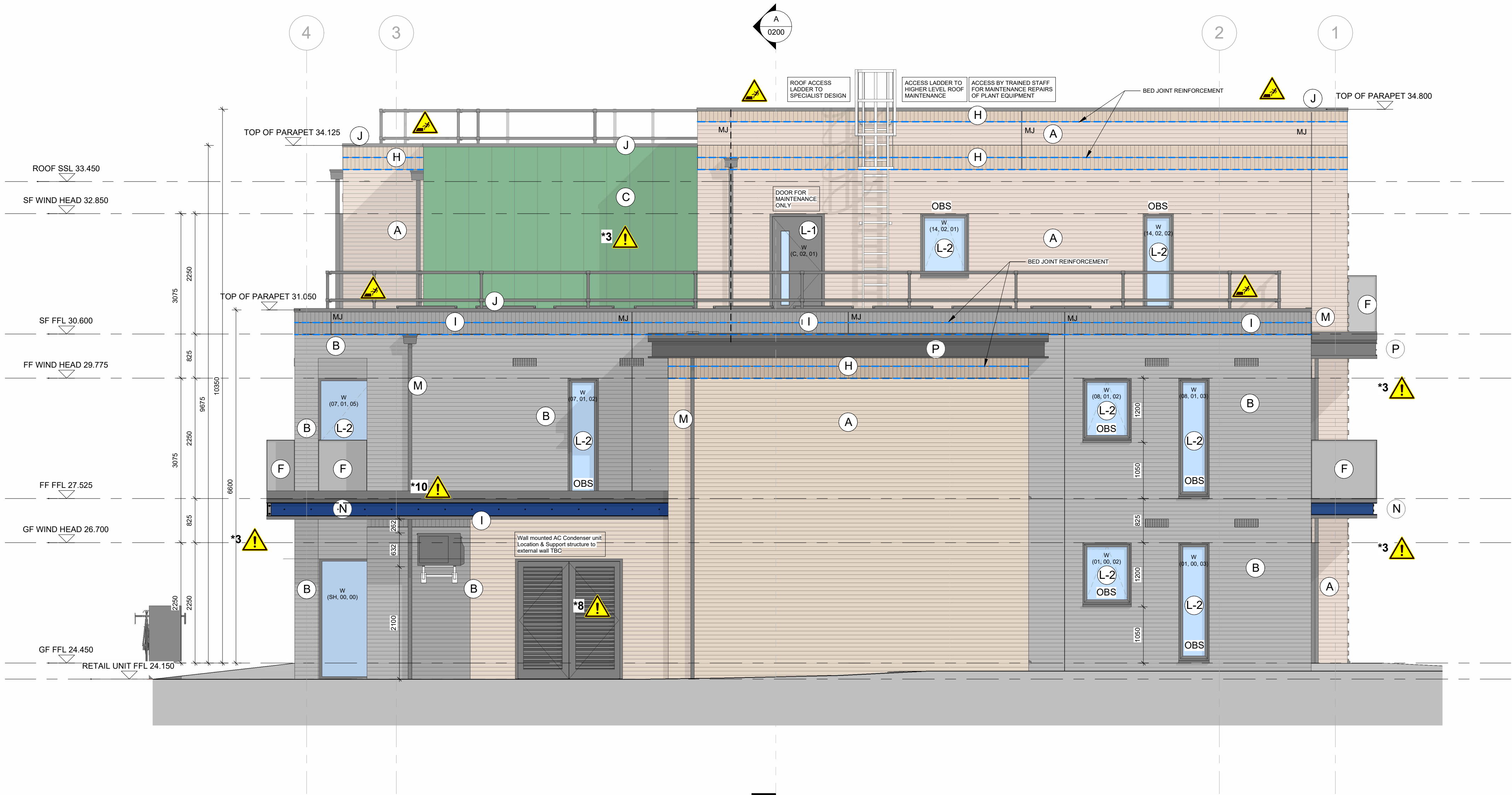


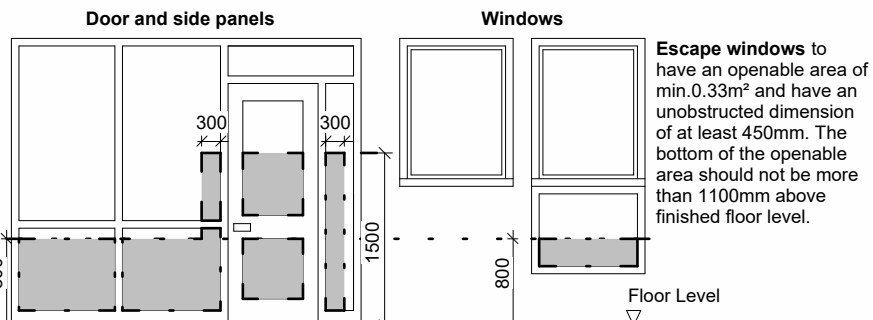
Client Approval					
A - Approved					
B - Approved with comments					
C - Do not use					
Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
P01	Preliminary Issue	EA	03/05/24	HD	03/05/24
P02	Preliminary Issue. For Information	EA	04/07/24	HD	04/07/24
T01	Tender Issue	EA	24/07/24	HD	24/07/24
B01	Building Regulations Issue	EA	19/08/24	HD	19/08/24
C01	Construction Issue	EA	11/04/25	HD	11/04/25
C02	Amiri comments added	EA	01/05/25	HD	01/05/25
C03	Yellow Zinc, Yellow balcony panels and Yellow doors omitted as per Amiri's instructions. Materials key updated.	EA	05/08/25	HD	05/08/25
C04	Steelwork coordinated. Grindlines added. Updated as clouded.	EA	10/10/25	HD	10/10/25
C05	Updated to NHBC comments	EA	13/10/25	HD	13/10/25
C06	Flat windows/doors changed to UPVC.	EA	05/11/25	HD	05/11/25
C07	Air vents added to elevations. Refuse store updated	EA	09/12/25	HD	09/12/25
C08	Top of Parapets Amended	HD	20/03/26	HD	20/03/26
C09	Roof Plan Amended to Suit Directional Falls to Specialist Sub-Contractor Design	HD	18/05/26	HD	18/05/26
C10	KEGguard roof safety system, PV layout added & Retail unit entrance doorway with curtain wall revised	MD	01/07/26	HD	01/07/26
C11	Revised Balcony/Canopy tags & materials	MD	02/07/26	HD	02/07/26
C12	Revised Zinc cladding layout	MD	08/07/26	HD	08/07/26



WHERE SOLDIER AND STACKED SOLDIER COURSING IS SHOWN ON THE ELEVATION TO PARAPETS BRICK JOINT REINFORCEMENT IS TO BE PROVIDED AT EACH COURSE. ALL TO S/E SPECIFICATIONS.

CRITICAL GLAZING & SAFETY GLASS

Approved Document Part K outlines glazing to critical locations as per Part K diagram 5.1. Hatched areas show critical locations in internal and external glazing to doors, side panels, screens and windows, these areas should be glazed with safety glass to BS 6206:1981.
Part Q : All ground floor windows and other easily accessible windows must be to PAS 24:2016 or other standards i.e. STS 204 Issue 3:2012, LPS 1175 Issue 8:2019 security rating 1 or LPS 2081 Issue 1:2015 security rating A.



PROTECTION FROM FALLING. APPROVED DOCUMENT Q12(a)

Openings that can be opened wider than 100mm may form part of the overheating mitigation strategy where they meet all of the following conditions:
a. Window handles on windows that open outwards are not more than 650mm from the inside face of the wall when the window is at its maximum openable angle.
b. Guarding meets the minimum standards in Table 5.1.
c. Guarding does not allow children to easily climb it. For example, horizontal bars should generally be avoided.
NOTE: To ensure safe operation it may be necessary to reduce the size of the outward opening windows and provide more windows to meet the required free area.

Change in floor level between inside and outside	Guarding Height
Less than 600mm	Approved document K applies
More than 600mm	1100mm

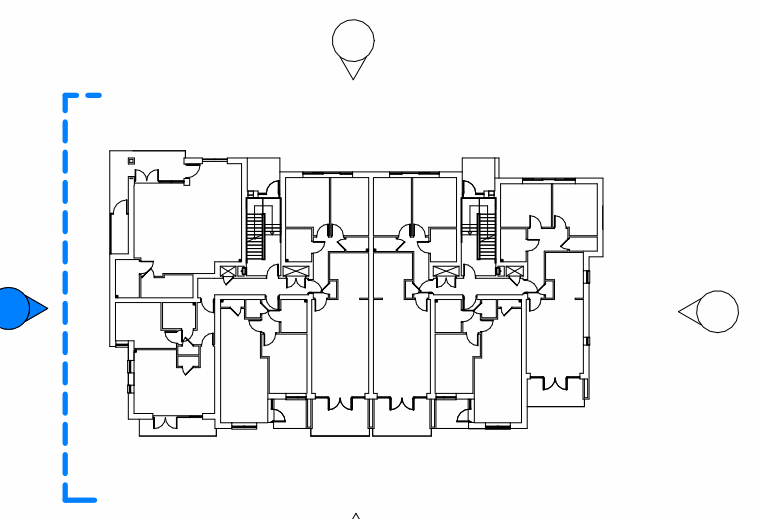
NOTES:
1. This approved document has increased levels of protection from falling compared to Approved Document K. Where applicable, the higher standard applies.
2. Guarding should be sized to prevent the passage of a 100mm sphere.

MHA PI Cover stipulates a Fire Safety Exclusion for ACM / combustible material cladding systems. MHA Policy excludes any Claim arising out of any Fire Safety Notification. A Fire Safety Notification is defined as: Any Claim(s), losses, liability, costs, expenses or defence costs directly or indirectly arising out of or connected to the fire resistant and/or fire-retardant characteristics of external ACM and/or combustible material cladding systems. The appointed Fire Consultant prepares the Fire Strategy. Their review and comments have been included in this drawing.

RISK ANALYSIS KEY	
	Warning - Of a residual risk that cannot be designed out
	Indication - Of a residual risk requiring compulsory action
	Conveys information about how a residual risk is to be managed
	Prohibition - Indicates a residual risk requiring a specific action to be avoided

RISK LEGEND	
Maintenance access. Risk of Falling from height.	*8 Refuse store (recycled paper) vs Apartment option
*1 Dry riser shaft fire stopped at each floor level using Rockwool range of firestopping products or similar. Intumescent pillows, Firepro softseal strips, firestop compound, ablative liquid and firepro glues to be utilized to suit the application in accordance with manufacturers instructions, all to meet 60minutes fire rating.	*9 Evacuation alert system to BS 6629 panel to be wall mounted and visible from entrance door and sidelight. All to be agreed with the local Fire Authority.
*2 Service risers in stair enclosures & corridors must be fire compartmented at each level and not contain a fire risk and in accordance with BS 8313. Doors to be kept locked shut.	*10 Signage to warn larger vehicles of the canopy height to the commercial unit.
*3 Surface Spread of flame for canopies, balconies & cladding. Materials achieving class A1 or A2-s1, d0	*1 Ensure Part B compliance Dia. 3.9 Travel distance is less than 4.5m. No requirement for Smoke control in the lobby
*4 Cavity barrier at floor level on balconies	*2 Part M4(2) Compliance
*5 Design out risk of falling from height vs maintenance access	*3 M&E Strategy and Design
*6 Structural stability to be discussed with S/E	*4 Commercial unit vs Apartment option
*7 Dry Riser location to be agreed with local Fire Brigade. Horizontal pipework required to GF outlet	

SCHEDULE OF EXTERNAL MATERIALS	
Walls	A Facing Brickwork to LA Approval Colour: Buff B Facing Brickwork to LA Approval Colour: Dark Grey C Green Zinc Cladding Vertical Seams
Balconies & parapets	E Aluminium handrail N Galvanised Steel P Zinc faced roof edge F Grey balcony panels
Feature bands	G Protruding brick detail H Soldier course. Buff brick I Soldier course. Dark grey brick
Copings	J Aluminium coping over Brick K Aluminium coping over Zinc
Windows & Doors	L-1 Aluminium framed windows & doors to communal entrance doors and shop front L-2 UPVC windows & doors to flats
Rainwater Goods	M PVCu colour to match windows



Client	Amiri Homes
Job title	Queens View Netley Abbey
Job No.	19-067
Drawing title	GA Elevation West
Drawn	EA
Date	03/05/23
Checked	HTD
Date	03/05/23
Scale	@ A1 1 : 50
Pro.	QVW
Org.	MHA
Zone	ZZ
Level	ZZ
Type	DR
Role	A
No.	0301
Suitability	SO
Rev.	C12