

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 pps 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. 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 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/husses/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.

ELEVATION NOTES
1. Window, external doors & GRP canopy styles may vary. Refer to plot schedules.
2. French doors to be filled with safety glazing.
3. RWP positions may vary, block foundation plans to take precedent
4. Refer to External Materials Schedule for material allocation and specification.
5. Provide lead flashing, cavity tray & soakers, stepped as applicable, at all wall/roof or canopy abutments, & underside of eills to vertical tile hanging.
6. SVPs to terminate minimum 900mm above openings.
7. Provide ventilation to timber frame cavity in accordance with NHBC Chapter 6.2 p.10 - equivalent to open perpend every 1.2m. Where cavities are subdivided by cavity barriers, provide vents to each section. Lateral restraint of gable end facing masonry to be tied back to timber frame panel in accordance with NHBC Technical Note 7.2/25. Additional wall ties to be provided as per detail 10 - refer to separate detail for further information.

MOVEMENT KEY - Refer to engineers drawing for details and specification
- - - Denotes vertical movement joints as per engineers details
- - - Denotes bedjoint reinforcement above and below openings as per engineers details (Ancon AMR/5/D3.0/W60)

- MATERIAL SCHEDULE**
Note: Refer to Crayfern external material schedule for plot specific scheduling.
- 1 - Facing Brick Type 1
 - 2 - Facing Brick Type 2
 - 3 - Vertical Tile Hanging
 - 4 - Detail brick - Banding
 - 5 - Detail Brick - Cant brick Cills
 - 6 - Decorative Lead Flashing below eill
 - 7 - Slate Effect Fibre cement tile
 - 8 - Plain roof tile - Flamed Red
 - 9 - UPVC Gutters and RW Pipes (black)
 - 10 - UPVC Fascias, bargeboards and Soffits (Black)
 - 11 - Rooflight
 - 12 - GRP Chimney
 - 13 - UPVC Windows (White)
 - 14 - Composite Front Entrance Door - (Black)
 - 15 - Garage Personnel Door

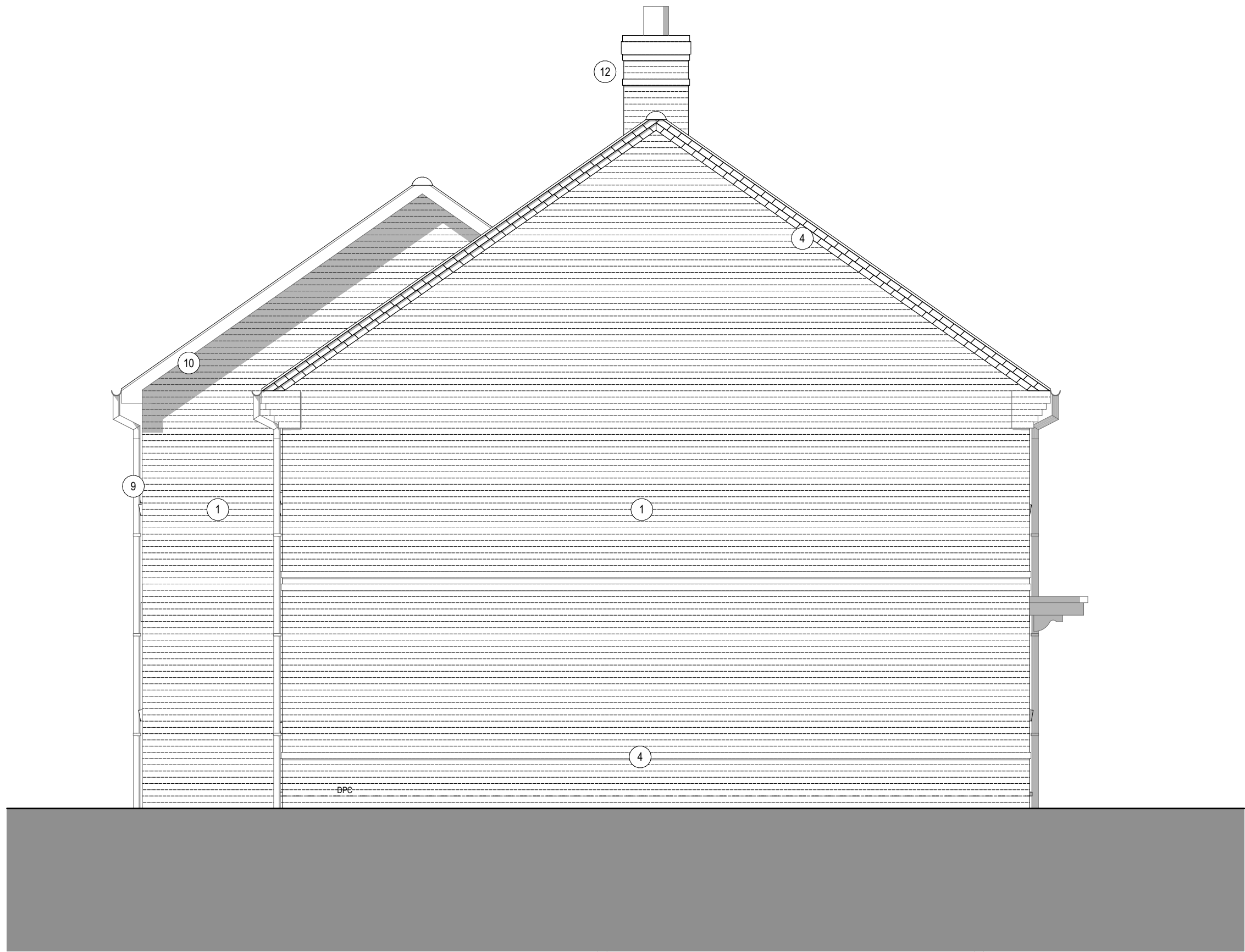
WINDOW NOTES
1. Windows opening below 800mm, first floor & above:
- Windows openings between 600-800mm of fill should have two horizontal bars to act as guarding.
- Windows opening between fill - 600mm must have a horizontal bar & non climbable vertical balustrading.
- All guarding & balustrading must resist horizontal forces given in BS 6399.
2. All external doors and windows to comply with B.R. AD Part Q.
3. All windows above Ground floor to be provided with easy-clean hinges.

KEY
EG - Egress window
Obs - Obscure Glazing
LG - Laminated Glass (to all ground floor and accessible windows/doors)
TG - Toughened Glass (to diagram 5.1 in Part K)

Window Schedule				
Window No	Location	W x H Size	Glazing	Egress
Floor 0F-Ground Floor				
GW01	Plot 79 Living room	1,135x1,200	4/16/4 clear	-
GW02	Plot 80 Living room	1,135x1,200	4/16/4 clear	-
GW03	Plot 81 Living room	1,135x1,200	4/16/4 clear	-
GW04	Plot 81 Kitchen	1,135x1,050	4/16/4 clear	-
GW05	Plot 80 Kitchen	1,135x1,050	4/16/4 clear	-
GW06	Plot 79 Kitchen	1,135x1,050	4/16/4 clear	-
GW07	Plot 82 Garage	1,135x1,050	4/16/4 Obscure	-
GW08	Plot 82 Garage	685x1,050	4/16/4 Obscure	-
GW09	Plot 82 Garage	1,135x1,050	4/16/4 Obscure	-
Floor 01-First Floor				
FW01	Plot 79 Bed 1 Ensuite	685x1,050	4/16/4 Obscure	-
FW02	Plot 79 Bedroom 1	1,135x1,200	4/16/4 clear	Yes
FW03	Plot 80 Bed 1 Ensuite	685x1,050	4/16/4 Obscure	-
FW04	Plot 80 Bedroom 1	1,135x1,200	4/16/4 clear	Yes
FW05	Plot 81 Bed 1 Ensuite	685x1,050	4/16/4 Obscure	-
FW06	Plot 81 Bedroom 1	1,135x1,200	4/16/4 clear	Yes
FW07	Plot 82 Hall	1,135x1,200	4/16/4 clear	-
FW08	Plot 82 Bathroom	685x1,050	4/16/4 obscure	-
FW09	Plot 82 Living Room	1,135x1,200	4/16/4 clear	Yes
FW10	Plot 82 Living Room	1,135x1,200	4/16/4 clear	Yes
FW11	Plot 82 Kitchen	1,135x1,050	4/16/4 clear	-
FW12	Plot 82 Bedroom 1	1,135x1,275	4/16/4 clear	Yes
FW13	Plot 81 Bedroom 2	1,135x1,200	4/16/4 clear	Yes
FW14	Plot 80 Bedroom 2	1,135x1,200	4/16/4 clear	Yes
FW15	Plot 79 Bedroom 2	1,135x1,200	4/16/4 clear	Yes



FRONT ELEVATION



SIDE ELEVATION