

	CONSUMER UNIT - SEMI CONCEALED TYPE
	SINGLE SWITCHED SOCKET OUTLET
	SWITCHED SOCKET OUTLET
	SWITCHED SINGLE SOCKET OUTLET WITH SWITCHED SPUR ABOVE WORKTOP
	FUSED SPUR
	3 POLE ISOLATOR SWITCH FOR EXTRACT
	COOKER CONTROL UNIT WITH SINGLE SWITCHED SOCKET OUTLET
	TELEPHONE OUTLET
	MASTER TELEPHONE POINT
	TERRESTRIAL TV AERIAL OUTLET
	LOUNGE PLATE (INC SAT1, SAT2, DAB, TV/FM & 2 X TELEPHONE)
	MULTI PLATE (TV/FM)
	ONE WAY SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	PULL CORD SWITCH
	ISOLATION SWITCH
	SHAVER OUTLET/ LIGHT FITTING
	PENDANT SET (all low energy light fitting)
	WALL MOUNTED LIGHT FITTING (fitted with PIR & PEC sensors)
	BULKHEAD LIGHT FITTING (fitted with PIR & PEC sensors)
	BULKHEAD LIGHT FITTING
	LOW VOLTAGE DOWN LIGHTER
	CEILING MOUNTED TRACKED DOWNLIGHTERS (lamps per track to be agreed)
	ENCLOSED FLUORESCENT LUMINAIRE
	DEDICATED EMERGENCY LUMINAIRE (Position to be agreed)
	INTERCOM HANDSET & DOOR RELEASE
	MAINS OPERATED DOORBELL
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	RADIATOR (NB : Electric storage heaters in communal areas)
	EXTRACT FAN
	CENTRAL HEATING THERMOSTAT
	EGRESS WINDOW
	EXTERNAL TAP
	EXTERNAL SOCKET FOR FUTURE PROVISION OF ELECTRIC CAR CHARGING
	DATA POINTS AND POWER FOR FIBRE BROADBAND - SEE MANUFACTURERS DETAILS FOR EXACT REQUIREMENTS - NOTE: THIS IS ONLY IF REQUIRED BY SPECIFICATION

1. Electrical control heights: Switches, sockets, ventilation & service controls should be at a height usable by all (i.e between 450 & 1200mm from the floor).
2. Minimum 75% energy lighting throughout to comply with Part L
3. Avoid back to back sockets on separating walls.
4. Isolated boiler control: Boiler controls must be on a separate circuit, e.g. not linked to another circuit. If circuit is to be energised prior to final fix site then contractor to follow 'energise circuit' procedure.
5. Boiler flue Min. 300mm from top of opening casements, 300mm from boundary & 375mm from external corners.
6. Approved document part G (2009 edition) requirements: A) thermostatic mixing valve device to be fitted to bath in accordance with approved document g (apr 2010)
B) water usage will not exceed 125 litres per person per day to comply with approved document G (apr 2010)
7. Ventilation requirements:
All plots to be system 1 - to manufacturers design and comply with approved document F
8. Radiator sizes are indicative only, refer to heating designs for size and specification.
9. All bath taps to be fitted with mixer/blender valve to ensure the temperature of water leaving the tap outlet does not exceed 48 deg c, and close to the final outlet to prevent the colonisation of waterborn pathogens.
10. External lighting adjacent to doors to comply with Approved Doc Q where applicable.

This architectural floor plan depicts a four-bedroom residence with a central staircase and a central hall. The layout includes the following rooms and features:

- Bedroom 1:** Located in the top right, featuring a double bed (2 x 533), a wardrobe (W'drobe), and a built-in wardrobe (Cill 880). It includes a window with dimensions 3.227 and 3.119.
- Bedroom 2:** Located in the top left, featuring a double bed (2 x 610), a wardrobe (W'drobe), and a built-in wardrobe (Cill 880). It includes a window with dimensions 2.837 and 3.119.
- Bedroom 3:** Located in the bottom left, featuring a double bed (2 x 610), a wardrobe (W'drobe), and a built-in wardrobe (Cill 880). It includes a window with dimensions 2.837 and 2.481.
- Bedroom 4:** Located in the bottom right, featuring a double bed (2 x 533), a wardrobe (W'drobe), and a built-in wardrobe (Cill 880). It includes a window with dimensions 3.227 and 2.481.
- Bathroom:** Centrally located, featuring a bathtub, toilet, and sink. It includes a window with dimensions 762 and 762.
- Hall:** Centrally located, featuring a staircase and a central hall (SD).
- Entrance:** Located at the bottom center, featuring a front door and a built-in wardrobe (Cill 880).
- Windows:** Various windows are shown with dimensions and labels such as FW01, FW02, FW03, FW04, FW05, FW06, and FW07.
- Doors:** Various doors are shown with dimensions and labels such as D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.

1. This drawing must not be scaled.
2. This drawing is to be read in conjunction with:
 - all other project drawings.
 - Current building regulations, N.H.B.C. & Housing Association

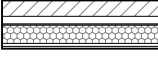
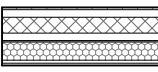
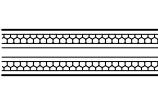
Specifications.

3. All details and drawings must be read in conjunction with Crayfern Homes Specification.
4. For SAP and Energy requirements Please refer to SAP ASSESSOR documentation

1. Drawings to be read in conjunction with Structural Engineer engineering drawings.
2. All steelwork to be finished with intumescent paint achieving 30min fire rating.
3. All masonry on either side steel roof frames should be tied to the steelwork using minimum 100mm long frame cramps with a de-bonded sleeve (ancon ppb cramp or similar & approved).
4. Kitchen layout indicative, refer to specialist designs.
5. Separating wall to be taken to underside of roof covering and a non combustible material provided within voids.
6. Windows to be set minimum 30mm into cavity.
7. Cavity barriers to all Party Wall junctions.
8. Flush threshold to front entrance (see standard construction details for construction method).
9. WC door to be set back 250mm from the pan on side entrance WCs.
10. Loft hatches to be 1/2 hour fire rated and insulated.
11. Proprietary fire collars to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.

1. All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mid floor.
2. Triangular restraint frames should be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
3. Increased risk of 2 storey fall when temporary boarding & joists are removed from both stairwell openings when lifting staircases.
4. First floor widepan (apartment block only) to be installed by specialist contractor, blocks to be checked for defects on a weekly basis and replaced where necessary.
5. All steel work/trusses/timber frame panels to be installed using appropriate handling equipment, using lifting frames where necessary and in accordance with the safe system of working. Unloaded/unsupported steels to be propped and secured in accordance with engineers guidance.

Note: The risks outlined above are in addition to the normal hazards and risks faced by a competent contractor, and are to be read in conjunction with the job specific risk assessment.

	EXTERNAL WALL (Brick): 102.5mm Facing Brickwork 50mm Clear Cavity 140mm Structural Timber inner skin to Timber Frame company design (9mm sheathing to cavity face) 15mm Plasterboard lining to suit RD application
	EXTERNAL WALL (Tile Hanging / cladding): Tile Hanging on horizontal treated softwood battens 100mm 7N/mm² Concrete Block 50mm Clear Cavity 140mm Structural Timber inner skin to Timber Frame company design (9mm sheathing to cavity face) 15mm Plasterboard lining to suit RD application
	Single skin timber framed walling to Timber Frame company design (89mm with 15mm wallboard to each side)
	Single skin timber framed as above with insulation (min 25mm thick - density 10kg/m3 min) within void
	48mm Thick metal partitioning with 15mm thick plasterboard on both sides and 25mm thick mineral wool batts set between the framing
	INTERNAL PARTY WALL 300mm: E-WT-1 2x15mm Plasterboard 60mm thick mineral wool batts set between the 89mm timber stud 62mm Clear Cavity 60mm thick mineral wool batts set between the 89mm timber stud 2x15mm Plasterboard



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PLOT 36 | FIRST FLOOR PLAN
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

FOR
ELIVIA HOMES LIMITED

Scale : 1:50 @ A2 Date :MAY 2021
Drawing No : 04.21_HT36_101

House Type -
Plot 36 - B - Private