

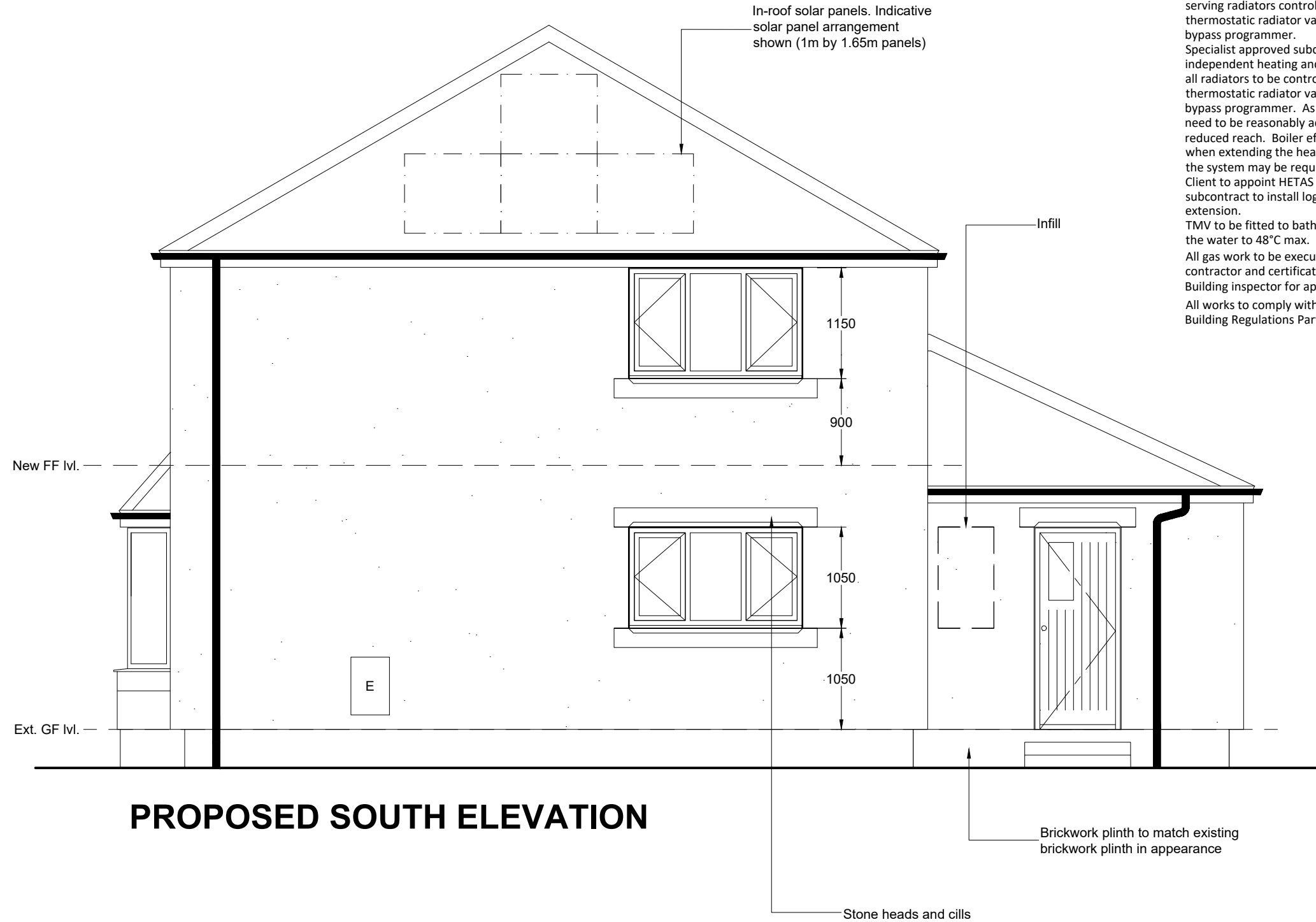
RAINWATER GOODS

Install uPVC rain water goods / gutters including all stop ends, outlets, union brackets etc. Gutters to have 65mm round downpipes, including offsets, barrel clips, sockets and shoes.

Ensure that gutters and fall pipes are securely fixed to sound substrate in accordance with manufacturer's recommendations and that gutters are laid to adequate falls and properly connected to fall pipes. Clean, wash down and ensure all gutters and outlets are watertight and unobstructed on completion.

HEATING AND HOT WATER SYSTEMS

All work to be carried out by service provider and in conjunction with appointed building contractor. Client to liaise with service provider over new meters. Provide new gas supply; including for new mains supply box to new external wall; all work to be carried out by service provider and in conjunction with appointed building contractor. Boiler to supply domestic hot water and the heating system comprising steel panel finned radiators with thermostatic valves to all new rooms. Provide new independent heating and hot water system to be combination boiler, site in utility room; serving radiators controllable in each room with thermostatic radiator valves and fully pumped with bypass programmer. Specialist approved subcontractor to provide an independent heating and hot water system including all radiators to be controllable in each room with thermostatic radiator valves and fully pumped with bypass programmer. As per Part M, boiler controls need to be reasonably accessible to people who have reduced reach. Boiler efficiency should be assessed when extending the heating system and upgrading the system may be required to a 92% efficient boiler. Client to appoint HETAS approved specialist subcontract to install log burner within new extension. TMV to be fitted to baths to limit the temperature of the water to 48°C max. All gas work to be executed by a Gas Safe registered contractor and certificates to be submitted to Building Inspector for approval. All works to comply with relevant sections of the Building Regulations Part G, J and L1B.



PROPOSED SOUTH ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.D	Added building regulations notes (subject to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playroom window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments.	12.12.23
Rev.C	Added bay windows to Senior Planners comments.	07.09.23
Rev.B	Added bay windows to Senior Planners comments.	24.04.23
Rev.A	Updated fenestration to Senior Planners comments.	01.02.23
REV		



www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION. PROPOSED FIRST FLOOR EXTENSION. PROPOSED REFURBISHMENT OF DWELLING. PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.

CLIENT DETAILS:
MR S JARVIS.
1 POOL ROAD,
OTLEY.
LS21 1HL.

DRAWING TITLE:
PROPOSED SOUTH ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	11/22	M3905/04/203	D