

	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 SAT 1, SAT 2, 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
	POSITION TO BE AGREED WITH SITE MANAGER PRIOR TO INSTALLATION
	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 controls: 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 managers to follow 'energise circuit' procedure.
5. Boiler flue pipe: 300mm from opening casements, 300mm from boundary & 375mm from external corners.
6. Approved document part G (2007 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.

The floor plan illustrates a symmetrical duplex design. Each unit is a self-contained living space with two bedrooms, a bathroom, a wardrobe, and an ensuite. The layout is efficient, maximizing the use of space with built-in furniture and storage solutions. Key features include heated towel rails, air conditioning, and a central staircase (SD) for each unit. The plan also shows external access points and structural elements like cills and lintels.

Room Details and Dimensions:

- Bedroom 1:** 3.381m x 2.797m. Includes a bed, wardrobe, and built-in storage.
- Bedroom 2:** 2.650m x 2.650m. Includes a bed and wardrobe.
- Bathroom:** Includes a bathtub, toilet, and vanity with mirror.
- W'drobe:** Wardrobe area for each bedroom.
- Ensuite:** Ensuite bathroom for each bedroom.
- Landing:** Central landing area with a staircase (SD) and built-in storage.
- A/C:** Air conditioning unit in the landing area.
- Heated towel rail:** Located in the landing and bathroom areas.

Annotations and Notes:

- "provide a single light point and double switched socket to loft space"
- "vent thru roof"
- "Heated towel rail"
- "A/C"
- "SD"
- "W'drobe"
- "Bathroom"
- "Ensuite"
- "Bedroom 1"
- "Bedroom 2"
- "Cill 880"
- "Lintel 1,200"
- "FW01" through "FW06"
- "AA"
- "E"
- "T"
- "762"
- "686"
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- "1,050"
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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.

2. 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 either side steel of 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 300mm 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 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



ELIVIA
— HOMES —

Elivia Homes Southern
Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH
Tel 01489 773577 | Fax 01489 797111 | E-mail sales@eliviahomes.co.uk

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PLOT 23-24 | FIRST FLOOR PLAN
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

FOR
ELIVIA HOMES LIMITED

Scale : 1:50 @ A2 Date : JUN 2021
Drawing No : 04.21_HT23_101

House Type -
Plot 23-24 - E - Private