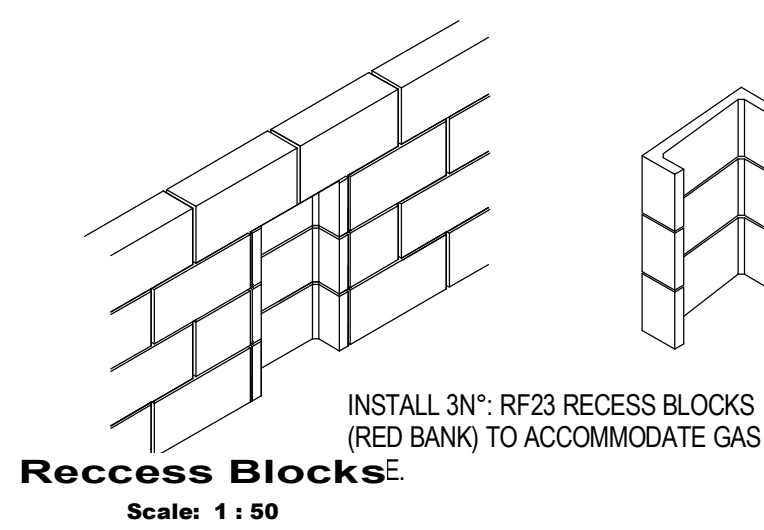
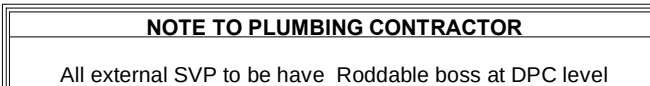




Atлас water boxes to be fitted at boundary.

Type 28 Floor Area	
Name	Area
Larchgate Floor Area	127.84 m ²
Total Floor Area	127.84 m ²



SERVICES KEY			
RWP	= Rain Water Pipe	SVP	= Soil & Vent Pipe
WC	= Toilet Connection	WA	= Waste Adapter
SS	= Stub Stack with air Admittance Valve	BiG	= Back Inlet Gully
ED	= Electric Duct	 Water Entry	= Water Entry

ELECTRICAL SPECIFICATION

Electrical Contractor to ensure all works conform to Approved Document Part P 2013

All wall mounted switches or socket outlets to be positioned between 450-1200mm above floor level and a min. 200mm from internal corners

Circuit Switches on Consumer unit to be 1400mm above finished floor level. Avoid switches or sockets back to back any internal or party wall.

FIBRE NETWORK TO THE PREMISES

FIBRE CUSTOMER SUPPLY POINT (EXTERNAL) COMES BOX - TO HOUSE AT INTERNAL CORNERS. USE OF BOX TO BE 450 FROM FIN FLOOR LEVEL.

- BT - TELEPHONE OUTLET
- E - ETHERNET OUTLET

	External Light		Heat Detector	= Heat Detector		
= Low Energy External Light with Day Light Sensor						
	SD = Smoke Detector		EF	= Energy efficient pendant light fitting		
	= Fused Spur			= Energy efficient spot light fitting		
	IMM = Immersion Heater		dpp	= Double Power Point		
	SS = Shaving Socket		TV	= TV Coaxial		
	spp = Single Power Point	= Strip Light				
						
Ext	= Mechanical Extractor Fan with 150mm or 160mm Diameter duct specified					
Cons	= Consumer Unit					

BLOCK & BEAM VENTILATION	
	Periscope Vents for Suspended Floor.
	Internal Vents for Cross Ventilation of Suspended Floor.
	P.C. Floor Beam Direction
	Denotes internal walls Built off the Suspended Floor

PRODUCT SPECIFICATION

In compliance with approved document L1a 2013 edition
with 2016 amendments

GLAZING - Double glazed units to achieve a U-value of 1.3 W/m²K.
BLOCKWORK - 100mm wide Tarmac Toplite.
CAVITY - 100mm wide full tie Ecoobond Furring.
INSULATION - 100mm thick Kingspan Insul Gold S40 40kg/m³.
PERIMETER SEALING - MUI INSULATIONS LTO Fireproof - Multi Seal.
+ FIRE STOPPING - Knauf Earthwool Ditherm cavity slab 375 to
completely firestop.
FOR PARTY WALLS - Dpc (Refer to Detail)
GROUND FLOOR - 100mm thick Xtratherm.
ROOF INSULATION - Horizontal 150mm thick Knauf L10 R44.
Sloping ceiling, 150mm thick Xtratherm.
HEATING - Gas boiler with minimum SEDBUK rating of 91%.
Boiler to be fitted with a weather vent.
Zone Control Heating to every floor.
Cylinder to have factory fitted foam insulation around
and achieve a permitted heat loss of no more than
1.42 kW/m².

FRONT ENTRANCE + UTILITY DOOR - Composite Doorless

PLUMBING SPECIFICATION
Plumbing Contractor to ensure all works conform to Approved Document Part G - 2015 edition with 2016 amendments. All sanitaryware, appliances and taps (except bath taps) to be installed in accordance with the flow rates given below. WC - Dual Flush 6.4 litres (when no shower is present to be 4/2.6 litres) SINK / BASIN TAPS - Fit flow restrictors to limit to 4 litres per minute. BATH - To hold maximum 149 litres. SHOWER - To flow no greater than 12 litres per minute. T.R. - Heated Towel Rail Radiator (on main system)

DOOR / WINDOW / GLAZING SPECIFICATION

Window + Door Manufacturer/Contractor to ensure all works conform to Approved Document Part 4:2013 edition + part B. 2006 edition with 2018 amendments + Part Q - 2015 edition.

Double Glazed units to achieve a U value of 1.3 W/m²/K

Use Greenwood Air Vac Trickle Vents to all windows.

Model 3000s fitted to 410 - 488 windows to give 3000 fve area / 1800 equivalent area.

Model 5000EA fitted to 330 - 385 windows to give 5000 equivalent area.

Any Change in actual brickle vents used must conform to these minimum requirements.

[illegible]

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E-mail info@broadgate-homes.com
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PROJECT	Plot3 Clover Way, Wygate Park
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TITLE	Floor Plans & Elevations
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Type 28

DRAWN BY CW	DATE 27/02/20
SCALE (@ A1) As indicated	PROJECT NUMBER 1801
DRAWING NUMBER 1801-3-02	REV

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