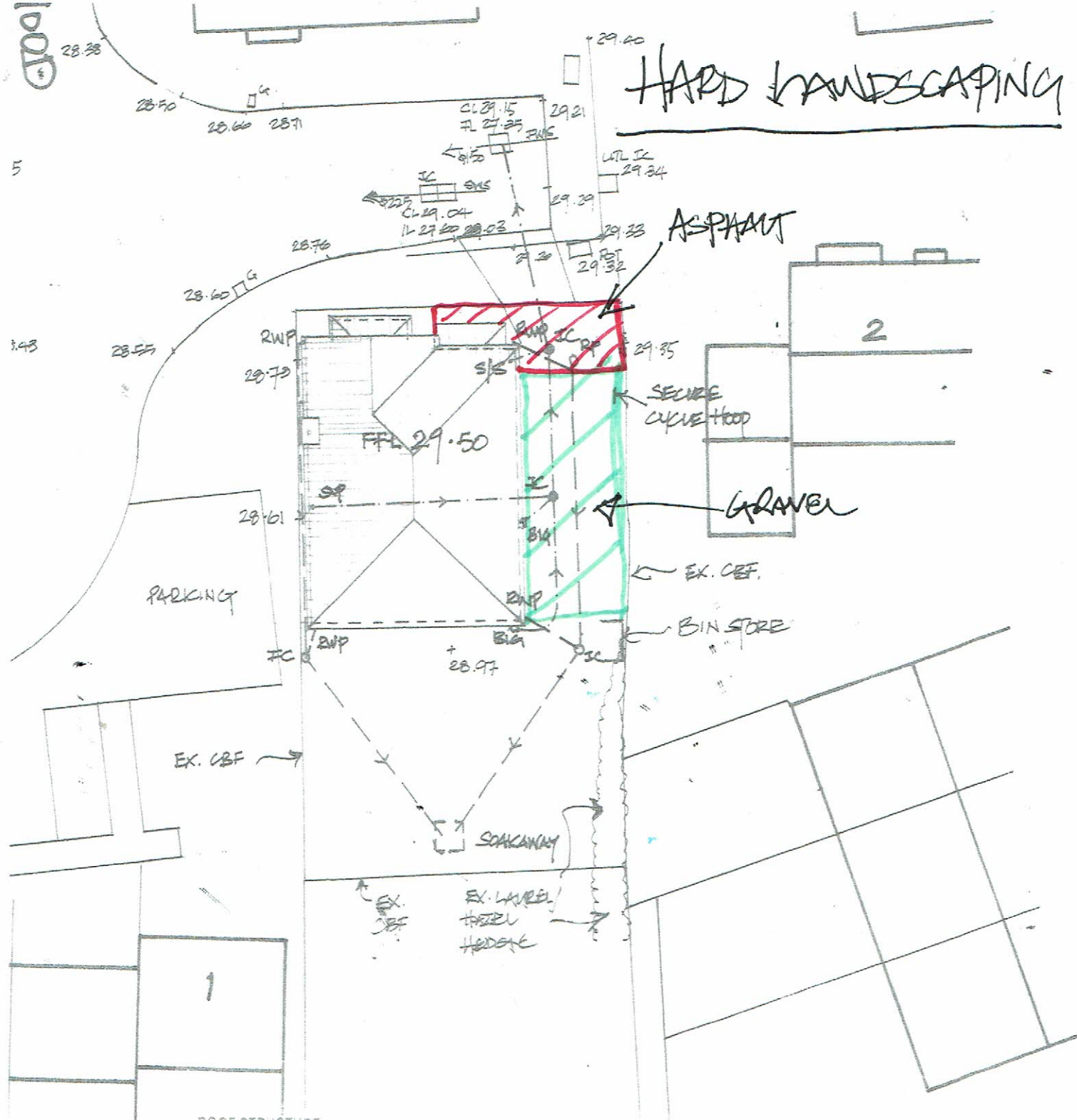


HARD LANDSCAPING



ROOF STRUCTURE

- Concrete Tiles (to suit planning permission) on treated softwood battens (sized as per manufacturer's specification) on reinforced breathable roofing felt on trussed rafters to specialist design with calculations supplied and approved by BCO
- Provide 30 x 5mm MS galvanised straps at 1500mm centres at ceiling level and at gable walls secured to 3no trussed rafters with noggin supports.
- Provide 200mm of insulation between truss chords and 200mm counterwise to ceiling level
- Insulation to skilling ceilings to be as per the drawings

VENTILATION

- Ventilation specification to be as specified by the M&E Consultant.
- Window opening lights to exceed 5% of floor area total per room.
- 28mm sealed double glazed units to all windows, 24mm sealed double glazed units to external doors. All glass to be Low E, with maximum U value of 1.8.
- All windows to be fitted with trickle vents equal to 5000mm² area total per habitable room, otherwise 2500mm² per room (kitchen, utility, en-suite, cloakroom).
- All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1981.
- Mechanical ventilation to be provided to (ducted to external air). - Windowless rooms to have a 15 minute overrun.
 - Bathroom/en suite - intermittently operated ventilation at 15 litres/second
 - Kitchen - ventilation at 60 litres/second or 30 litres/second where within a cooker hood
 - Utility - ventilation at 30 litres/second
 - Cloaks - ventilation at 6 litres/second

SANITARY PLUMBING

- All installations to conform to BS EN12056:2000.
- 100 dia. PVCu soil pipe with flexible joints taken up to a thru-tile vent or to be fitted with a non-return air valve.
- Baths, showers and sink wastepipes to be 38mm dia. minimum and wash handbasin to be 32mm dia. minimum.