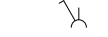
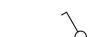
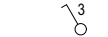
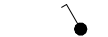
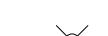
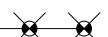
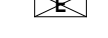
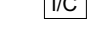
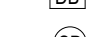
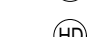
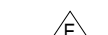
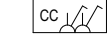
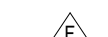


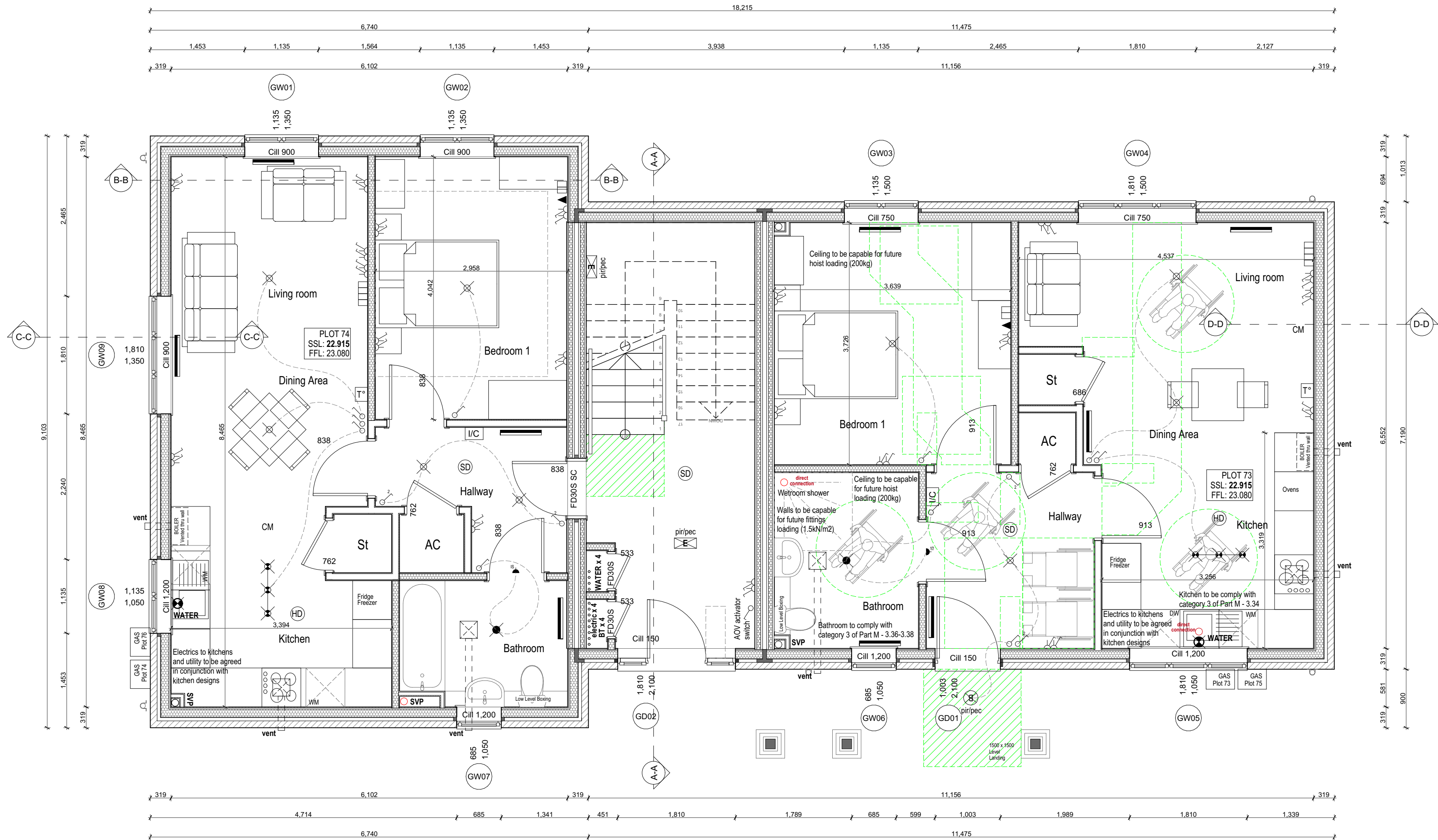
ELECTRICAL KEY: All of the above to be read in accordance with Craylen Homes sales specification.

	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
	SHAVR 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
	NS - 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 top opening cementsills, 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)
7. 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 G where applicable.

DOOR SCHEDULE							
Door No	Location	Opening	Leaf Dimensions	Fire Rating	Door Type	Glazing	Hand
FLOOR GF-Ground Floor							
	Plot 73 AC	842x2.021	762x1.981		Iseo white primed	-	R
	Plot 73 Bathroom	993x2.021	913x1.981		Iseo white primed	-	L
	Plot 73 Bedroom 1	993x2.021	913x1.981		Iseo white primed	-	L
GD01	Plot 73 Front Door	1.003x2.100	947x2.072		Munsters Door	4/16/4 Clear	R
	Plot 73 Living Room	993x2.021	913x1.981		Iseo white primed	-	L
	Plot 73 Store	766x2.021	686x1.981		Iseo white primed	-	L
GD02	Plot 73-76 Communal Entrance...	1.810x2.100	900x2.072		Munsters Door	4/16/4 Clear	R
	Plot 73-76 Riser cupboard	607x2.018	533x1.981	FD30S	Iseo white primed	-	L
	Plot 73-76 Riser cupboard	607x2.018	533x1.981	FD30S	Iseo white primed	-	L
	Plot 74 AC	842x2.021	762x1.981		Iseo white primed	-	L
	Plot 74 Bathroom	918x2.021	838x1.981		Iseo white primed	-	L
	Plot 74 Bedroom 1	918x2.021	838x1.981		Iseo white primed	-	R
	Plot 74 Flat Entrance Door	932x2.048	838x1.981	FD30S SC	Premdor Sound Secure	-	L
	Plot 74 Living Room	918x2.021	838x1.981		Iseo white primed	-	R
	Plot 74 Store	842x2.021	762x1.981		Iseo white primed	-	L

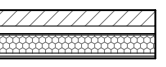
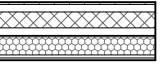
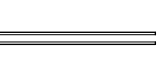


GENERAL NOTES

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 Craylen 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 pbb 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.
7. Cavity barriers to all Party Wall junctions.
6. 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.

HEALTH AND SAFETY INFORMATION

1. All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mtd 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/jusses/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


ELIVIA
HOMES

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PLOTS 73-76 | GROUND FLOOR PLAN
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

Note -
Plot 73 - Part M4 Cat 3

House Type -
Plot 73-76 - 1BFA -
Affordable

FOR

ELIVIA HOMES LIMITED

Scale : 1:50 @ A1 Date MAY 2021
Drawing No : 04.21_HTT3_100