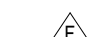
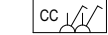
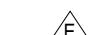
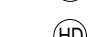
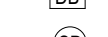
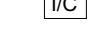
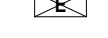
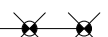
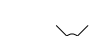
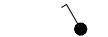
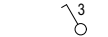
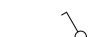
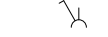


ELECTRICAL KEY: All of the above to be read in accordance with Craylen Homes sales specification.



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 (TV/FM)

ONE WAY SWITCH

TWO WAY SWITCH

THREE WAY SWITCH

PULL CORD SWITCH

ISOLATION SWITCH

SHAVES 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

EXTRACT FAN

CENTRAL HEATING THERMOSTAT

EGRESS WINDOW

EXTERNAL TAP

POSITION TO BE AGREED WITH SITE MANAGER PRIOR TO INSTALLATION

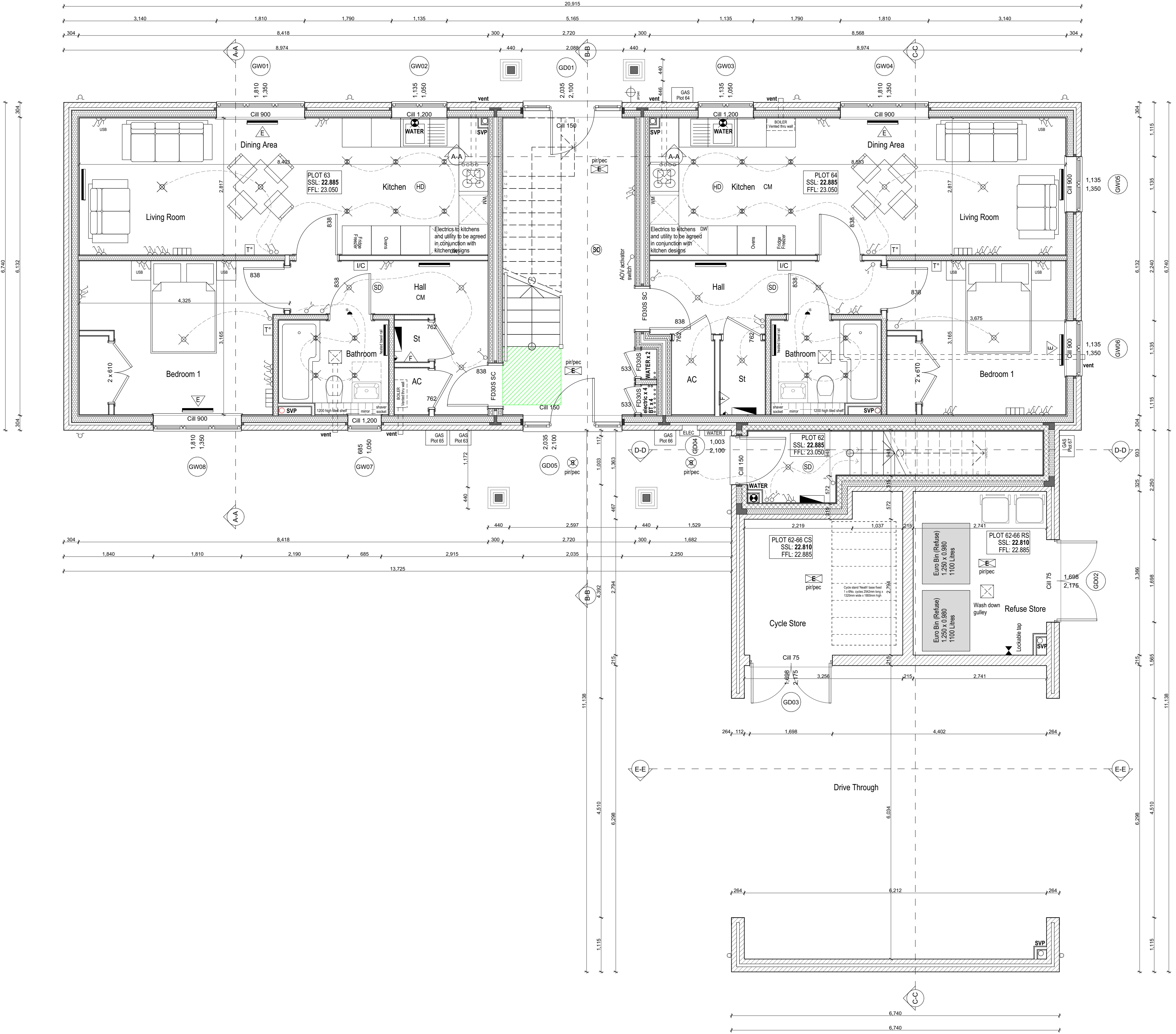
EXTERNAL SOCKET FOR FUTURE PROVISION OF ELECTRIC CAR CHARGING

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 75% 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 'energise circuit' procedure.
- Boiler flue Min. 300mm from top 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 (Apr 2010) B) water usage will not exceed 125 litres per person per day to comply with approved document G (Apr 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	Lining
FLOOR GF-Ground Floor								
GD04	Plot 62 Front Door	1,003x2,100	947x2,072		Munsters Door	4/16/4 Clear	R	
GD03	Plot 62-66 Cycle Store	1,688x2,175	1,642x2,147		Munsters Door	4/16/4 Clear	R	
GD02	Plot 62-65 Refuse Store	1,688x2,175	1,642x2,147		Munsters Door	4/16/4 Clear	R	
	Plot 63 AC	842x2,021	762x1,981		Isoo white primed	-	L	126mm
	Plot 63 Bathroom	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 63 Bed 1 w/drobe	1,294x2,018	1,220x1,981		Isoo white primed	-	L	126mm
	Plot 63 Bedroom 1	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 63 Flat Entrance Door	932x2,048	838x1,981	FD30S SC	Premdor Sound Secure	-	R	NOTE: FIRE FRAME
	Plot 63 Living Room	918x2,021	838x1,981		Isoo white primed	-	L	126mm
	Plot 63 Store	842x2,021	762x1,981		Isoo white primed	-	R	126mm
GD01	Plot 63-66 Communal Front Door	2,035x2,100	900x2,072		Munsters Door	4/16/4 Clear	L	
GD05	Plot 63-66 Communal Rear Door	2,035x2,100	900x2,072		Munsters Door	4/16/4 Clear	L	
	Plot 63-66 Riser cupboard	607x2,018	533x1,981	FD30S	Isoo white primed	-	R	126mm
	Plot 63-66 Riser cupboard	607x2,018	533x1,981	FD30S	Isoo white primed	-	R	126mm
	Plot 64 AC	842x2,021	762x1,981		Isoo white primed	-	R	126mm
	Plot 64 Bathroom	918x2,021	838x1,981		Isoo white primed	-	R	126mm
	Plot 64 Bed 1 w/drobe	1,294x2,018	1,220x1,981		Isoo white primed	-	L	126mm
	Plot 64 Bedroom 1	918x2,021	838x1,981		Isoo white primed	-	R	126mm
	Plot 64 Flat Entrance Door	932x2,048	838x1,981	FD30S SC	Premdor Sound Secure	-	L	NOTE: FIRE FRAME
	Plot 64 Living Room	918x2,021	838x1,981		Isoo white primed	-	R	126mm
	Plot 64 Store	842x2,021	762x1,981		Isoo white primed	-	L	126mm



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 Craylen Homes specification.
- For SAP and Energy requirements Please refer to SAP ASSESSOR documentation 1. 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.
- 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 mtd 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/musses/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.

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/m² 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
60mm 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 62-66 | GROUND FLOOR PLAN DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

FOR
ELIVIA HOMES LIMITED
Scale : 1:50 @ A1 Date MAY 2021
Drawing No : 04.21_HT62_100

House Type -
Plot 62 - F - Private Plot
63-66 - 1BF - Private