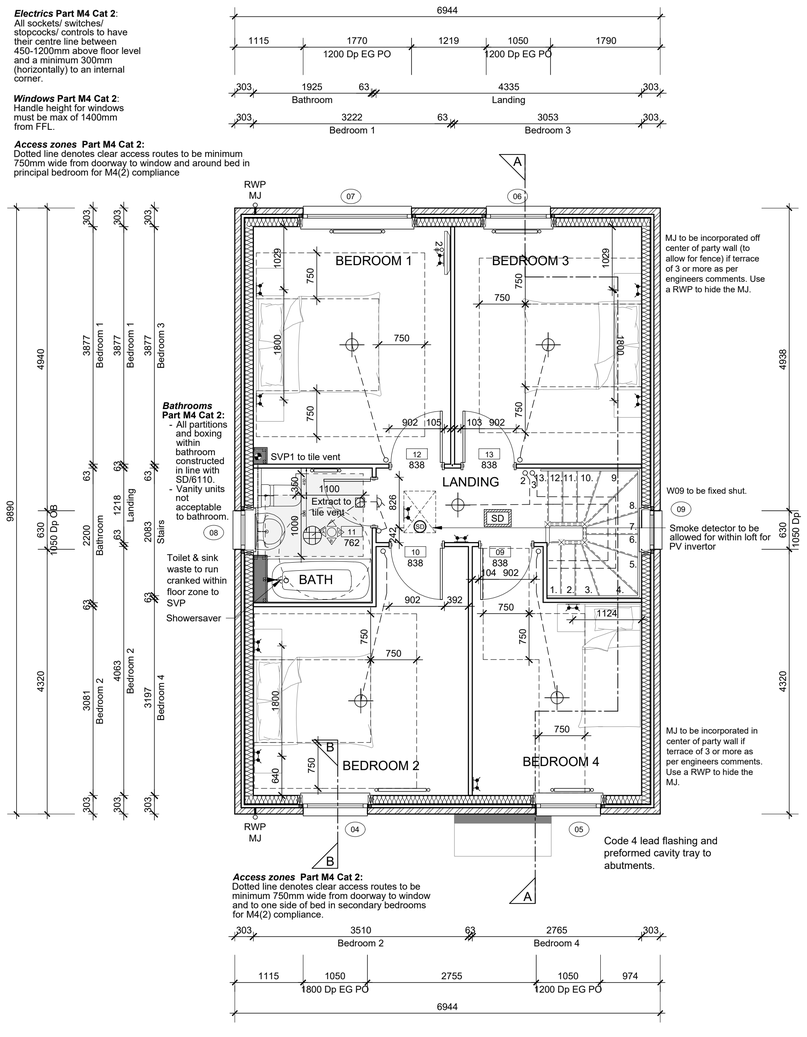
ROOF LAYOUT

SCALE 1:100
PV REQUIREMENT AND POSITIONING TO BE CONFIRMED.



GROUND FLOOR LAYOUT

SCALE 1:50



FIRST 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.

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.

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

Character Area 3 to All Plots

Affordable Housing - 104 (AS)

HOUSETYPE COMPLY WITH

- **APPROVED DOCUMENT M4(2) - Plot 104**
- **NDSS**

HOUSEPACK TO BE FULLY REVIEWED BY STRUCTURAL ENGINEERS.

Materials

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

Rev	Date	Description	Init.
F	12.02.2026	External tap and light added to rear	JG
E	13.12.2025	4 track light added to kitchen. Cylinder and store note added. Electrical key added.	JG
D	19.06.2025	Fire door added to U/S store	JG
C	20.01.2025	Updated to suit replan.	KK
B	19.08.2024	Client comments updated.	
A	05.07.2024	**Material note added.**	PAG
-	01.07.2024	Preliminary Issue	PAG

JOB TITLE
Himley Village
Bicester
Phase 2a

DRAWING TITLE
The Heather (AFF) Eave Fronted
Ground & First Floor
Layout and Roof Plan
Timber Frame Construction

SCALE	DATE	DRAWN
Varies @ A1	June 2024	PAG

DWG NO. BI2a-002-A-HEA-GA
REV. F