

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 site inspection to follow 'energise circuit' procedure.
5. Boiler flue Min. 300mm clear from 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 specific content.
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.

Architectural floor plan of a three-unit residential building. The plan shows three identical units arranged side-by-side. Each unit contains a Bedroom 1, Bedroom 2, Bathroom, Landing, and Kitchen area. Key features include:

- Bedrooms:** Each unit has two bedrooms, each with a window and a door leading to a landing.
- Bathroom:** Each unit has a bathroom with a bathtub, toilet, and sink.
- Landing:** Each unit has a central landing area with a door to the kitchen and a door to the bedrooms.
- Kitchen:** Each unit has a kitchen area with a sink, stove, and refrigerator.
- Stairs:** Each unit has a set of stairs leading up and down from the landing.
- Windows:** Each unit has multiple windows, including a large window in the bedroom and a smaller window in the kitchen.
- Dimensions:** The plan includes various dimensions for room sizes and overall unit dimensions.
- Labels:** Rooms are labeled "Bedroom 1", "Bedroom 2", "Bathroom", "Landing", and "Kitchen".
- Symbols:** The plan uses standard architectural symbols for doors, windows, stairs, and furniture.

- Specifications.
- 4. All details and drawings must be read in conjunction with Crayven 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 either side steel roof frames should be tied to the steelwork using min 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 & chimney.
- 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 bricky/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 bricky/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 fitting staircases.
4. First floor widepanel (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 cranes 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.

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- 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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NETLEY ABBEY

ELIVIA HOMES LIMITED

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House Type -
Plot 17-19 - 2B - Affordable