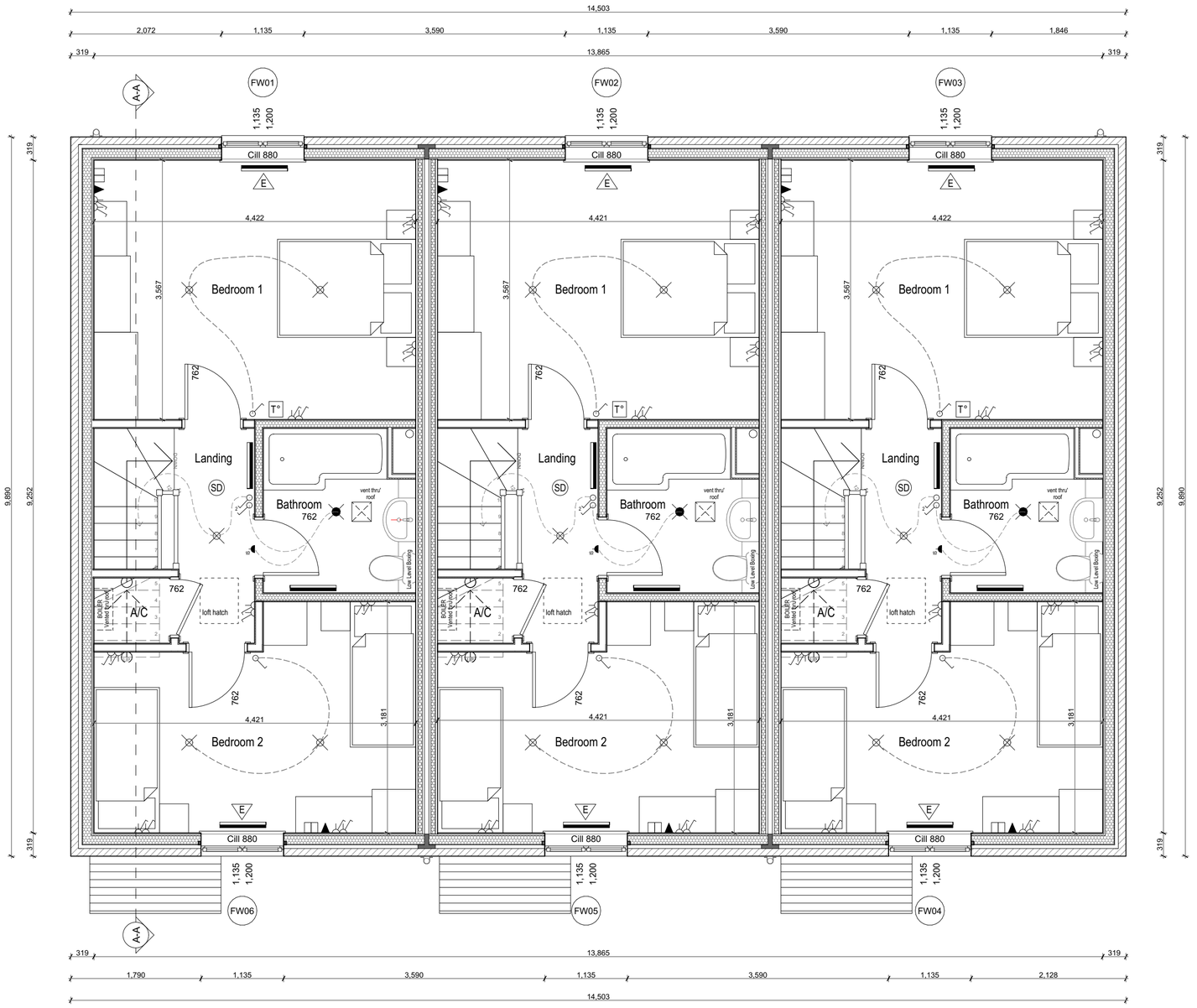
ELECTRICAL KEY: All of the above to be read in accordance with Crayfern Homes sales specification.

- 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, 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

SERVICES NOTES
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 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.
5. Boiler flue Min. 300mm from from 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 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.

DOOR SCHEDULE

	Door No	Location	Opening	Leaf Dimensions	Fire Rating	Door Type	Glazing	Hand	Lining
FLOOR_01-First Floor									
		Plot 12 A/C	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 12 Bathroom	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 12 Bedroom 1	842×2,021	762×1,981		Iseo white primed	-	R	126mm
		Plot 12 Bedroom 2	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 13 A/C	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 13 Bathroom	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 13 Bedroom 1	842×2,021	762×1,981		Iseo white primed	-	R	126mm
		Plot 13 Bedroom 2	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 14 A/C	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 14 Bathroom	842×2,021	762×1,981		Iseo white primed	-	L	126mm
		Plot 14 Bedroom 1	842×2,021	762×1,981		Iseo white primed	-	R	126mm
		Plot 14 Bedroom 2	842×2,021	762×1,981		Iseo white primed	-	L	126mm



House Type -
Plot 12-14 - 2B - Affordable

GENERAL NOTES
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.
3. 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 roof 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 30mm 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. Proprietory fire collars to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.

HEALTH AND SAFETY INFORMATION
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 widespan (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.

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

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PLOT 12-14 | 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_HT12_101