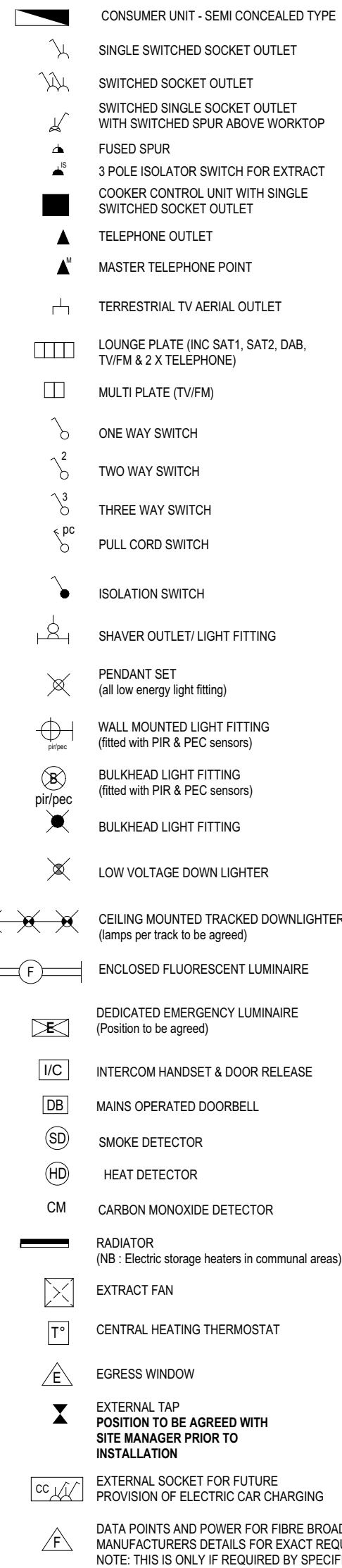
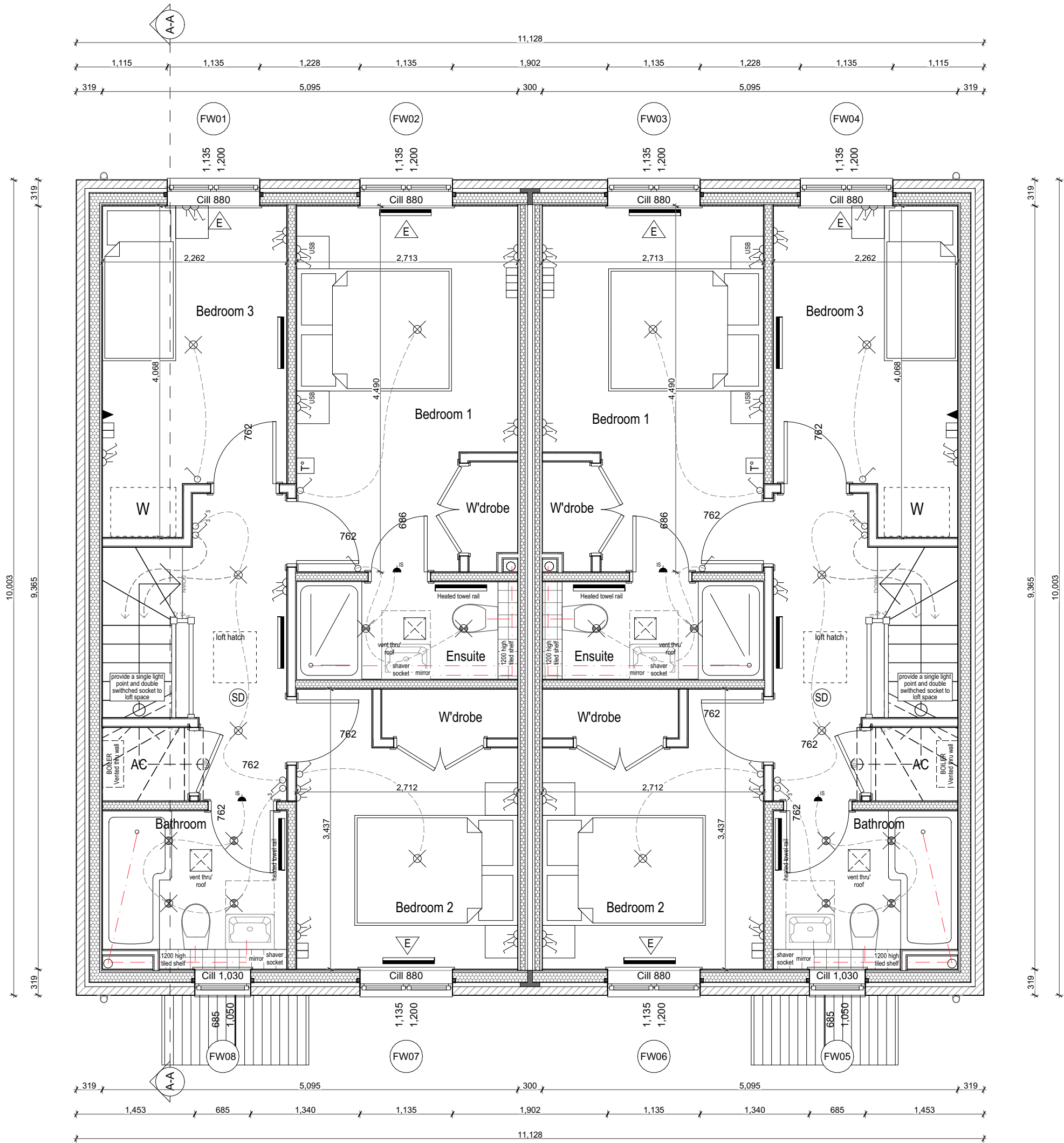


ELECTRICAL KEY: All of the above to be read in accordance with Crayfern Homes sales specification.

**SERVICES NOTES**

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 fitting site manager to follow 'energise circuit' procedure.
5. Boiler flue: Minimum 100mm free 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 (april 2010)
B) water usage will not exceed 125 litres per person per day to comply with approved document G (april 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 trays 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.

DOOR SCHEDULE									
	Door No	Location	Opening	Leaf Dimensions	Fire Rating	Door Type	Glazing	Hand	Lining
FLOOR 01-First Floor		Plot 38 A/C	842x2.021	762x1.981		lseo white primed	-	L	126mm
		Plot 38 Bathroom	842x2.021	762x1.981		lseo white primed	-	R	126mm
		Plot 38 Bedroom 1	842x2.021	762x1.981		lseo white primed	-	L	126mm
		Plot 38 Bedroom 1 Ensuite	766x2.021	686x1.981		lseo white primed	-	L	126mm
		Plot 38 Bedroom 1 W'drobe	1,140x2,018	1,066x1,981		lseo white primed	-	L	
		Plot 38 Bedroom 2	842x2.021	762x1.981		lseo white primed	-	R	126mm
		Plot 38 Bedroom 2 W'drobe	1,140x2,018	1,066x1,981		lseo white primed	-	R	
		Plot 38 Bedroom 3	842x2.021	762x1.981		lseo white primed	-	L	126mm
		Plot 39 A/C	842x2.021	762x1.981		lseo white primed	-	R	126mm
		Plot 39 Bathroom	842x2.021	762x1.981		lseo white primed	-	L	126mm
		Plot 39 Bedroom 1	842x2.021	762x1.981		lseo white primed	-	R	126mm
		Plot 39 Bedroom 1 Ensuite	766x2.021	686x1.981		lseo white primed	-	R	126mm
		Plot 39 Bedroom 1 W'drobe	1,140x2,018	1,066x1,981		lseo white primed	-	R	
		Plot 39 Bedroom 2	842x2.021	762x1.981		lseo white primed	-	L	126mm
		Plot 39 Bedroom 2 W'drobe	1,140x2,018	1,066x1,981		lseo white primed	-	L	
		Plot 39 Bedroom 3	842x2.021	762x1.981		lseo white primed	-	R	126mm

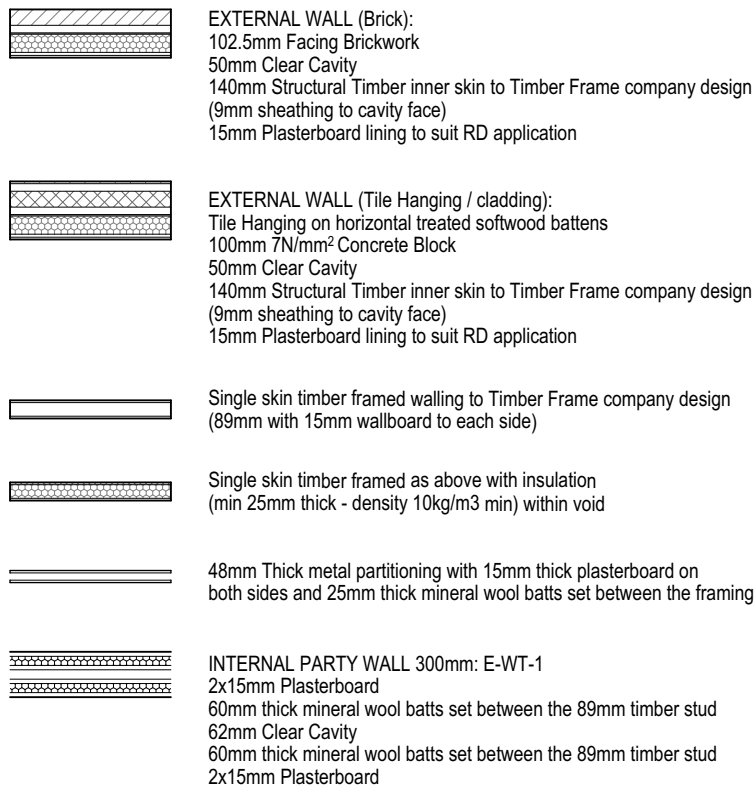


GENERAL NOTES

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.
1. All details and drawings must be read in conjunction with Craytern 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 (in con p/bb 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.

HEALTH AND SAFETY INFORMATION

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 fitting staircases.
 4. First floor wide span (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/limber 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.



ELIVIA
— HOMES —

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PLOTS 38&39 | 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_HT38_101

House Type -
Plot 38 & 39 - C - Private