

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 diameter steel rods or d-banded Jolee (as per 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. Refer to fire entrance (see standard construction details for fire door construction method).
9. WC door to be set 250mm from the pan on the side entrance WCs.
10. All latches to be 1/2 hour fire rated and insulated.
11. All doors to be self-closing and to be installed in complying with 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 (struts) must 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 both stairwell openings when fitting soffits.

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

Roof tiles/slates/linnet/beam panels to be installed using appropriate handling equipment, using lifting cranes where necessary and in accordance with the safe system of working. Unloaded/unsupported slates to be propped and secured in accordance with engineers guidance.

Roofs and risks of collapse are to be assessed for thermal hazards and are to be faced by a competent contractor, and are to be installed 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 wall 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 trim & soakers, stepped at applicable, at all roof/wall or canopy abutments; & underside of clis to verticle line hanging.
6. SVPs to terminate minimum 900mm above openings.
7. External wall positions may vary. Refer to drawings to take precedence with NHC8 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 facing masonry to be fixed back to timber frame panel in accordance with NHC8 Chapter 6.2 p.10 – equivalent to open perpendicular every 1.2m. To be provided as per detail 10 - refer to separate detail for further information.

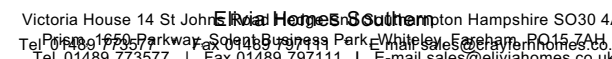
- - Denotes vertical movement joints as per engineers details
- - Denotes bedjoint reinforcement above and below openings as per engineers details (Ancon AMR/5/D3.0/W60)

1	-	Facing Brick Type 1
2	-	Facing Brick Type 2
3	-	Vertical Tile Hanging
4	-	Detail brick - Banding
5	-	Detail Brick - Cont' brick Gills
6	-	Decorative Lead Flashing below cill
7	-	State 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)
	-	Garage Frontal Door

1. Windows opening below 800mm, first floor & above;
 - Windows openings between 600-800mm of ffl should have two horizontal bars to act as guarding.
2. Windows opening between ffl - 600mm must have a horizontal bar & non climbable vertical balustrading.
 - All guarding & balustrading must resist horizontal forces given in BS 6399.
3. 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 Schedule					
Window No	Location	W x H Size	Glazing	Egress	
Floor 09-Ground Floor					
GW01	Plot 25 Dining Area	1,135x1,350	4/16/4 clear	-	
GW02	Plot 25 Living room	1,135x1,350	4/16/4 clear	-	
GW03	Plot 25 Kitchen	1,135x1,050	4/16/4 clear	-	
Floor 01-First Floor					
FW01	Plot 25 Bedroom 3	1,135x1,200	4/16/4 clear		Yes
FW02	Plot 25 Bathroom	685x1,050	4/16/4 Obscure		Yes
FW03	Plot 25 Bedroom 4	1,135x1,200	4/16/4 clear		Yes
FW04	Plot 25 Bedroom 2	1,180x1,200	4/16/4 clear		Yes
FW05	Plot 25 Bed 1 Ensuite	685x1,050	4/16/4 Obscure		Yes
FW06	Plot 25 Bedroom 1	1,135x1,200	4/16/4 clear		Yes



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PLOT 25 | ELEVATIONS
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

CRYSTALFORMS LIMITED

Scale : 1:50 @ A1 Date : MAY 2021
Drawing No : 04.21_HT25_400

House Type -
Plot 25 - B - Private