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|--|------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 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 throughput 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 site management to follow 'energise circuit' procedure.
5. Boiler flue Min. 300mm from open 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 and placement.
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 architectural floor plan illustrates a symmetrical two-unit residential building. Each unit is a mirror image of the other, separated by a central corridor and staircase. The units are labeled 'PLOT 20' and 'PLOT 21' with their respective SSL and FFL elevations. The plan includes detailed room layouts, furniture placement, and structural annotations such as walls, doors, windows, and ventilation points. Dimensions are provided for various elements, including room sizes and wall thicknesses. The plan is oriented with North at the top, indicated by a north arrow in the center of each unit.

**Unit Details:**

- PLOT 20:** SSL: 21.485, FFL: 21.650
- PLOT 21:** SSL: 21.485, FFL: 21.650

**Rooms and Features:**

- Living room/ Dining:** Features a sofa, coffee table, and dining area. Dimensions: 4.701 x 3.327.
- Kitchen:** Includes a fridge freezer, electric cooktop, and sink. Dimensions: 2.415 x 3.685.
- Hallway:** Connects the living room, kitchen, and bedrooms. Dimensions: 2.415 x 3.685.
- Cloaks:** Located between the living room and kitchen. Dimensions: 2.415 x 3.685.
- Bathroom:** Includes a toilet, sink, and shower. Dimensions: 2.415 x 3.685.
- Bedrooms:** Each unit has two bedrooms, each with a bed and wardrobe. Dimensions: 2.415 x 3.685.

**Structural and Utility Details:**

- Walls:** Indicated by thick lines.
- Doors:** Indicated by arcs and labels (e.g., 686, 688, 696).
- Windows:** Indicated by double lines.
- Ventilation:** Points labeled 'vent' and 'gas vent'.
- Water and Gas:** Indicated by labels 'WATER' and 'GAS'.
- Electrical:** Indicated by labels 'Elec' and 'F'.
- Staircase:** Located in the central corridor.

**Dimensions:**

- Overall Width:** 10.340
- Overall Depth:** 8.990
- Room Dimensions:** Various dimensions are provided for each room and structural element.

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 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/mm<sup>2</sup> 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/m<sup>3</sup> 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



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

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ELIVIA HOMES LIMITED

Scale : 1:50 @ A2                      Date : JUNE 2021  
Drawing No : 04.21\_HT20\_100

**House Type -**  
Plot 20-21 - E - Private