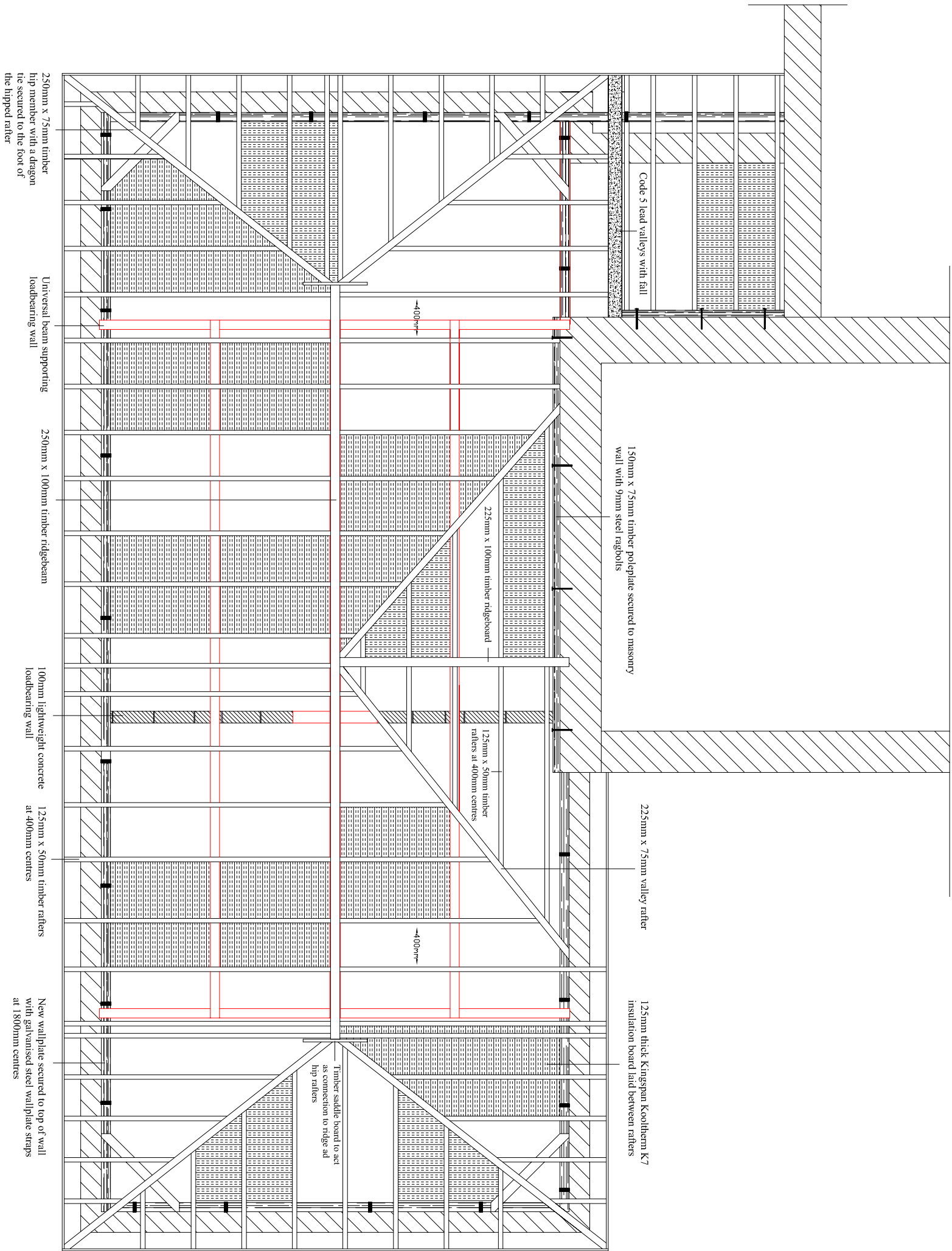


PROPOSED ROOF TIMBER LAYOUT



CONSTRUCTION NOTES

DRAINAGE

The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into a sustainable surface water outlet. The new dwelling will connect via a new inspection chamber at the front and by a chamber at the side to allow cleansing of the drain from both directions. The new foundations will be constructed below the invert level of the existing drains. Openings in walls for pipes are to be constructed with reinforced concrete lintels spanning over with a clear 50mm clearance all around the drain.

HEATING

Glow-worm High Efficiency Combi cxi boiler is to be sited in the kitchen. The boiler has a SEDBUK rating A efficiency 90.3 %. All radiators are to be fitted with TRV temperature control valves with thermostatic controls.

LIGHTING

All new light fittings shall be capable of using low energy high efficiency light bulbs.

MECHANICAL VENTILATION

Extract ventilation rate:-

Kitchen - 60 litres/second;

Bathroom - 30 litres/second.

Hot water appliances and sanitary ware taps are to be identified as being on the left hand side, maximum temperature to bath water to be regulated to 48 degrees.

CERTIFICATION

The following certification is to be deposited with the Local Authority Building Control Department on completion of the building works and before occupation of the building:-
Electrical test certificate.
Energy performance certificate.
Water efficiency calculation.

LEAD FLASHINGS

All perimeter wall and tile abutment flashings are to be Code 5 step flashings with soakers and valleys are to be on timber layboards extending 150mm over tilt fillet and the slates in lengths not exceeding 2100mm and fixed with copper nails at the top edges. Lead saddles form the top of each valley.

SCALE 1:50

DRAWING NO. 08