

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

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, TVFM & 2 X TELEPHONE)

MULTI PLATE (TVFM)

ONE WAY SWITCH

TWO WAY SWITCH

THREE WAY SWITCH

PULL CORD SWITCH

ISOLATION SWITCH

SHOWER 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

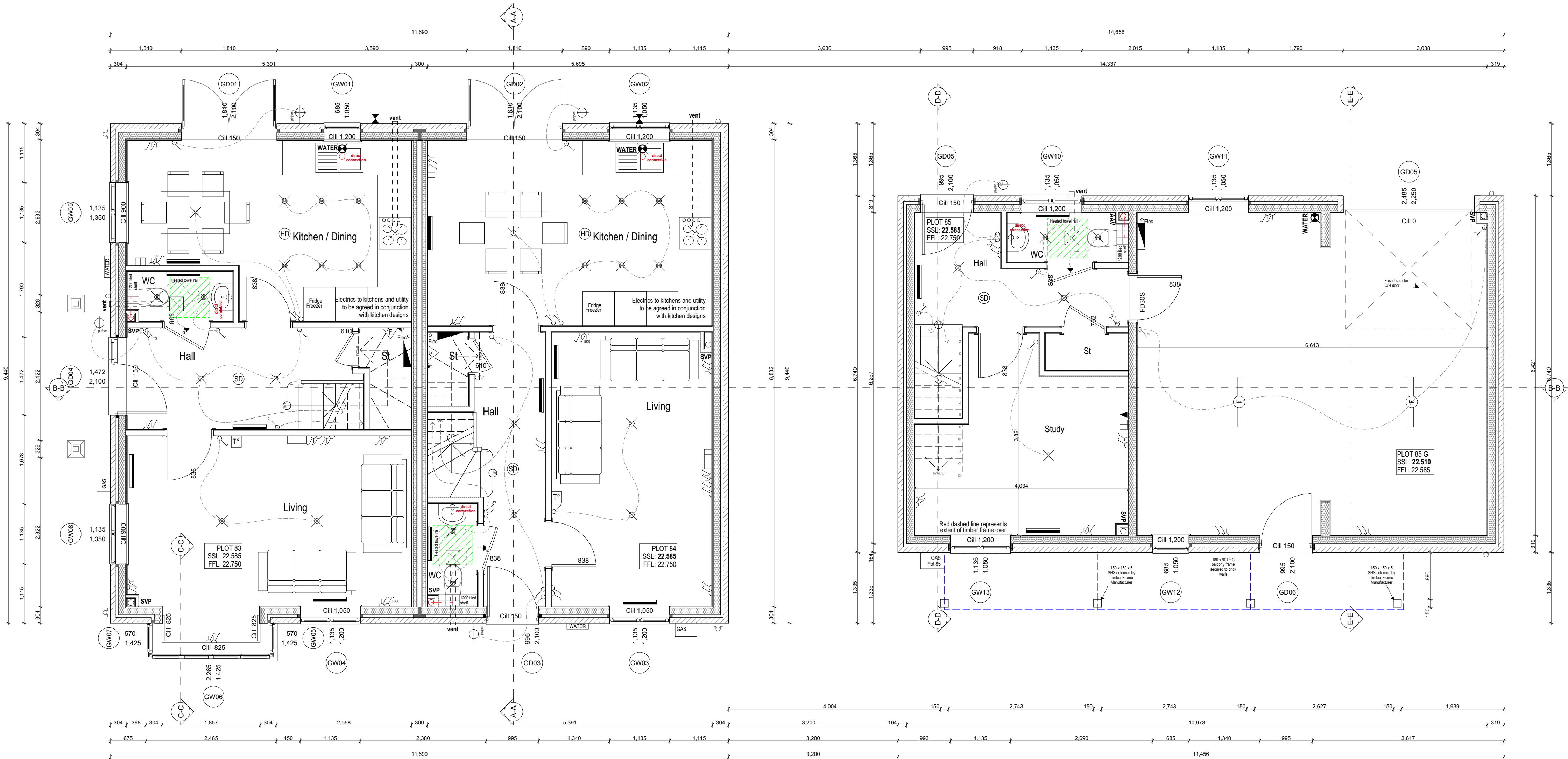
EXTERNAL SOCKET FOR FUTURE PROVISION OF ELECTRIC CAR CHARGING

DATA POINTS AND POWER FOR FIBRE BROADBAND - SEE MANUFACTURERS DETAILS FOR EXACT REQUIREMENTS - NOTE: THIS IS ONLY IF REQUIRED BY SPECIFICATION

SERVICES NOTES

- Electrical control heights; Switches, sockets, ventilation & service controls should be at a height usable by all (i.e between 450 & 1200mm from the floor).
- Minimum 12% energy lighting throughout to comply with Part L.
- Avoid back to back sockets on separating walls.
- 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 manager to follow 'energies circuit' procedure.
- Boiler flue Min. 300mm from from opening casements, 300mm from boundary & 375mm from external corners.
- 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)
- Ventilation requirements: All plots to be system 1 - to manufacturers design and comply with approved document F
- Radiator sizes are indicative only, refer to heating designs for size and specification.
- 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.
- External lighting adjacent to doors to comply with Approved Doc G where applicable.

DOOR SCHEDULE							
Door No	Location	Opening	Leaf Dimensions	Fire Rating	Door Type	Glazing	Hand
FLOOR GF-Ground Floor							
GD04	Plot 83 Front Door	1.472x2.100	939x2.072		Munsters Door	4/16/4 Clear	L
	Plot 83 Kitchen / Family	912x2.018	838x1.981		Iseo white primed	-	R
GD01	Plot 83 Kitchen Patio Door	1.810x2.100	1.754x2.072		Munsters Door	4/16/4 clear	R
	Plot 83 Living room	912x2.018	838x1.981		Iseo white primed	-	L
	Plot 83 U/S C/pd	684x2.018	610x1.981		Iseo white primed	-	L
	Plot 83 U/S C/pd	838x2.018	782x1.981		Iseo white primed	-	L
	Plot 83 WC	912x2.018	838x1.981		Iseo white primed	-	L
GD03	Plot 84 Front Door	995x2.100	939x2.072		Munsters Door	4/16/4 Clear	R
	Plot 84 Kitchen / Family	912x2.018	838x1.981		Iseo white primed	-	R
GD02	Plot 84 Kitchen Patio Door	1.810x2.100	1.754x2.072		Munsters Door	4/16/4 clear	L
	Plot 84 Living room	912x2.018	838x1.981		Iseo white primed	-	L
	Plot 84 U/S C/pd	684x2.018	610x1.981		Iseo white primed	-	R
	Plot 84 WC	912x2.018	838x1.981		Iseo white primed	-	L
GD05	Plot 85 Front Door	995x2.100	939x2.072		Munsters Door	4/16/4 Clear	L
GD06	Plot 85 Garage Front Door	995x2.100	939x2.072		Munsters Door	4/16/4 Clear	L
GD05	Plot 85 Garage O/H Door	2.485x2.250	2.385x2.200		Garador	-	L
	Plot 85 Garage Personnel	912x2.018	838x1.981		Iseo white primed	-	R
	Plot 85 Study	912x2.018	838x1.981		Iseo white primed	-	L
	Plot 85 WC	912x2.018	838x1.981		Iseo white primed	-	R



GENERAL NOTES

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

Specifications:

- All details and drawings must be read in conjunction with Crayfern Homes specification.
- For SAP and Energy requirements Please refer to SAP ASSESSOR documentation
- Drawings to be read in conjunction with Structural Engineer engineering drawings.
- All steelwork to be finished with intumescent paint achieving 30min fire rating.
- 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 pbb cramp or similar & approved).
- Kitchen layout indicative, refer to specialist designs.
- Separating wall to be taken to underside of roof covering and a non combustible material provided within voids.
- Windows to be set minimum 30mm into cavity.
- Cavity barriers to all Party Wall junctions.
- Flush threshold to front entrance (see standard construction details for construction method).
- WC door to be set back 250mm from the pan on side entrance WCs.
- Loft hatches to be 1/2 hour fire rated and insulated.
- Proprietary fire collars to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.

HEALTH AND SAFETY INFORMATION

- All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mist floor.
- Triangular restraint frames should be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
- Increased risk of 2 storey fall when temporary boarding & joists are removed from both stairwell openings when lifting staircases.
- First floor widespan (apartment block only) to be installed by specialist contractor, blocks to be checked for defects on a weekly basis and replaced where necessary.
- 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.

Notes: 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 (Tie Hanging / cladding):
Tie 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

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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.

PLOTS 83-85 | GROUND 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 : 0421_HT83_100

House Type -
Plot 83 - D-SP - Private
Plot 84 - C-SP - Private
Plot 85 - F1 - Private