

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 (arcon 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 wide span (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/brusses/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 fitted 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 (Arcon 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

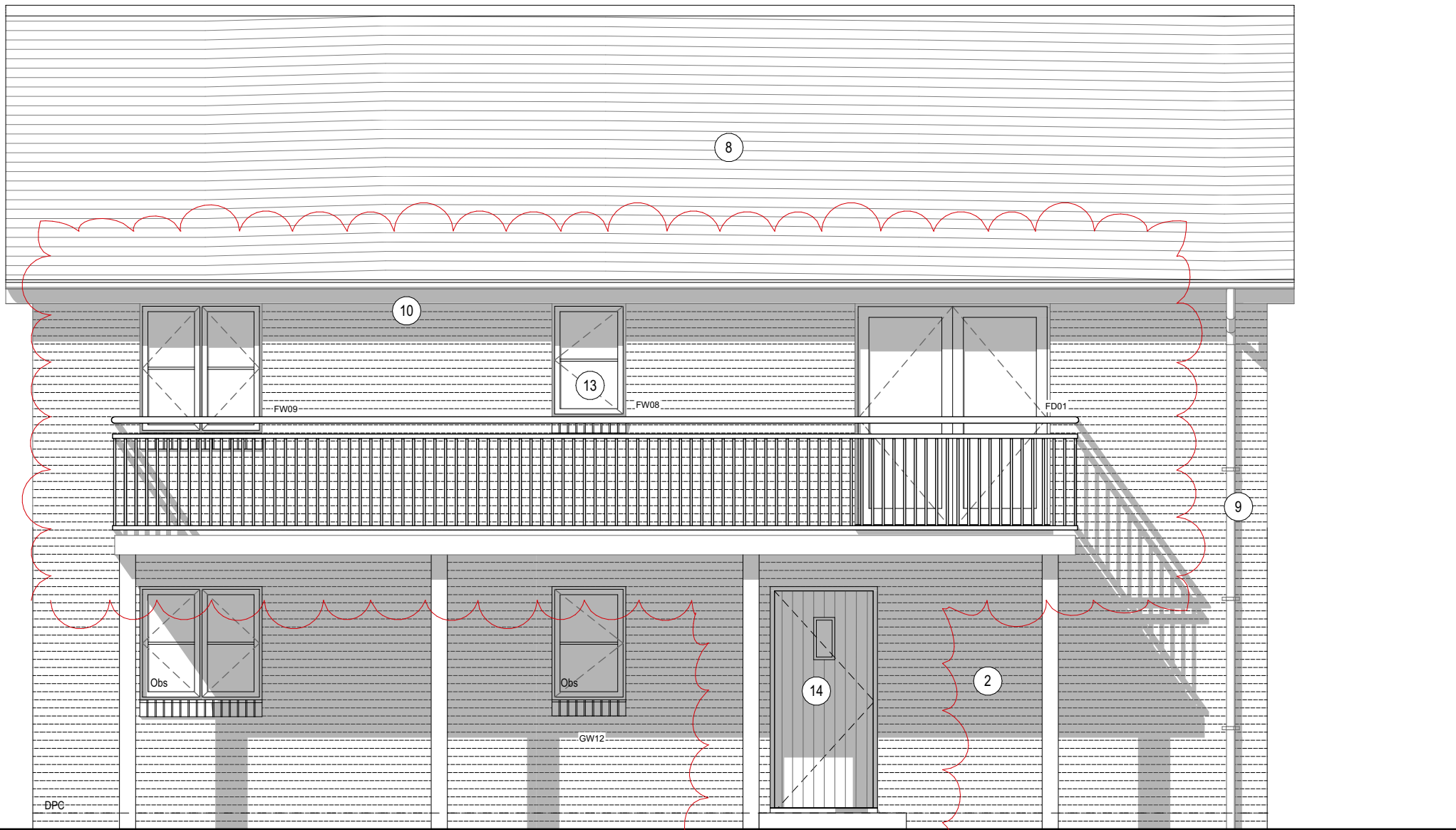
WINDOW NOTES
1. Windows opening below 800mm, first floor & above:
- Windows openings between 600-800mm of fit should have two horizontal bars to act as guarding.
- Windows opening between 800-1000mm of fit should have a horizontal bar & non climbable vertical balustrading.
2. All guarding & balustrading must resist horizontal forces given in BS 6399.
3. All external doors and windows to comply with S.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 GF-Ground Floor				
GW01	Plot 83 Kitchen/ Dining	685x1,050	4/16/4 clear	-
GW02	Plot 84 Kitchen/ Dining	1,135x1,050	4/16/4 clear	-
GW03	Plot 84 Living room	1,135x1,200	4/16/4 clear	-
GW04	Plot 83 Living room	1,135x1,200	4/16/4 clear	-
GW05	Plot 83 Living room	570x1,425	4/16/4 clear	-
GW06	Plot 83 Living room	2,260x1,425	4/16/4 clear	-
GW07	Plot 83 Living room	570x1,425	4/16/4 clear	-
GW08	Plot 83 Living room	1,135x1,350	4/16/4 clear	-
GW09	Plot 83 Kitchen/ Dining	1,135x1,350	4/16/4 clear	-
GW10	Plot 85 WC	1,135x1,050	4/16/4 obscure	-
GW11	Plot 85 Garage	1,135x1,050	4/16/4 clear	-
GW12	Plot 85 Garage	685x1,050	4/16/4 Obscure	-
GW13	Plot 85 Garage	1,135x1,050	4/16/4 Obscure	-
Floor 01-First Floor				
FW01	Plot 83 Bedroom 2	685x1,200	4/16/4 clear	Yes
FW02	Plot 83 Bedroom 3	685x1,200	4/16/4 clear	Yes
FW03	Plot 84 Bedroom 3	1,135x1,200	4/16/4 clear	Yes
FW04	Plot 84 Bedroom 1	1,135x1,200	4/16/4 clear	Yes
FW05	Plot 85 Bedroom 2	1,135x1,275	4/16/4 clear	Yes
FW06	Plot 85 Bedroom 1	1,135x1,275	4/16/4 clear	Yes
FW07	Plot 85 Kitchen	1,135x1,050	4/16/4 clear	-
FW08	Plot 85 Bathroom	685x1,050	4/16/4 obscure	-
FW09	Plot 85 Hall	1,135x1,200	4/16/4 clear	-
FW10	Plot 84 Bedroom 2	1,135x1,200	4/16/4 clear	Yes
FW11	Plot 84 Bathroom	685x1,050	4/16/4 Obscure	-
FW12	Plot 83 Bedroom 1	1,135x1,200	4/16/4 clear	Yes
FW13	Plot 83 Bedroom 1 Ensuite	685x1,050	4/16/4 Obscure	-
FW14	Plot 83 Bedroom 1 Ensuite	1,135x1,200	4/16/4 Obscure	-
FW15	Plot 83 Bathroom	685x1,050	4/16/4 Obscure	-
FW16	Plot 83 Bedroom 2	1,135x1,200	4/16/4 clear	Yes



FRONT ELEVATION



SIDE ELEVATION

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PLOTS 83-85 | ELEVATIONS 1 OF 2
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_HT83_400

House Type -
Plot 83 - D-SP - Private
Plot 84 - C-SP - Private
Plot 85 - F1 - Private