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 ppb 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). Proprietory 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/trusses/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 cills to vertical tile hanging.
6. SVP's to terminate minimum 900mm above openings.
7. Provide ventilation to timber frame cavity in accoradnce 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/S/D3.0/W60)

MATERIAL SCHEDULE
Note: Refer to Crayfern external material schedule for plot specific scheduling.

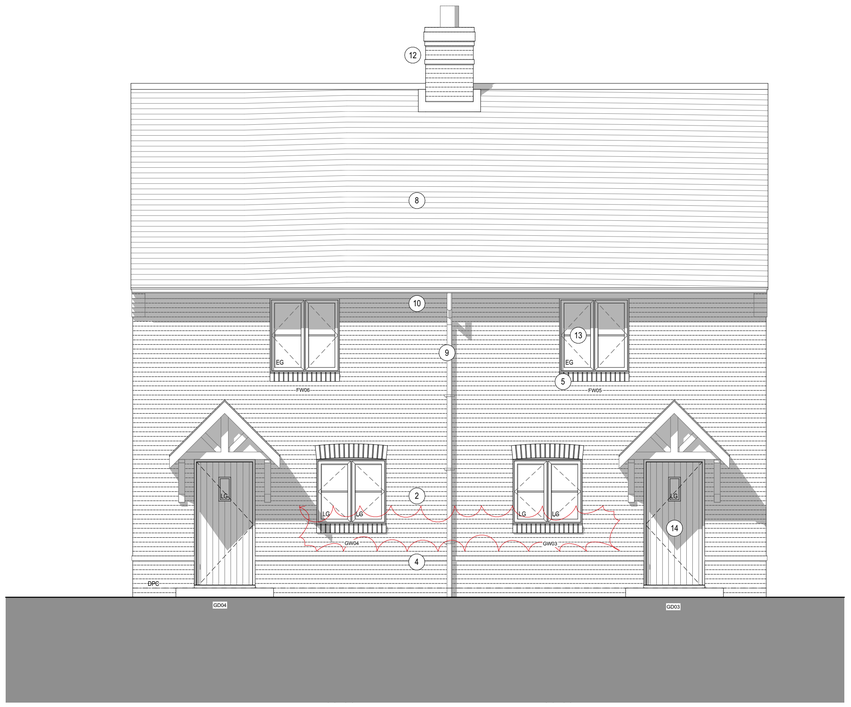
1	-	Facing Brick Type 1
2	-	Facing Brick Type 2
3	-	Vertical Tile Hanging
4	-	Detail brick - Banding
5	-	Detail Brick - Cant brick Cills
6	-	Decorative Lead Flashing below cill
7	-	Slate Effect Fibre cement tile
8	-	Plain roof tile - Flamed Red
9	-	UPVC Gutters and RW Pipes (black)
10	-	UPVC Fascias, bargeboards and Soffits (Black)
11	-	Rooflight
12	-	GRP Chimney
13	-	UPVC Windows (White)
14	-	Composite Front Entrance Door - (Black)
15	-	Garage Personel Door

WINDOW NOTES
1. Windows opening below 800mm, first floor & above:
- Windows openings between 600-800mm of ffl should have two horizontal bars to act as guarding.
- 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.
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.

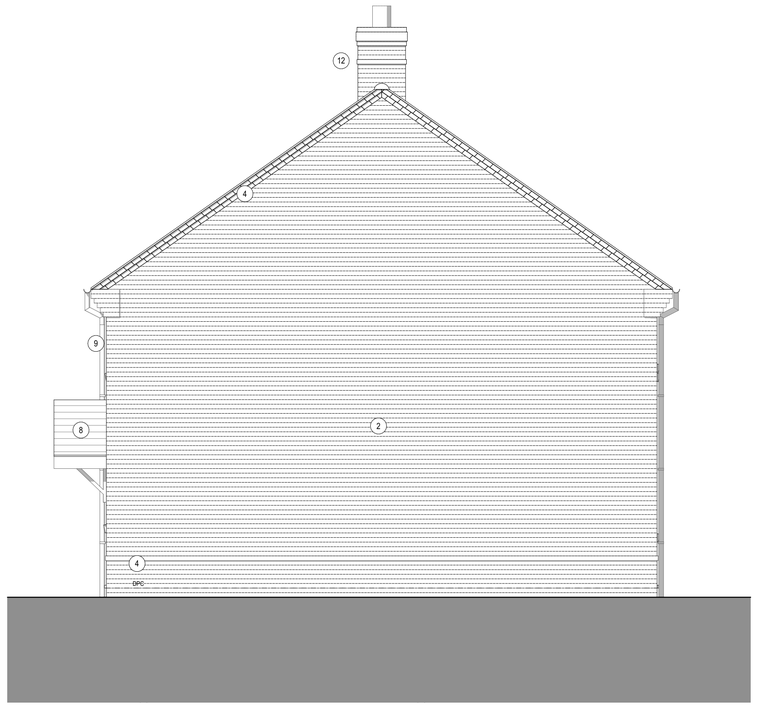
KEY
EG - Egress window
Obs - Obsucre Glazing
LG - Laminated Glass (to all ground floor and accesible windows/doors)
TG - Toughened Glass (to diagram 5.1 in Part K)

Window Schedule

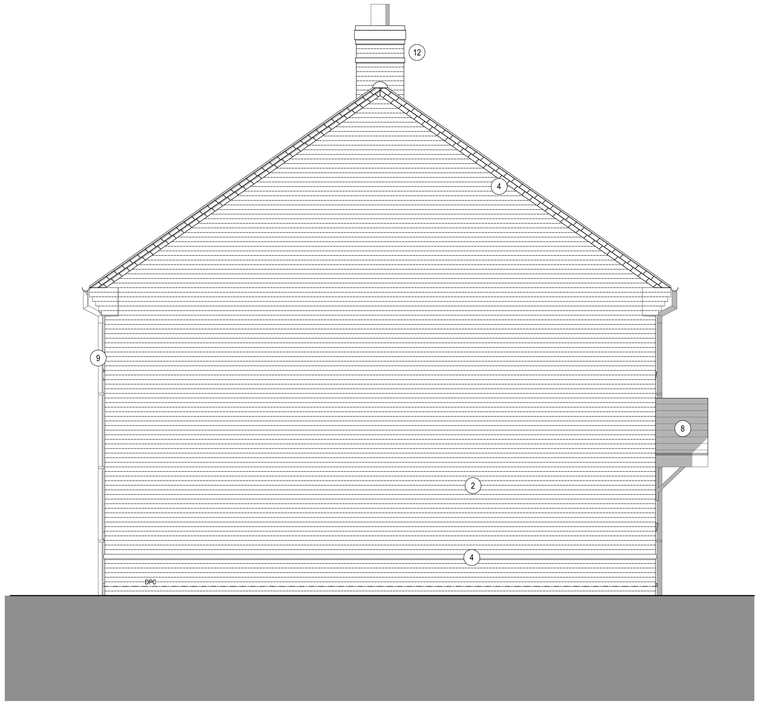
	Window No	Location	W x H Size	Glazing	Egress
Floor	**GF-Ground Floor**				
	GW01	Plot 60 Living room	1,135×1,200	4/16/4 clear	-
	GW02	Plot 61 Living room	1,135×1,200	4/16/4 clear	-
	GW03	Plot 61 Kitchen	1,135×1,050	4/16/4 clear	-
	GW04	Plot 60 Kitchen	1,135×1,050	4/16/4 clear	-
Floor	**01-First Floor**				
	FW01	Plot 60 Bed 1 Ensuite	685×1,050	4/16/4 Obscure	-
	FW02	Plot 60 Bedroom 1	1,135×1,200	4/16/4 clear	Yes
	FW03	Plot 61 Bedroom 1	1,135×1,200	4/16/4 clear	Yes
	FW04	Plot 61 Bed 1 Ensuite	685×1,050	4/16/4 Obscure	-
	FW05	Plot 61 Bedroom 2	1,135×1,200	4/16/4 clear	Yes
	FW06	Plot 60 Bedroom 2	1,135×1,200	4/16/4 clear	Yes



FRONT ELEVATION



SIDE ELEVATION



SIDE ENTRANCE ELEVATION



REAR ELEVATION

House Type -
Plot 60-61 - E - Private

ELIVIA HOMES

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PLOT 60-61 | ELEVATIONS
DEVELOPMENT AT:
LAND NORTH SIDE OF GRANGE ROAD
NETLEY ABBEY

FOR
ELIVIA HOMES LIMITED

Scale : 1:50 @ A1 Date :MAR 2021
Drawing No : 04.21_HT60_400