

SERVICES NOTES

Electrical control heights: Switches, sockets, ventilation & service connections should be at a height usable by all (i.e. between 450 & 1200mm from the floor).

Minimum 75% of a lightable hallway to comply with Part L2.

Avoid back to back sockets on separating walls.

Where a separate circuit is required, the circuit must comply with a separate circuit, i.e. not linked to another circuit. If a circuit is to be energied prior to boiler fire min. 30mm from open operating components, 30mm from 375mm external corners.

Approved current rating CP (2009 edition) requirements: A) thermodynamic mixing valve device to be fitted to both in accordance with approved document G (april 2010)

Water valve to be fitted to ensure 125 litres per person per day to comply with approved document G (april 2010)

Ventilation requirements:

1) All cold air to be system 1) to manufacturers design and comply with approved document F

2) Radiator sizes are indicative only, refer to heating designs for size and specification.

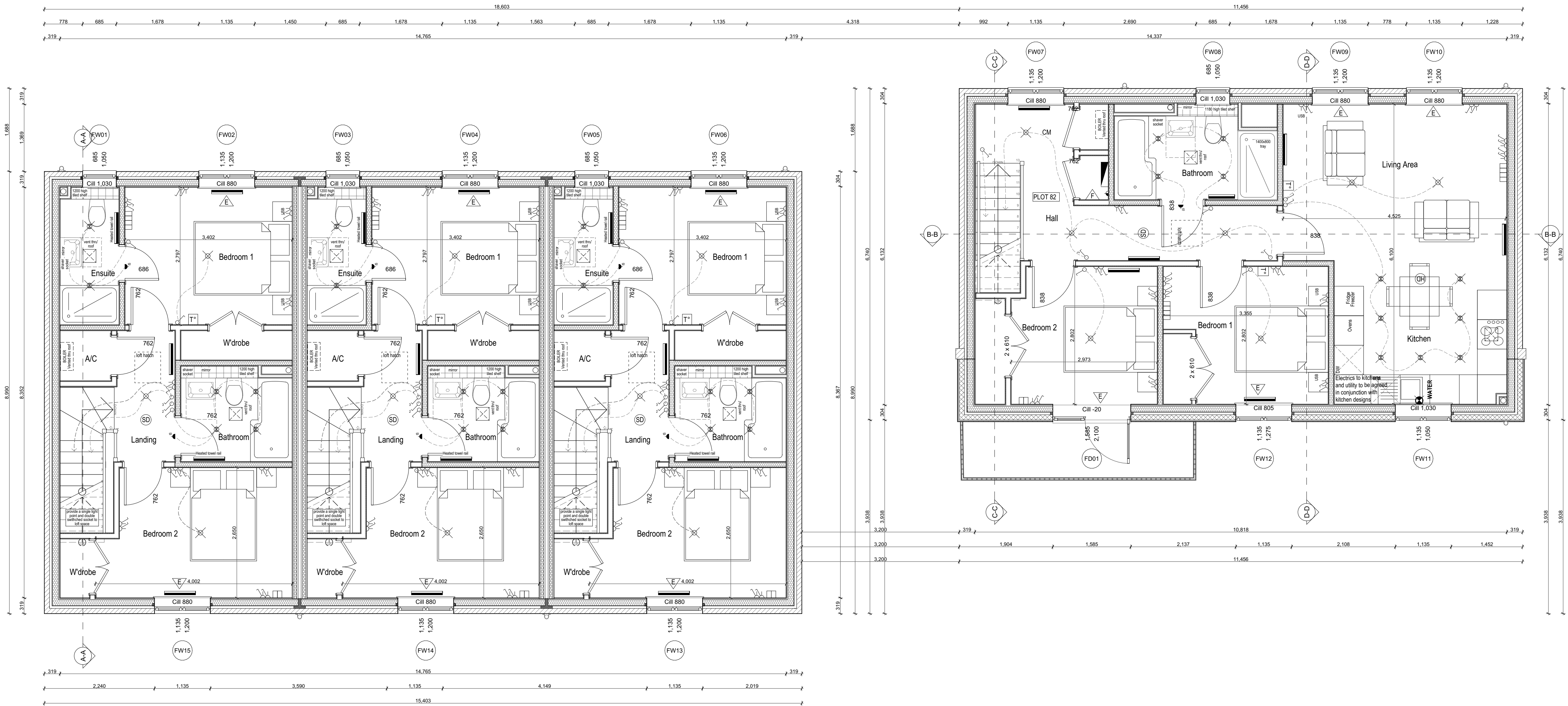
3) All cold air to be fitted with mixer/blender valve to ensure the temperature of water leaving the top outlet does not exceed 48 deg c and close to the final outlet to prevent the colonisation of waterborn pathogens.

4) 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3

		DOOR SCHEDULE						
Door No	Location	Opening	Leaf Dimensions	Fire Rating	Door Type	Glazing	Hand	Lining
FLOOR 01-First Floor								
	Plot 79 A/C	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 79 Bathroom	842x2,021	762x1,981		Isoo white primed	-	L	126mm
	Plot 79 Bedroom 1	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 79 Bedroom 1 Ensuite	766x2,021	686x1,981		Isoo white primed	-	L	126mm
	Plot 79 Bedroom 1 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 79 Bedroom 2	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 79 Bedroom 2 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 80 A/C	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 80 Bathroom	842x2,021	762x1,981		Isoo white primed	-	L	126mm
	Plot 80 Bedroom 1	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 80 Bedroom 1 Ensuite	766x2,021	686x1,981		Isoo white primed	-	L	126mm
	Plot 80 Bedroom 1 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 80 Bedroom 2	842x2,021	762x1,981		Isoo white primed	-	L	126mm
	Plot 80 Bedroom 2 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 81 A/C	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 81 Bathroom	842x2,021	762x1,981		Isoo white primed	-	L	126mm
	Plot 81 Bedroom 1	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 81 Bedroom 1 Ensuite	766x2,021	686x1,981		Isoo white primed	-	L	126mm
	Plot 81 Bedroom 1 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 81 Bedroom 2	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 81 Bedroom 2 W/drobe	1,140x2,018	1,066x1,981		Isoo white primed	-	L	126mm
	Plot 82 AC	842x2,021	762x1,981		Isoo white primed	-	L	126mm
FD01	Plot 82 Balcony Patio Door	1,585x2,100	900x2,072		Muntsters Door	4/16x4 clear	R	126mm
	Plot 82 Bathroom	918x2,021	838x1,981		Isoo white primed	-	R	126mm
	Plot 82 Bed 1 W/drobe	1,294x2,018	1,200x1,981		Isoo white primed	-	L	126mm
	Plot 82 Bed 2 W/drobe	1,294x2,018	1,200x1,981		Isoo white primed	-	L	126mm
	Plot 82 Bedroom 1	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 82 Bedroom 2	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 82 Living Room	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 82 Store	842x2,021	762x1,981		Isoo white primed	-	R	126mm

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|--|---|--|
| | <p>EXTERNAL WALL (Brick):
 102mm 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</p> | <ol style="list-style-type: none"> This drawing must not be scaled. This drawing is to be read in conjunction with: <ul style="list-style-type: none"> all other project drawings. Current building regulations, N.H.B.C. & Housing Association |
| | <p>EXTERNAL WALL (Tie Hanging / cladding):
 Tie Hanging on horizontal treated softwood battens
 100mm 75mm 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</p> | <p>Specifications:
 1. All details and drawings must be read in conjunction with Crayven Homes specification.
 2. For SAP & Energy requirements Please refer to SAP ASSESSOR documentation
 3. Drawings to be read in conjunction with Structural Engineering engineering drawings.
 4. All steelwork to be finished with intumescent paint achieving 30min fire rating.
 5. 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 pboi cramp or similar & approved).
 6. Kitchen layout indicative, refer to specialist designs.
 7. Separating wall to be taken to underside of roof covering and a non combustible material provided within voids.
 8. Windows to be set minimum 30mm into cavity.
 9. Cavity barriers to all Party Wall junctions.
 10. Flush barriers to front entrance (see standard construction details for construction method).
 11. WC door to be set back 250mm from the pan on side entrance WCs.
 12. Loft hatches to be 1/2 hour fire rated and insulated.
 13. Property fire colors to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.</p> |
| | <p>Single skin timber framed walling to Timber Frame company design
 (89mm with 15mm wallboard to each side)</p> | |
| | <p>Single skin timber framed above with insulation
 (10mm 25mm brick - density 10kg/m3 min) void</p> | |
| | <p>48mm Thick mineral wooling with 15mm thick plasterboard on both sides and 25mm thick partition wall batts set between the framing</p> | |

1. All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mid floor.
2. Triangular steel reinforcement should be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
3. Increased risk of 2 storey tall when temporary boarding & joists are removed from both stairwell openings when lifting staircases.
4. First floor window treatment should not be installed by specialist contractor, blocks to be checked for defects on a weekly basis and replaced where necessary.
5. All steel work/nusses/timber frame panels to be installed using appropriate lifting equipment, using lifting cranes where necessary and in accordance with the safe system of working. Unloaded/unsupported steel to be propped and secured in accordance with engineers guidance.
6. All steel and risks outlined above are in addition to the thermal hazards associated with the work and risks to be assessed by a competent contractor and are to be read in conjunction with the job specific risk assessment.



ELIVIA
HOMES

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Do not scale this drawing. Use written dimensions only. All dimensions are to be checked on site prior to commencement of work. This drawing is the copyright of Elivia Homes Limited and may not be copied altered or reproduced in any way without their written authority

**PLOT 79-82 | FIRST FLOOR PLAN
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY**

FOR
ELIVIA HOMES LIMITED
Scale : 1:50 @ A1 Date : JUN 2021
Drawing No : 04.21_HT79_101

House Type -
Plot 79-81 - E - Private
Plot 82 - F2 - Private