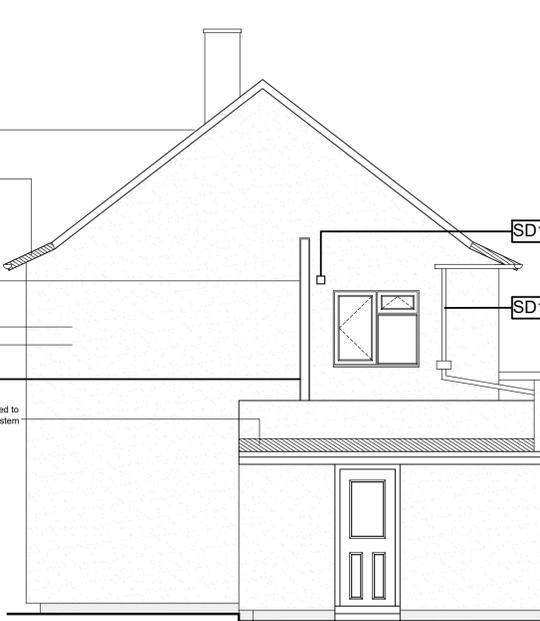
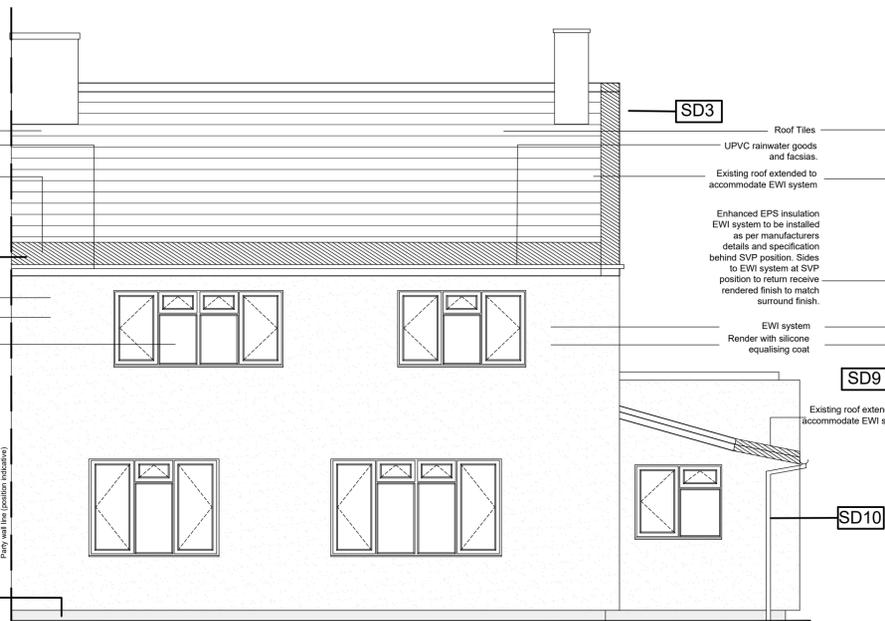
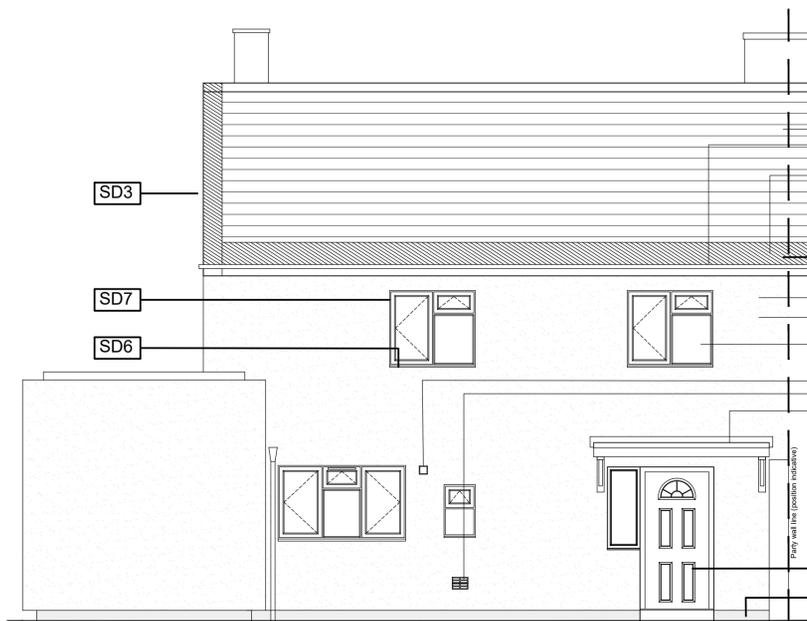
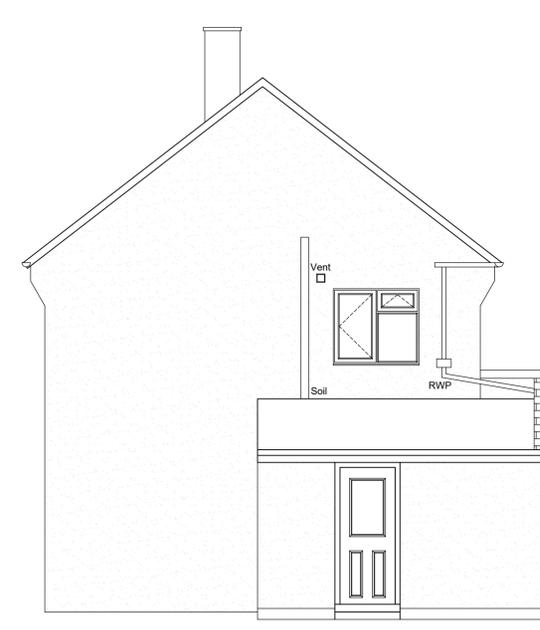
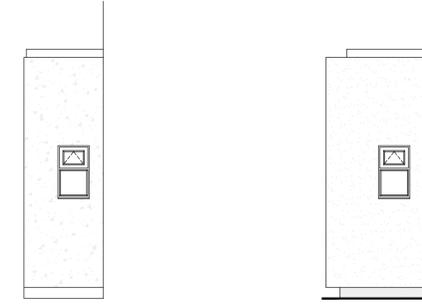
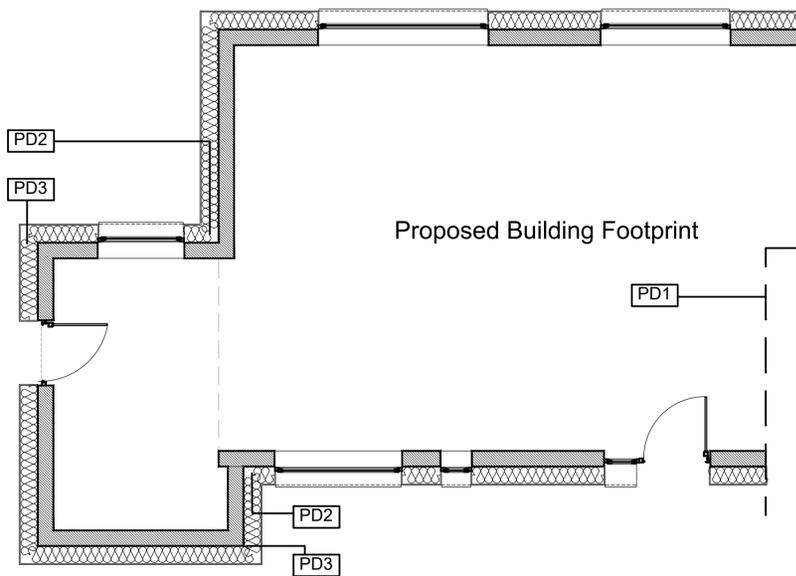


Construction Notes:

- To allow installation of EWI, remove from the following from existing façade:
 - Wall mounted fittings (eg lights, TV aerials, satellite dishes, grab rails, hooks, planter hangers etc) Temporary solution to be agreed as required for items required by resident during construction eg tv, satellite, grab rails etc. Items removed from walls to be stored for replacement after EWI work.
 - Existing wall mounted entrance canopies to be removed and disposed to allow full EWI to be installed to this zone. (New GRP entrance canopy to be installed)
 - Rainwater goods to be removed and disposed of. (New rainwater goods to be installed)
 - SVP's to be removed and disposed of. (New above ground SVP's to be installed)
- Roof extensions to be completed as necessary to allow the EWI to be installed. This is to include removal of lower rows of roof tiles and replacement to suit new roof profile. If additional roof tiles required, these are to match existing.
- New UPVC fascia's, soffits and verge trims to be installed for both roof extension work and retained roofs where roof extension is not necessary
- New roof ventilation to eaves to be installed as necessary
- New UPVC rainwater gutters to be installed
- New UPVC SVP's to swan neck around roof soffit/fascia
- Existing walls and substrates to be inspected for cracks, signs of movement, bowing etc before commencement of works. MDA to be informed immediately if it is believed substrate is defective.
- Allow for pull out tests as required to satisfy design criteria of proposed EWI system.
- Prior to EWI insulation installation, a parge coat is to be applied over the substrate to create an air tight barrier. This parge coat is also to ensure the line of EWI system is straight and level. System to be set out from high points of existing masonry and line truck from these points.
- EWI system to be mineral wool system and to be installed as per manufacturers details and specification
- EWI system to be either render finish (with silicone equalising coat) or brick effect render cut.
- Allow for all wall penetration services to be extended and adapted/replaced so that finished thickness of EWI is not compromised. Allow for all necessary communication for relevant statutory service providers. Any works to existing gas supplies, gas boilers and flues to be undertaken by suitable qualified gas safe operatives.
- Externally mounted gas pipes from the meter to be relocated to the face of the EWI. The route of the gas pipe across the façade to be improved where possible, to suit the new elevation design.
- EWI system to be installed with all necessary trims, base tracks and flashings as required and in accordance with manufacturers specifications and details.
- Allow for existing extracts to be extended to external face of EWI system with new duct through wall (to suit mechanical extract system). Aluminium grille to be installed to façade.
- Allow for existing air bricks to be fitted with extended sleeves and aluminium grille.
- Plinth below base track to be fitted with EWI system comprising XPS insulation with waterproof render. To be taken down below ground level as per details.
- Existing walls and fences abutting EWI system on party wall line to remain in position and EWI to be taken around these to centre of party wall on dwelling wall above.
- If walls/fences abutting dwelling are within property land (not on party wall line), existing walls to be carefully taken down next to property with the removed masonry kept for reuse. Wall to be reconstructed on original line of wall and to terminate 20mm from face of EWI system.
- Existing SVP's to elevations to be removed. Existing drainage points to waste water and toilets to be extended with collars/pipes to suit new UPVC SVP. Allow vertical drain runs to be swan necked into existing drainage points at ground level with EWI system thinned as necessary and as per details.
- Soffits to existing entrance porches/passageways under heat loss floors to be under drawn and insulated as per details.
- Windows to be either:
 - Retained and moved out as per details and to have EWI system returned to window frame with overall detail to existing cill (contractor to ensure that works do not effect existing openers, trickle vents and drain holes). Allow for UPVC L trim to interior surfaces to make good gaps left by window relocation.
 - Or
 - Replaced with UPVC thermally broken casement with sealed triple glazed unit. Due to large depth of cill on new window, allow for overall to this window. Allow for knock on pieces to window frame to allow casement to be removed if required, line of window to be brought forwards in reveal as indicated on drawings. Allow for UPVC L trim to interior surfaces to make good gaps left by window relocation.
- REFER TO ADDRESS LIST FOR PROPERTY DETAILS REGARDING WINDOW REPLACEMENT
- Existing entrance canopy to be removed and replaced with new GRP canopy of style as per design drawings for that archetype. Allow for fitting all necessary parging to EWI system to support canopy and flashings as required.



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:

IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

Significant Residual Risks :

Action to be Taken :

Refer to Health and Safety Plan

NOTES:
REFER TO DRAWING 550-(TE)-8627 REGARDING FIRE STOPPING ARRANGEMENTS

REV	DATE	AMENDMENTS	BY	APPR

Do not scale from this drawing.
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works.
Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications; any disparity is to be brought to the attention of Michael Dyson Associates Limited prior to the commencement of any fabrication or building works.
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CLIENT :
CONNEXUS HOUSING LTD

PROJECT :
CONNEXUS WARMER HOMES ERDF PROJECT

TITLE :
**PROPOSED GENERAL ARRANGEMENTS
1 & 4 WOODLAND VIEW - ARCHETYPE QQ1**

DRAWN BY :	JMY	APPROVED BY :	
DATE :	DEC/2020	DATE :	
SCALE :	1:50	ORIGINAL DRAWING SIZE	841 x 594 - A1
DRAWING No :	260-(TE)-8627-(Type QQ1)	REV.	

