

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 detail drawings must be read in conjunction with Crayken Homes specification.
4. For SAP and Energy Assessments Please refer to SAP ASSESSOR documentation
1. Drawings to be read in conjunction with Structural Engineering engineering drawings
2. Steelwork to be finished with intumescent paint achieving 30min fire rating.
3. All masonry above the steel roof frames should be fixed to the steelwork using minimum 2mm dia. steel rods or d-banded Jeebs (as per the specification 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.
6. Windows to be set minimum 300mm into cavity.
7. Cavity barriers to be Part W all junctions.
8. Fire resistance to floor entrance (see standard construction details for construction method).
9. WC door to be set back 250mm from the pan on side entrance WCs.
10. Lift latches to be 1/2 hour fire rated and insulated.
11. All doors to be self closing and to be installed in complying with fire compartment floors providing 1 hour fire resistance.

1. All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mid floor.
2. Triangular restraint frames may be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
3. Increased risk of 2 storey flat when temporary boarding & joists are removed from flat roof openings when working on the roof.

First floor windows (permanent block only) to be installed by specialist contractor, blocks to be checked for defects on a weekly basis and replaced where necessary.

Roof trusses/rafters/limber 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 steel to be propped and secured in accordance with engineers guidance.

Work to be carried out in accordance with the normal hazards and risks faced by a competent contractor, and are to be read in conjunction with the job specific risk assessment.

1. Window, external doors & GRP canopy styles may vary. Refer to plot schedules.
2. French doors to be fitted with safety glazing.
3. External positions may vary. Refer to drawings to take precedence.
4. Refer to External Materials Schedule for material allocation and specification.
5. Provide lead flashing, cavity batten & soakers, stepped at applicable, at all wall/roof or canopy abutments. & underside of clis to verify life hanging.
6. SVPs to terminate minimum 900mm above opening.
7. External positions may vary. Refer to drawings to take precedence with NIBC Chapter 6.2 p.10 - equivalent to open perpendicular every 1.2m. Where cavities are subdivided by cavity barriers, provide vents to each section. Lateral restraint of gable end and roof to be provided by timber frame panels as per detail in accordance with NIBC Technical Note 7/275. Additional wall ties to be provided as per detail 10 - refer to separate detail for further information.

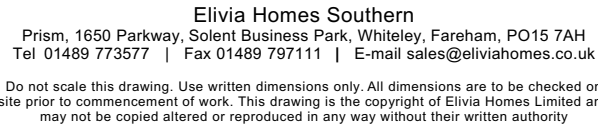
-  - Denotes vertical movement joints as per engineers details
-  - Denotes bedjoint reinforcement above and below openings as per engineers details (Ancon AMR/5/D3.0/W60)

|    |   |                                               |
|----|---|-----------------------------------------------|
| 1  | - | Facing Brick Type 1                           |
| 2  | - | Facing Brick Type 2                           |
| 3  | - | Vertical Tile Hanging                         |
| 4  | - | Detail brick - Banding                        |
| 5  | - | Detail Brick - Cont brick Cills               |
| 6  | - | Decorative Lead Flashing below cill           |
| 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                         |

1. Windows opening below 800mm, first floor & above;
2. Windows openings between 600-800mm of ffl should have two horizontal bars to act as guarding.
3. Windows opening between ffl - 600mm must have a horizontal bar & non climbable vertical balustrading.
4. All guarding & balustrading must resist horizontal forces given in BS 6399.
5. 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.

|     |                                                                      |
|-----|----------------------------------------------------------------------|
| 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 No            |                        | Window Schedule |               | Glazing | Egress |
|----------------------|------------------------|-----------------|---------------|---------|--------|
| Location             | W x H Size             |                 |               |         |        |
| Floor 01-First Floor |                        |                 |               |         |        |
| GW01                 | Plot 29 Kitchen Dining | 1,135x1,050     | 1/614 Clear   | -       | -      |
| GW02                 | Plot 30 Kitchen Dining | 1,135x1,050     | 1/614 Clear   | -       | -      |
| GW03                 | Plot 30 WC             | 685x1,050       | 1/614 Obscure | -       | -      |
| GW04                 | Plot 30 Living room    | 1,135x1,350     | 1/614 Clear   | -       | -      |
| GW05                 | Plot 30 Living room    | 1,135x1,350     | 1/614 Clear   | -       | -      |
| GW06                 | Plot 29 WC             | 685x1,050       | 1/614 Obscure | -       | -      |
| Floor 01-First Floor |                        |                 |               |         |        |
| FW01                 | Plot 29 Bedroom 3      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW02                 | Plot 29 Bedroom 1      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW03                 | Plot 30 Bedroom 2      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW04                 | Plot 30 Bedroom 3      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW05                 | Plot 30 Bathroom       | 685x1,050       | 1/614 Obscure | -       | -      |
| FW06                 | Plot 30 Bedroom 2      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW07                 | Plot 30 Bedroom 1      | 1,135x1,200     | 1/614 Clear   | Yes     | -      |
| FW08                 | Plot 29 Bedroom 2      | 685x1,050       | 1/614 Obscure | -       | -      |



**PLOTS 29&30 | ELEVATIONS**  
DEVELOPMENT AT:  
LAND NORTH SIDE OF GRANGE ROAD  
NETLEY ABBEY

ELIVIA HOMES LIMITED

Scale : 1:50 @ A1 Date : MAY 2021  
Drawing No : 04.21\_HT29\_400

**House Type -**  
Plot 29&30 - C - Private