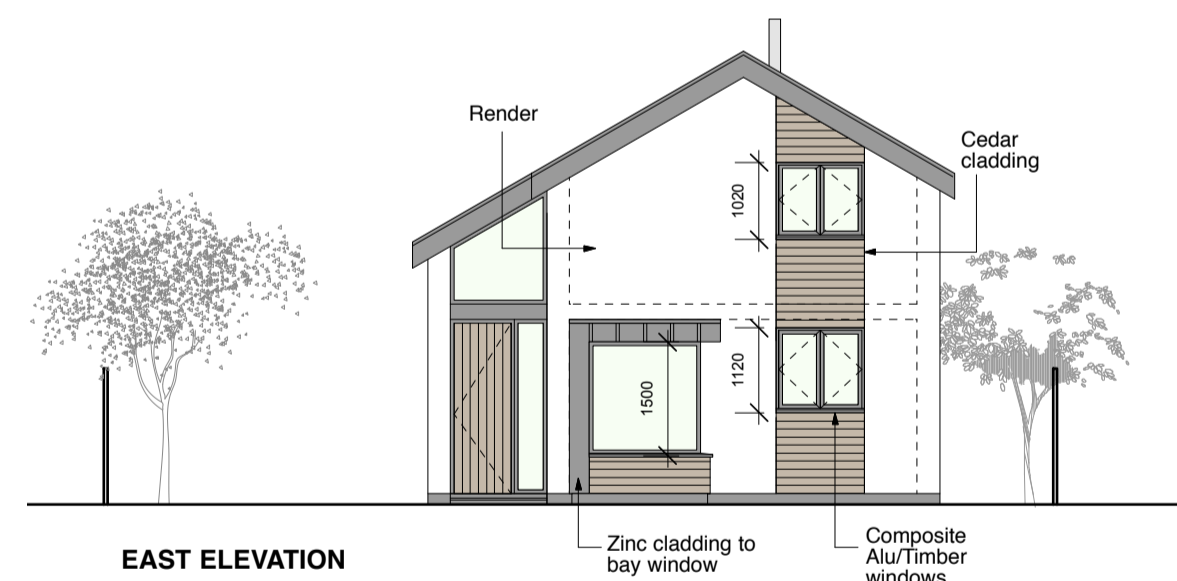


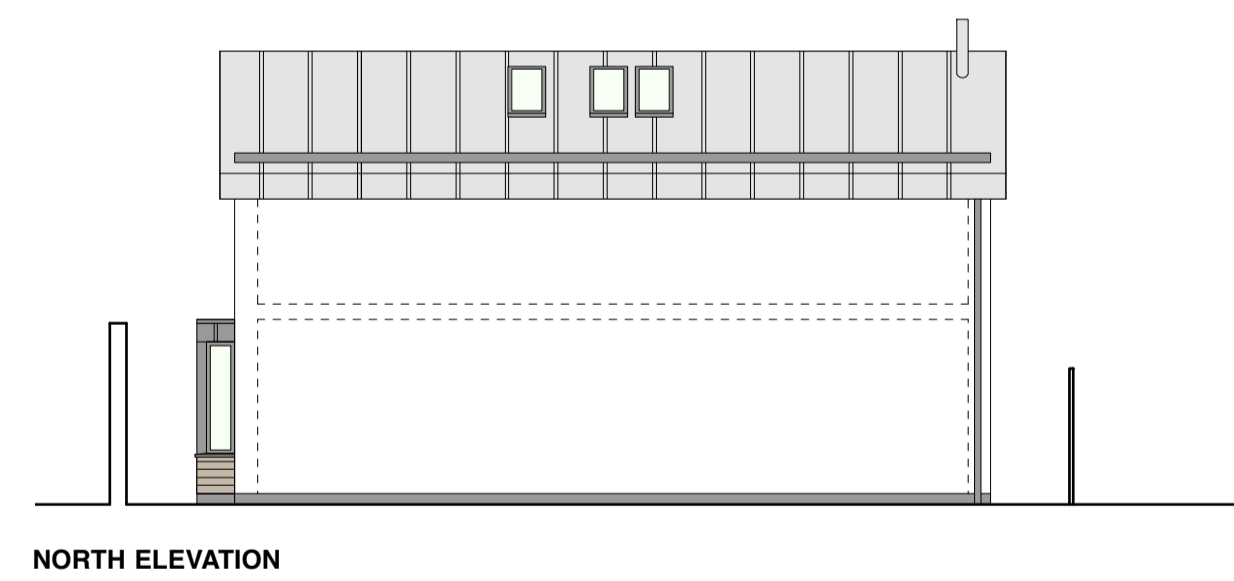
SECTION AA @ 1:25



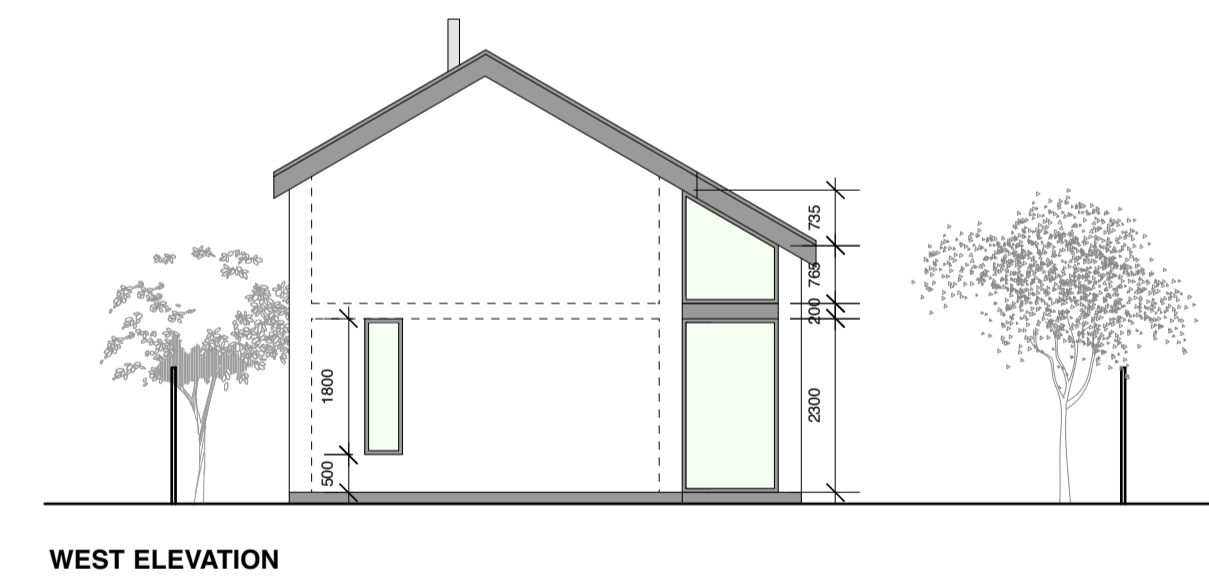
EAST ELEVATION



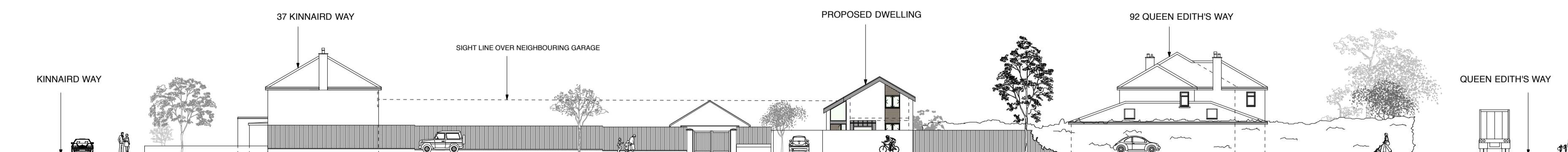
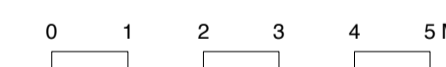
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



PROPOSED STREET ELEVATION @ 1:250

**NOTES:**

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AN IMPROVEMENT BY THE CONTACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY AND COMPLY WITH ANY APPROVAL NECESSARY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND GOOD BUILDING PRACTICE. IF THE CONTRACTOR WISHES TO USE ANY ALTERNATIVE MATERIALS TO THOSE SPECIFIED, THEY MUST BE SUBMITTED TO THE BUILDING CONTROL OFFICER AND PLANNING OFFICER FOR APPROVAL. NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN APPROVED.

ALL POSITIONS OF DRAINAGE RUNS AND TYPES OF DRAINAGE INDICATED ON DRAWINGS ARE PROVISIONAL ONLY CONTRACTOR TO CHECK INVERT & POSITION OF EXISTING DRAINAGE SYSTEMS TO ENSURE ADEQUATE FALL & TO ENSURE BCO IS SATISFIED WITH SITE INVERTS BEFORE EXCAVATION OF DRAINAGE RUNS.

ALL DRAWINGS AND SPECIFICATION TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS. CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.

CLIENT MUST ENSURE ALL ASPECTS OF THE "PARTY WALL ETC. ACT 1996" ARE COMPLIED WITH PRIOR TO ANY WORKS COMMENCING ON SITE.

CLIENT MUST ENSURE THAT RESPONSIBILITIES UNDER THE CDM REGULATIONS 2015 ARE FULFILLED.

**INTERNAL PARTITIONS.**  
100 x 50mm sw studding with 12.5mm plasterboard and skim both sides. Provide 100mm mineral wool insulation between studs.

**STAIRCASE (TBC).**  
Staircase to be constructed of softwood timber to sizes as noted below and as shown on staircase details. Headroom to be 2m minimum measured vertically above pitch line. Handrail Heights:- 900mm above flights, 1100mm on landings. Balusters to be equally spaced with gaps less than 100mm. Treads: min goings of 220mm. Risers: max rise of 200mm.  
*Note: Stair to have open treads to match existing.*  
**Manufacturer to take dimensions BEFORE commencing manufacture.**

**LINTELS.** (SEE STRUCTURAL ENGINEERS INFORMATION FOR FURTHER DETAIL)  
All lintels (unless subject to engineers design) to be Catnic insulated steel lintels as indicated on drawing (or similar) over all new openings, 150mm end bearing to all lintels.

**STEELWORK.**  
All steel sections to be to Structural Engineers designs & protected in the event of a fire with 2 layers of 12.5mm plasterboard & a final coat of skim.

**ROOM VENTILATION.**  
Bathrooms and Utility to have Xpelair GXC6 or equal extractor fan, ducted to external air.

Mechanical ventilation be provided as follows:-  
Kitchen: 60 litres/second OR 30 l/s if cooker using hood;  
Utility: 30 litres/ second;  
Bathroom/en-suite: 15 litres / second with 15 min over-run timer;

All windows, rooflights and doors to be fitted with trickle ventilators' to provide background ventilation with minimum opening area of 4000mm sqm. The proposed dwelling should provide a total minimum background ventilation rate of 50000mm2 in accordance with Approved Doc F1.

**ROOF VENTILATION**  
All roof spaces shall be ventilated in accordance with relevant recommendations of BS5250  
Where insulation follows the slope of the roof then provide suitable fly screened ventilation in two opposite side to promote cross ventilation equivalent to continuous eaves vent gap 25mm wide to pitched roof. Also provide ridge level ventilation of at least equal to 5mm continuous ventilation strip. Provide 50mm min continuous free air space between insulation and underside of roof sarking felt by use of marley or equal ventilation ducts. (If existing roof has breather membrane then 50mm airgap can be reduced to 20mm)

**GLAZING (TARGET 'U' VALUE OF 1.6 W/M2K)**  
All glazing to be double glazed sealed units into new uPVC frames with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum 16mm air gap. Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass, trickle vents to be fitted to all new windows to provide 8000mm2 per habitable room.

**SMOKE DETECTORS.**  
Self contained smoke alarms to BS 5446 part 1 and installed in accordance with building regulations Approved document B Volume 1. Detectors are to be provided at each level (hall & landings) and to be mains powered with battery back up and inter connected, so in the event of one detector being triggered, all remaining detectors will be activated.

**CARBON MONOXIDE DETECTOR**  
A carbon monoxide detector must be sited in the same room as the appliance, on the ceiling then at least 300mm away from any wall or, if it is located on a wall, as high up as possible (above any doors or windows) but not within 150mm of the ceiling. And between 1M and 3M horizontally from the appliance. Any carbon monoxide detectors used must comply with BS EN 50292:2002 and follow the manufacturers installation guidelines.

**HEATING INSTALLATION.**  
New Gas Combi boiler and balanced flue with SEDBUK "A" Rating. Balanced flue to be min. 600mm from any opening and extractor fan and have a protected guard externally. Radiators to be sited in room with the required kilowatt output as calculated by the GAS SAFE registered plumbing and heating engineer - positions to be agreed with the client. The installation of any gas appliances shall comply in all respects with part j of the building regulations and gas safety regulations 1984. All heating systems are to be fitted with thermostatic radiator valves as standard. The gas engineer is to confirm capacity required for new boiler. Client to confirm preferred brand/type.

**THERMAL CALCULATIONS**  
Thermal calculations (SAP 2009) to be provided to the local authority prior to any work commencing. An air pressure test, as built SAP calculations & an Energy Performance Certificate will be provided by an accredited person no later than 5 days upon completion of the work.

**COMMISSIONING.**  
Upon commissioning the maintenance and operational instructions for room thermostats to be provided and displayed in suitable location on to be determined and agreed on site. Commissioning certification to be provided for Boiler and central Heating system if new boiler installed. Occupant to be provided with operating and maintenance instructions from installer.

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		PROJECT: <b>LAND R/O 92 QEW</b>	
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<small>DO NOT SCALE THIS DRAWING - CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE &amp; REPORT ANY DISCREPANCIES IMMEDIATELY - IF IN DOUBT ALWAYS ASK BEFORE INSTALLATION</small>			