



NOTE:
Drawing to be read
Building Design D
Details: 2.TBC 2

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without consent of Broadgate Homes Ltd.

All dimensions to be checked on site - do not scale from drawing, any discrepancies please report to drawing office as soon as possible.

NOTE TO PLUMBING CONTRACTOR
 External SVP to be have Roddable boss at D

PRODUCT SPECIFICATION
in compliance with approved document L
with 2016 amendments

GLAZING - Dry glaze panels into achieve a U-value of 1.3 W/m²K
BLOCKWORK - 100mm wide Tarmac Topcote
CAVITY - 100mm wide full fill Ecobead Panelpro
PARTY WALLS - 100mm wide full fill Knauf Supafix 40 18kg/m³
PERIMETER SEALING - MOL INSULATIONS LTD Firezone - Multi
- Fire Stoping - Knauf Ecoloc - Ditratherm cavity slab 37 as
standard firestop
FOR PARTY WALLS - Dpc. (Refer to Detail)
GROUND FLOOR - 100mm thick Xtratherm.
ROOF INSULATION - Horizontal, 400mm thick Knauf Left Roll 44.
- Vertical, 150mm thick Xtratherm.
HEATING - Gas Boiler with minimum SEDBUK Rating of 91%.
- Boiler to be fitted with weather compensator.
- Zone Control Heating to every floor.
- Cylinder to have factory fitted foam insulation around
and achieve a permitted heat loss of no more than
1.4% kWh/day

FRONT ENTRANCE - UTILITY DOOR - Composite Doorset

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)

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

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

Part E - Provide 100mm insulation quilt between vertical studs in partitions as shown

DOOR / WINDOW / GLAZING SPECIFICATION

Window + Door Manufacturer/Contractor to ensure all works conform to Approved Document part K4-2013 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 free area / 1800 equivalent area

Model 500EA fitted to 630 - 885 windows to give 5000 equivalent area.

Any change in actual trickle vents used must conform to these minimum requirements.

ELECTRICAL SPECIFICATION

Electrical Contractor to ensure all works conform to Approved Document part P 2013 edition.

All wall mounted switches or socket outlets to be positioned between 450-1200mm above finished floor level & be a min 300mm from internal corners.

Control 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
CSP -CUSTOMER SPLICING POINT *EXTERNAL*

COMS BOX - TO HOUSE ALL INTERNAL
COMPONENTS. I/O'S OF BOX TO BE 450 FROM

✱ - BT - TELEPHONE OUTLET

★ - E - ETHERNET OUTLET

External Light		Heat Detector	
	= Low Energy External Light with Day Light Sensor		= Heat Detector
	= Smoke Detector		= Energy efficient pendant light fitting.
	= Fused Spur		= Energy efficient Spot light fitting.
	= Interstitial Heater		= Double Power Point
	= Shaving Socket		= TV Coaxial
	= Single Power Point at low level		
			
	= Mechanical Extractor Fan with 100mm or 150mm Diameter duct specified		
	= Consumer Unit		

[illegible]

BROADGATE HOMES LTD
Broadgate House, Weston Hills, Spalding, Lincs
PE12 6DB
Tel 01406 380 532
E-mail info@broadgate-homes.com
www.broadgate-homes.com

PROJECT Plot5
Clover Way, Wygate Park

TITLE	Floor Plans & Elevations
-------	--------------------------

Type 29

DRAWN BY CW	DATE 05.03.20
----------------	------------------

SCALE (@ A1) As indicated	PROJECT NUMBER
------------------------------	----------------

DRAWING 1

1801-5-02

SUBJECT NUMBER

Type 29 Ground Floor Door, Window & Lintel Schedule				
No.	Description	Width x Depth	Lintel Length	Lintel Type
T31-01	Window PVCu	1770 x 1200,	2100	IG L1-S 100
T31-02	Composite Door with Threshold Side Light	Door 1000 x 2100, Side Light 600 x 2100,	1950	IG L1-S 100
T31-03	Window PVCu	2400 x 1350,	2700	IG L1-S 100
T31-04	External Garage Door Garador 'Carlton' Frame UF7070N	2280 x 2100,	2700	IG L1-S 100
T31-05	Composite Door	Door 800 x 2100,	1200	IG L1-S 100
T31-06	Window PVCu	600 x 1050,	900	IG L1-S 100
T31-07	French Doors PVCu + Sidelights PVCu (x2)	Door 1200 x 2100, Side Light 600 x 2100,	2700	IG L1-S 100
T31-08	Window PVCu	900 x 1200,	1200	IG L1-S 100
T31-09	Window PVCu	1200 x 1200,	1500	IG L1-S 100
T31-10	Window PVCu	600 x 1050,	900	IG L1-S 100
T31-11	Window PVCu	1770 x 1200,	2100	IG L1-S 100
T31-12	Window PVCu	600 x 1050,	900	IG L1-S 100
T31-13	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-14	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-15	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-16	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-17	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-18	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-19	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-20	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-21	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type
T31-22	2" - 9" Internal Door	932 x 2100,	1200	IG Internal Type