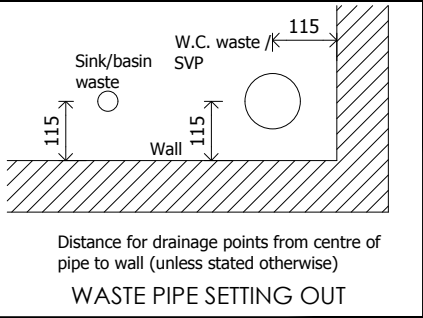


Notes



NOTE: position of sink connections may vary
- refer to kitchen manufacturer's drawings
for actual location of sink & waste.

Dashed lines indicate 600mm wide
foundations to external walls & 450mm wide
foundations to internal walls. refer to str.
engineer's drawings for actual size & type

NOTE: this unit may also be semi-detached
- refer to site layout / schedule.

For wall construction details refer to
standard detail drawing 06-STD-SUPER-01

For block strengths see wall type legend and
structural engineers appraisals.

NOTE: Suspended ground floor to be vented
to either 1500mm² per metre external run of
brickwork or 500mm² per m², whichever is
greater as stipulated in Building Regulations.
Assumed free vent area of air brick
6500mm².

PARTY WALL : The construction should be
in accordance with Robust Detail E-WM-11
with top and bottom capped with Monafloor
wall cap / cavity barrier. (best practice).

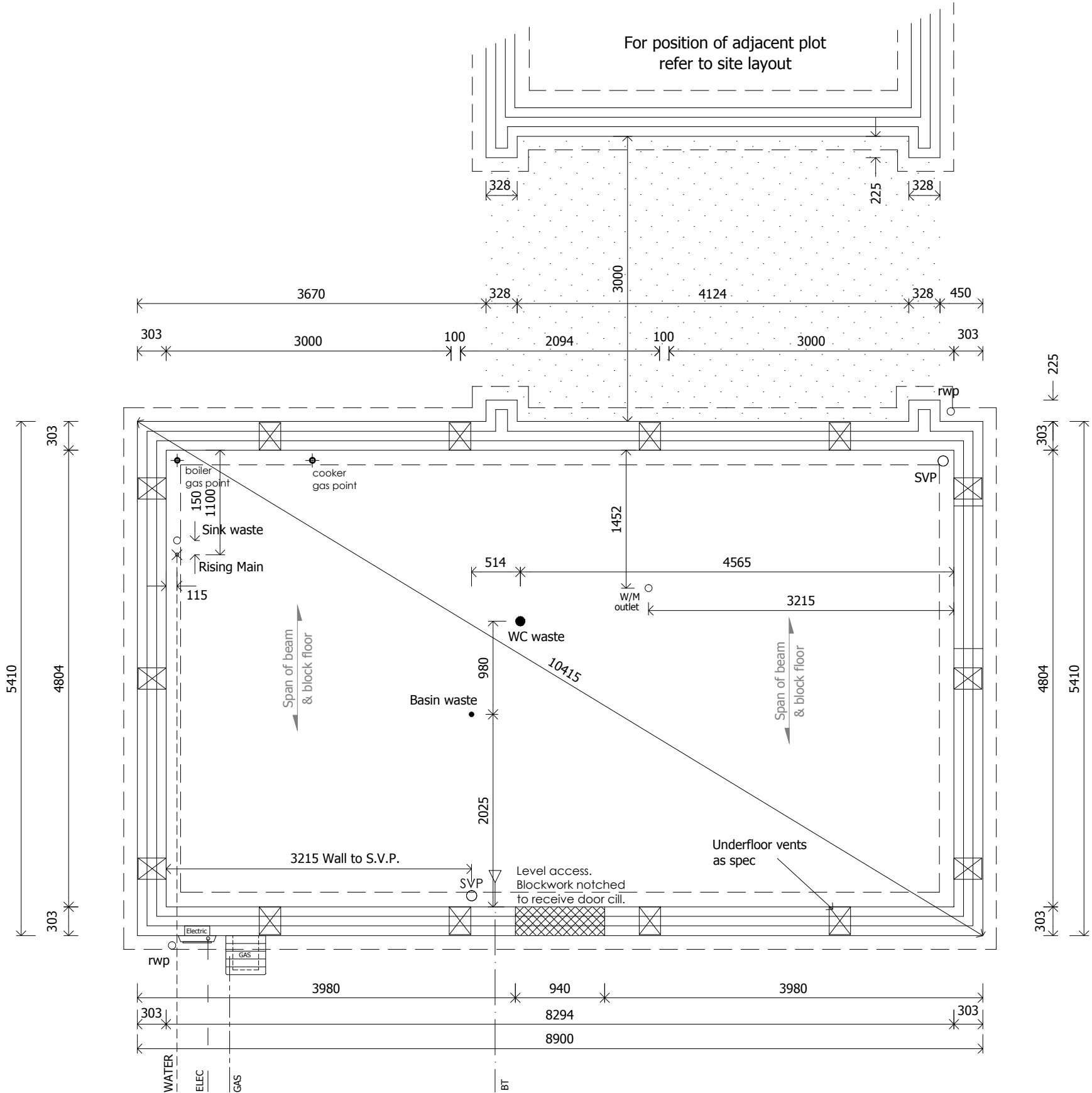
300mm nominal cavity construction
comprising of two leaves of 100mm solid
blockwork, density 1350-1600 kg/m³ with
100mm cavity, sealed at exposed edges.
lime : sand internal face to be faced with
12.5mm plasterboard (minimum 8kg/m²)
on dabs.

All joints in blockwork to be fully filled with
mortar to minimise sound penetration.

Stainless steel wall ties to be long enough
to be embedded at least 50mm in each leaf, tie
type to be in accordance with Part E of the
Building Regulations. Ties to be provided
at a rate of 2.5 ties/sq m which is to be
confirmed by the manufacturer.

ELEMENT	SPEC / U-VALUE
Ground Floor	0.19 W/m²K
Main Walls	0.27 W/m²K
Roof	0.14 W/m²K
Windows	1.6 W/m²K
Doors	1.8 W/m²K
Air Permeability Rate	6.5 m³/hm²

See written specification for full details.



B	10.03.14	WC drain moved 100mm
A	14.02.14	C Construction Issue
Rev	Date	By Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: **WYGATE PARK
SPALDING - PHASE 5**

Drawing:
Substructure Layout

Drawing File Location:
-

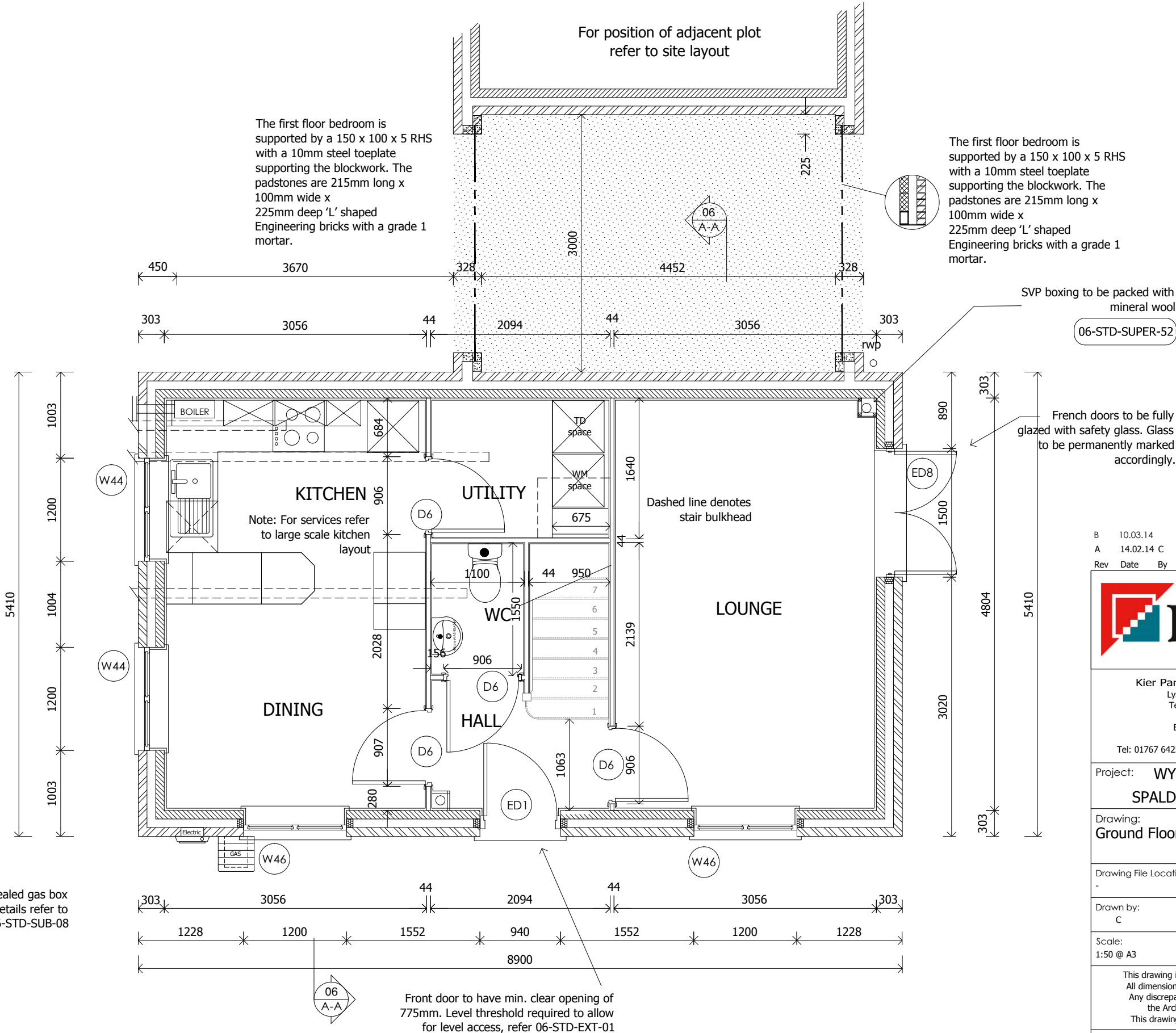
Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ ###	COINS code: -----
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the Architect immediately.
This drawing should not be scaled.

Drawing no: 4026 - ASHLINK - 01	Revision: B
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For Block Strengths & Specifications
see Structural Engineers Appraisals



PARTY WALL : The construction should be in accordance with Robust Detail E-WM-11 with top and bottom capped with Monafloor wall cap / cavity barrier. (best practice).

300mm nominal cavity construction comprising of two leafs of 100mm solid blockwork, density 1350-1600 kg/m³ with 100mm cavity, sealed at exposed edges. lime : sand internal face to be faced with 12.5mm plasterboard (minimum 8kg/m²) on dabs.

All joints in blockwork to be fully filled with mortar to minimise sound penetration.

Stainless steel wall ties to be long enough to be embedded at least 50mm in each leaf, tie type to be in accordance with Part E of the Building Regulations. Ties to be provided at a rate of 2.5 ties/sq m which is to be confirmed by the manufacturer.

ELEMENT	SPEC / U-VALUE
Ground Floor	0.19 W/m ² K
Main Walls	0.27 W/m ² K
Roof	0.14 W/m ² K
Windows	1.6 W/m ² K
Doors	1.8 W/m ² K
Air Permeability Rate	6.5 m ³ /hm ²

See written specification for full details.

Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F Table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm² equivalent area in all habitable rooms with an external wall. Minimum of 2500mm² equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation

TOTAL EQUIVALENT VENTILATOR AREA -

For semi-concealed gas box
installation details refer to
06-STD-SUB-08

B	10.03.14	Sanitary ware updated
A	14.02.14	C Construction Issue
Rev	Date	By Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: **WYGATE PARK
SPALDING - PHASE 5**

Drawing:
Ground Floor Layout

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Drawing no: 4026 - ASHLINK - 02	Revision: B
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For Block Strengths & Specifications
see Structural Engineers Appraisals

PARTY WALL : The construction should be in accordance with Robust Detail E-WM-11 with top and bottom capped with Monafloor wall cap / cavity barrier. (best practice).

300mm nominal cavity construction comprising of two leafs of 100mm solid blockwork, density 1350-1600 kg/m³ with 100mm cavity, sealed at exposed edges. lime : sand internal face to be faced with 12.5mm plasterboard (minimum 8kg/m²) on dabs.

All joints in blockwork to be fully filled with mortar to minimise sound penetration.

Stainless steel wall ties to be long enough to be embedded at least 50mm in each leaf, tie type to be in accordance with Part E of the Building Regulations. Ties to be provided at a rate of 2.5 ties/sq m which is to be confirmed by the manufacturer.

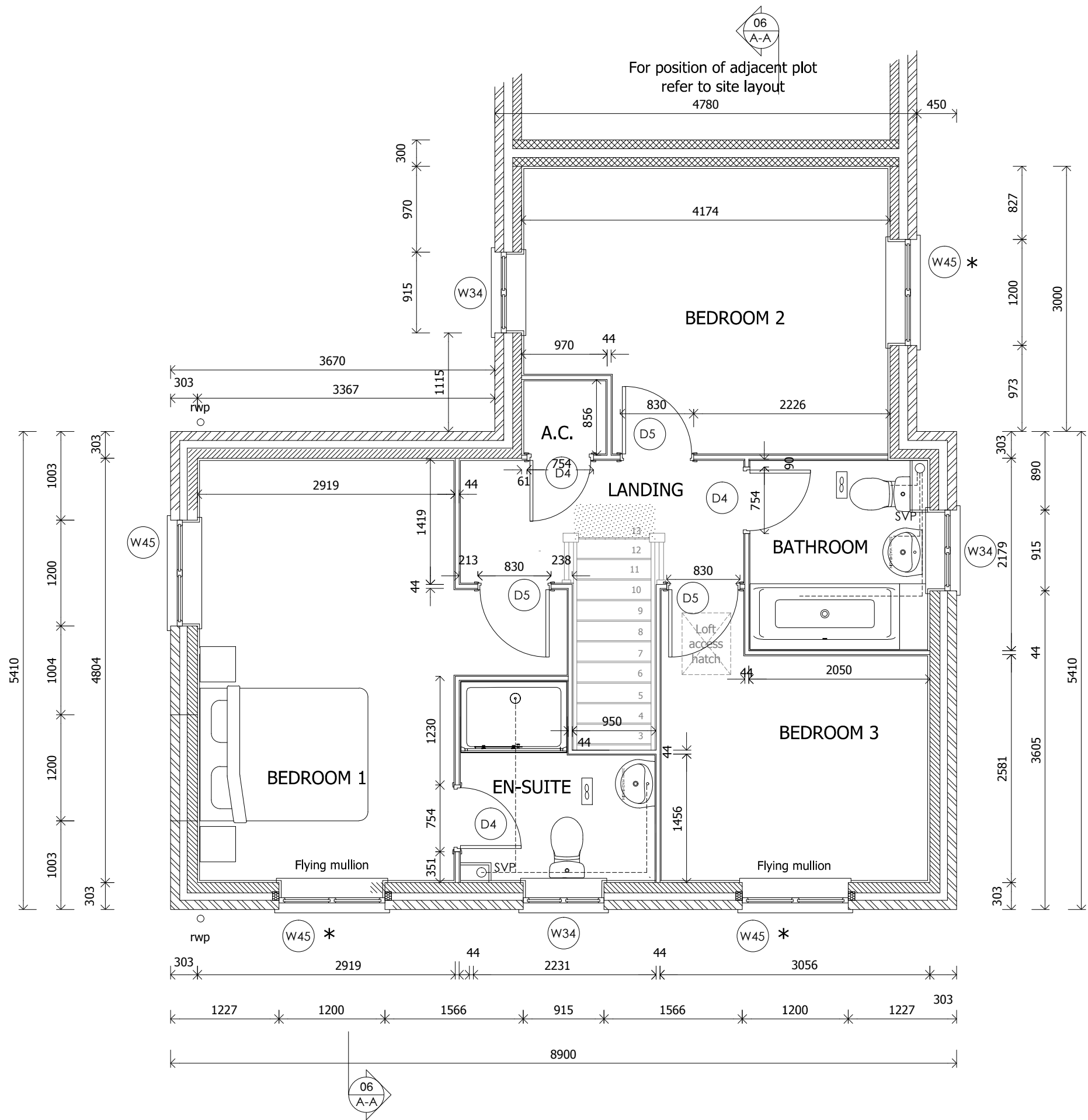
ELEMENT	SPEC / U-VALUE
Ground Floor	0.19 W/m²K
Main Walls	0.27 W/m²K
Roof	0.14 W/m²K
Windows	1.6 W/m²K
Doors	1.8 W/m²K
Air Permeability Rate	6.5 m³/hm²

See written specification for full details.

Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm² equivalent area in all habitable rooms with an external wall. Minimum of 2500mm² equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation

TOTAL EQUIVALENT VENTILATOR AREA -



Notes

* Denotes window to be supplied as fire escape & have unobstructed opening area of at least 0.33m² & at least 450mm wide. The bottom of the openable area to be not more than 1100mm high above the floor all conforming to approved document part b1 of the building regulations

NOTE: Bathroom buttress wall partition to be filled with mineral wool insulation to provide acoustic insulation.

For wall construction details refer to standard detail drawing 06-STD-SUPER-01

For block strengths see wall type legend and structural engineers appraisals.

B	10.03.14	Bathroom and ensuite redesigned & Sanitary ware updated
A	14.02.14	C Construction Issue
Rev	Date	By Details



Kier Partnership Homes
Lysander House
Temptford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: **WYATE PARK
SPALDING - PHASE 5**

Drawing:
First Floor Layout

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
Scale: 1:50 @A3	COINS code: -----

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Drawing no: **4026 - ASHLINK - 03** Revision: **B**

Notes

Galvanised mild steel joist straps shown, built into wall and fixed to first 3 joists with solid blockings -

Joists generally at max. 600mm cts. unless otherwise specified 38x38mm solid perimeter noggins to provided support to chipboard edges.

NOTE :- TJI Joist are unstable until braced laterally. Therefore, do not walk on until adequately braced. **DO NOT** cut or notch joist flanges. cutting of web to be in accordance with manufacturers recommendations. If in doubt please ask.

NOTE: Waste and Plumbing
WC and bath waste to discharge into svp
above ffl basin waste (dashed) to discharge
into SVP within first floor void

Shower and basin waste (dashed) to discharge into SVP within first floor void.

NOTE: Cross refer to supplier's drawings for layout of trimmers. All dimensions to be checked and confirmed when floor and stair manufacturer's drawings are available

Galvanised mild steel joist straps shown, built into wall and fixed to first 3 joists with solid blockings

06-STD-ROOF-0

All sanitary ware wastes (dashed line)
discharge into svp within first floor
zone

For position of adjacent plot refer to site layout

The first floor bedroom is supported by a 150 x 100 x 5 RH with a 10mm steel toeplate supporting the blockwork. The padstones are 215mm long x 100mm wide x 225mm deep 'L' shaped Engineering bricks with a grade 1 mortar.

Span of
floor joist

Dashed lines indicate first floor partition

Stairwe

Hatch denote

Dashed line indicates 100x50 joist under bathroom partition
refer to Stair Section

The first floor bedroom is supported by a 150 x 100 x 5 RH with a 10mm steel toeplate supporting the blockwork. The padstones are 215mm long x 100mm wide x 225mm deep 'L' shaped Engineering bricks with a grade 1 mortar.

B	10.03.14		Bathroom and ensuite redesigned & Sanitary ware updated
A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes

Lysander House

Oxford I

Sandy

SG19.3BD

Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
First Floor Carcass

Drawing File Location:

Drawn by:
C

Date:
Dec 2013

Scale:
1:50 @ A3

COINS code:

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Drawing no: 4026 - ASHLINK - 04 Revision: B

Notes

Galv. M. S. joist straps built into wall and fixed to first 3 joists, with solid blocking, refer to standard detail drawing

06-STD-ROOF-03

to be positioned as per specialists drawings.

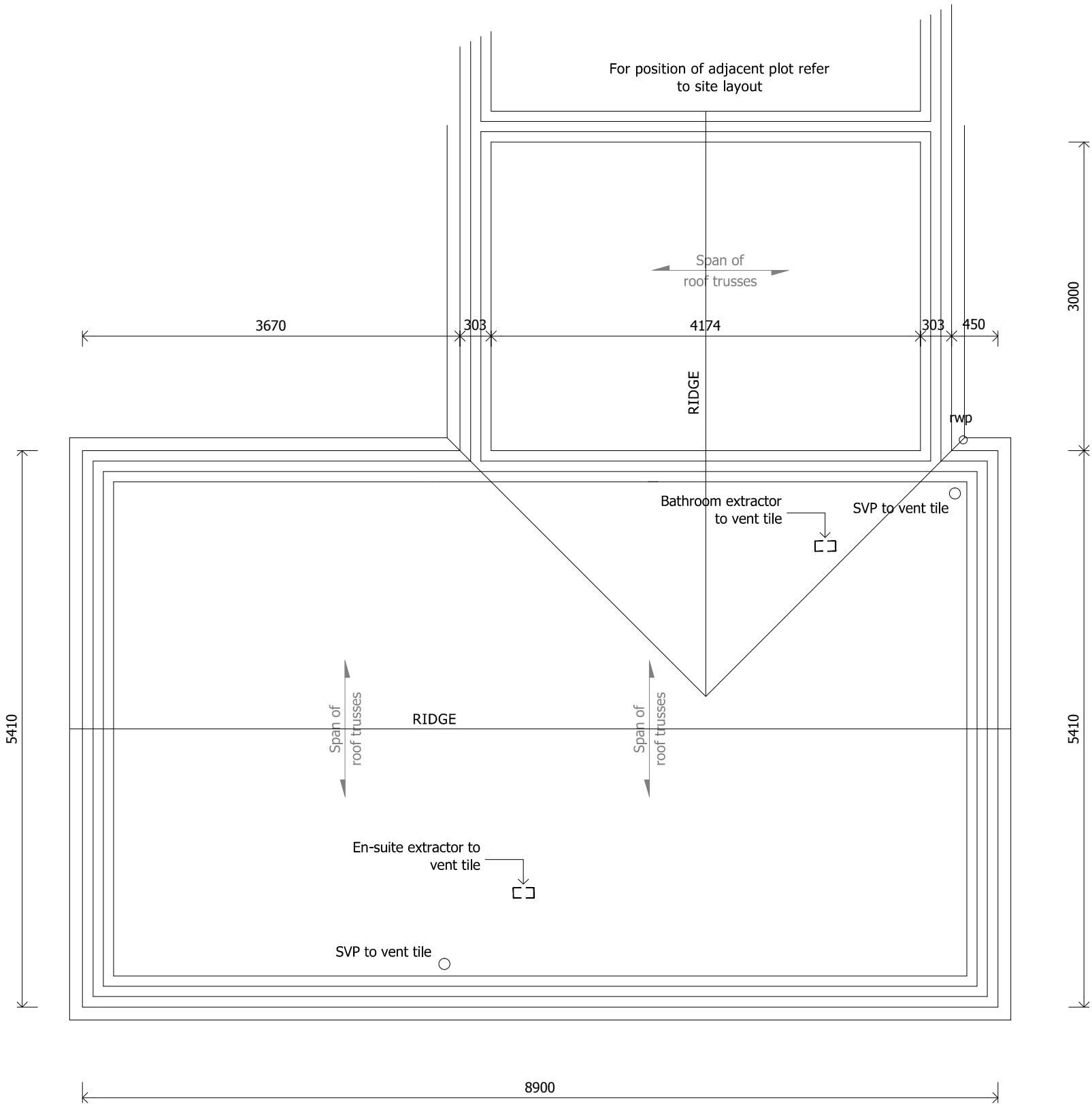
Trusses to manufacturers details and design at max 600mm c/c

All gable walls are to be built from timber spandrel panels to suit standard detail 06-STD-SUPER-84.

30 x 5mm galvanised mild steel straps to all gables at rafter/ceiling tie level at max. 2000mm centres

06-STD-ROOF-03

All sanitary ware wastes (dashed) to discharge into svp within first floor zone



A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Roof Carcass

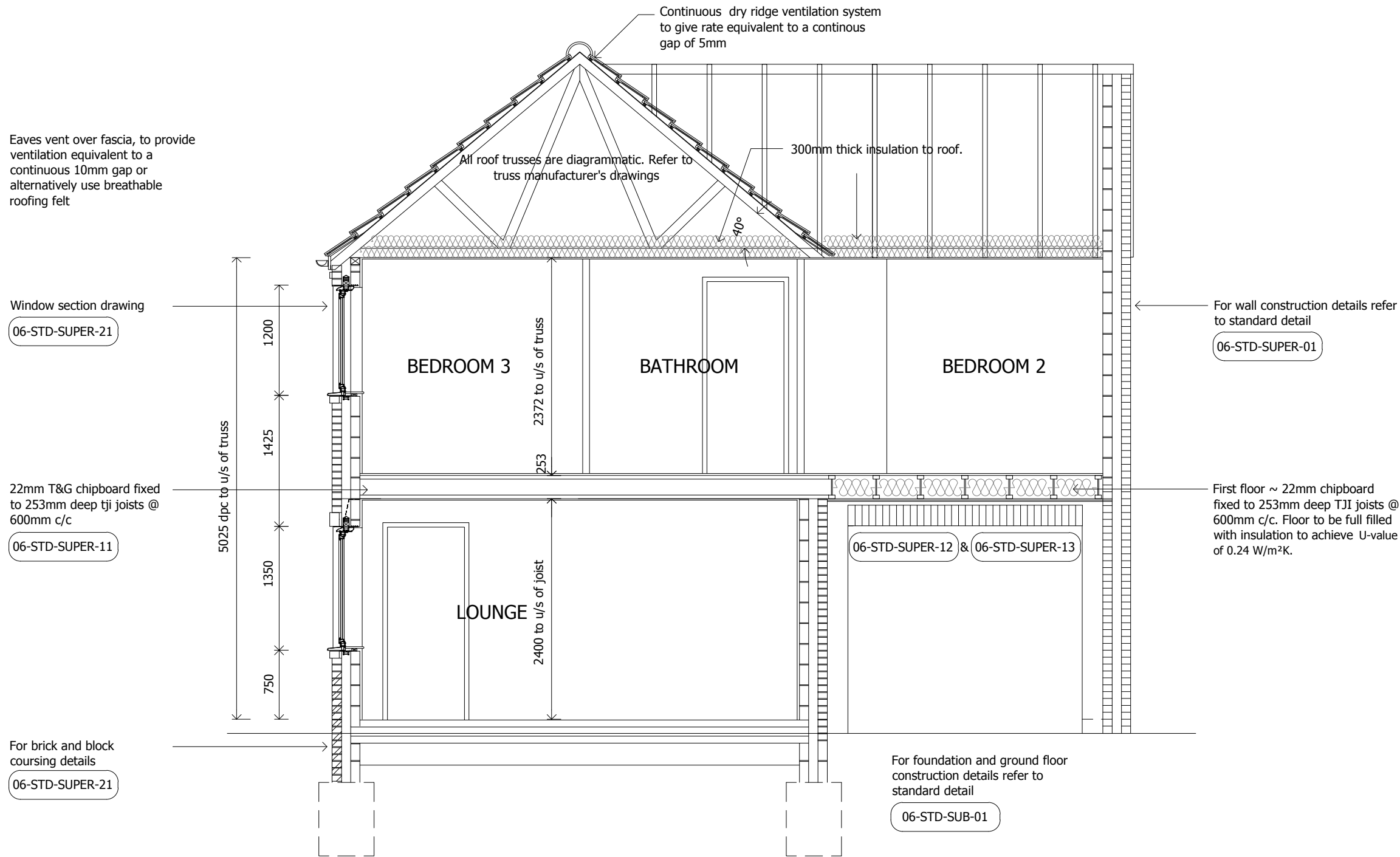
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Drawing no: 4026 - ASHLINK - 05	Revision: A
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SECTION A - A

A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: **WYGATE PARK
SPALDING - PHASE 5**

Drawing:
Section A-A

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - ASHLINK - 06	Revision: A
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Notes

* Denotes window to be supplied as fire escape & have unobstructed opening area of at least 0.33m² & at least 450mm wide. The bottom of the openable area to be not more than 1100mm high above the floor all conforming to approved document part b1 of the building regulations

Principle door opening to have level threshold fitted with weathering strip max. upstand 15mm and chamfered edges. Level approach at max. 1:20 fall. All to comply with Building Regulations Part M-section 1. Where necessary dpc level to be raised adjacent to ramp.

06-STD-EXT-01

Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm² equivalent area in all habitable rooms with an external wall. Minimum of 2500mm² equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation

SVP and extract vent from en-suite to roof tiles

Hatching denotes obscure glazing to window

Code 4 lead abutment flashing to grp canopy

Skewback arches in contrasting bricks

External wall light

Reconstituted stone cill.

06-STD-SUPER 21



FRONT ELEVATION

Principle door opening to have level threshold fitted with weathering strip max. upstand 15mm and chamfered edges. Level approach at max 1:20 fall. All to comply with Building Regulations part M - section 1. Where necessary dpc level to be raised adjacent to ramp.

06-STD-EXT-01

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

A 14.02.14 C Construction Issue
Rev Date By Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Front Elevation

Drawing File Location:
-

Drawn by:
C

Date:
Dec 2013

Scale:
1:50 @ A3

COINS code:

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Drawing no: 4026 - ASHLINK - 07 Revision: A

Notes

* Denotes window to be supplied as fire escape & have unobstructed opening area of at least 0.33m² & at least 450mm wide. The bottom of the openable area to be not more than 1100mm high above the floor all conforming to approved document part b1 of the building regulations

Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm2 equivalent area in all habitable rooms with an external wall. Minimum of 2500mm2 equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation



LEFT ELEVATION

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Left Elevation

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - ASHLINK - 08	Revision: A
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Notes

* Denotes window to be supplied as fire escape & have unobstructed opening area of at least 0.33m² & at least 450mm wide. The bottom of the openable area to be not more than 1100mm high above the floor all conforming to approved document part b1 of the building regulations

Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm2 equivalent area in all habitable rooms with an external wall. Minimum of 2500mm2 equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation

06-STD-SUPER-39

Hatching denotes window to have obscured glass



PVCu French door to be fully glazed with safety glass and to be permanently marked accordingly

RIGHT ELEVATION

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Right Elevation

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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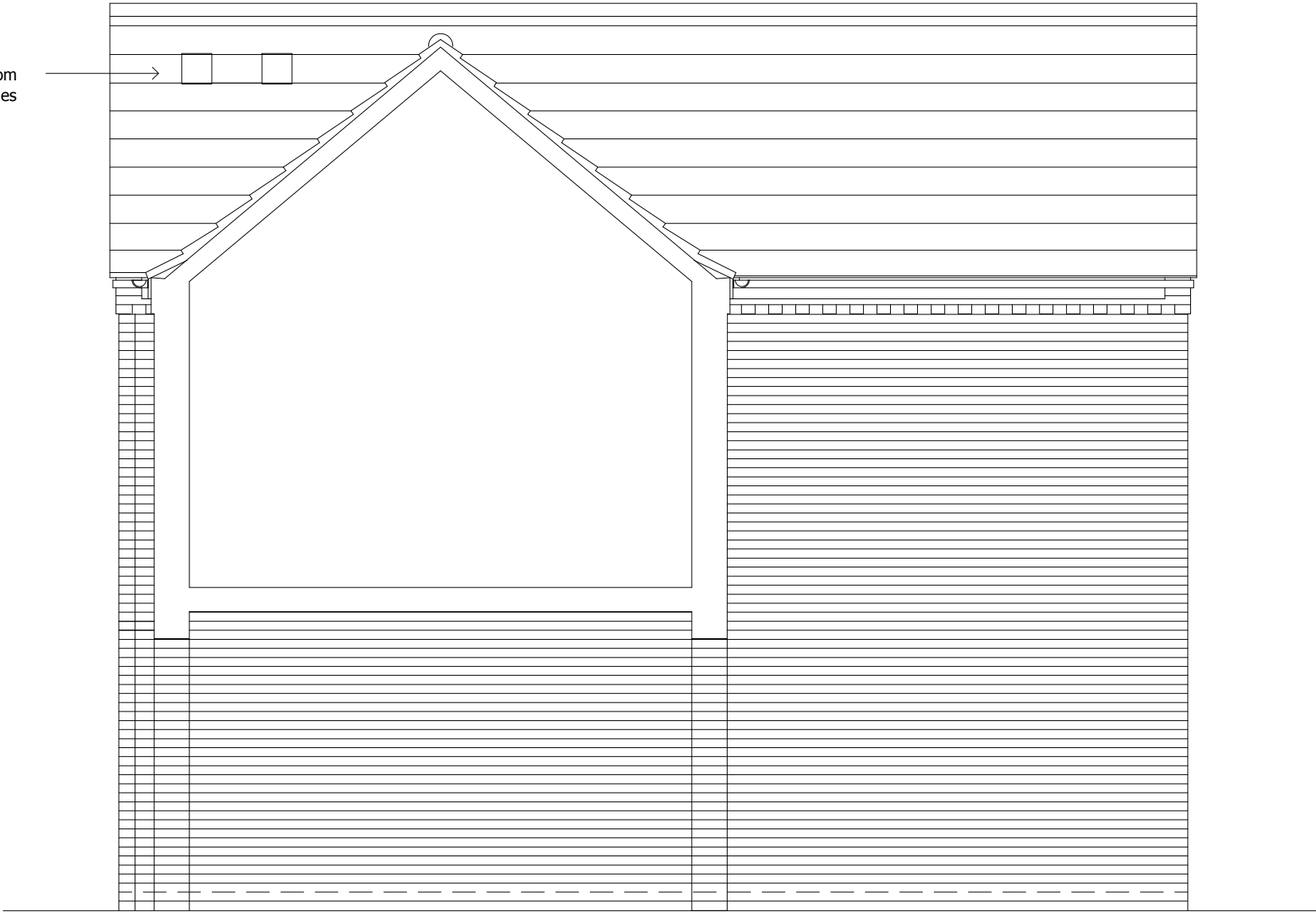
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Drawing no: 4026 - ASHLINK - 09	Revision: A
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Ventilation Required to all Plots in accordance with Part F AD 2010. Background ventilation in accordance with AD F table 1.2a (2006), and subject to air permeability rate. Background ventilators to be installed to provide minimum 5000mm2 equivalent area in all habitable rooms with an external wall. Minimum of 2500mm2 equivalent area in all wet rooms with an external wall. If a wet room has no external walls then mechanical intermittent extract with 15min overrun is required.

Minimum Extract Ventilation Rates:
15L/sec to Bathrooms
30L/sec to Kitchen & Utility rooms
15L/sec to sanitary accommodation

SVP and extract vent from bathroom to roof tiles



REAR / SECTIONAL
ELEVATION

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: **WYGATE PARK
SPALDING - PHASE 5**

Drawing:
Rear Elevation

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
Scale: 1:50 @ A3	COINS code: -----

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Drawing no: 4026 - ASHLINK - 10	Revision: A
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Electrical Legend

	1 Gang 1 way switch		Single unswitched socket outlet
	1 Gang 2 way switch		Twin unswitched socket outlet
	1 Gang intermediate switch		Single switched socket outlet
	2 Gang switch		Twin switched socket outlet
	3 Gang switch		Single switched socket outlet High level
	Dimmer switch		Twin switched socket outlet High level
	Pull switch		Unswitched fuse connection unit
	Alarm pull switch		Switched fuse connection unit
	Shower pull switch		Switched fuse connection unit(H/L) with unswitched outlet(L/L)
	Time delay switch		20 Amp double pole isolating unit (for immersion heater)
	Low voltage Pendant light fitting		Immersion heater
	Low energy pendant light fitting with integral electronic ballast suitable for 4 pin compact fluorescent lamp		Radiator
	LV Battery light fitting assembly		Kickspace heater
	Fluorescent light fitting assembly		Heating time clock
	LV Recessed downlight		Room thermostat
	LV Recessed downlight water resistant		Tornado smartfit room thermostat/ boiler timer clock (low volt. supply)
	Spot light track assembly		Grid switch
	Pelmet light fitting		Gas point
	Wall light fitting location		Cooker switch
	External light fitting location		Cooker control unit
	100w Round polycarbonate external light (see spec.)		Smoke detector (linked)
	Shaver socket strip light		Heat detector (linked)
	Shaver socket		Bell push / Battery chimes
	Consumer unit		Bell & transformer
	Sub-main to consumer unit		TV/FM Aerial socket
	Residual current circuit breaker		Telephone outlet M = Master BT outlet (where noted)
	Extract fan		Door entry phone
	Recessed downlight incorporating extract fan		Remote sensor
	Extract fan isolating switch		Outside tap
	MULTIMEDIA PLATE TO INCLUDE: BT POINT TV/FM AERIAL DATA CABLE OUTLET KEY PLED WIRING 4 SWITCHED SOCKET OUTLETS		Hot and cold water valves
	M. PLATE		NUMBERED DATA INLETS
			NUMBERED DATA OUTLET

Part 'P'

All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Electrics setting - out [n.t.s.]

Electrical

Fittings

White Plastic Throughout

Lighting

Lighting points, switches and bulbs to all habitable areas will be low energy pendants.
Light switch for under cupboard pelmet lighting in kitchens to be taken from main light switch point.
One Low Voltage Chrome down lighter within the en-suite will be located within shower enclosure.
Mains Low Voltage Chrome down lights to each bathroom.
Light to bathroom and en-suites to be operated by switch located outside of room.
Chrome down lights to kitchen / Utility. (mains voltage).

TV Points

TV aerial points (wire and face plate only) to: lounge, master bedroom, Kitchen/family room. Two double sockets should be provided next to the TV outlet in the lounge. Integrated Sky Plus wiring incorporated in multimedia plate. Coaxial cable to loft space.
An aerial is NOT provided

BT Point

Linked mains powered to hallway and landings of all upper floors
BT telephone points to: lounge, master bedroom, study/family room (wire and face plate only, connections at later date by others). Two double sockets should be provided next to the BT socket in the study where applicable

Smoke Detectors

Fans to bathroom and en suite to have delay timer

Airing Cupboard

If an airing cupboard does not contain the hot water cylinder then a wall mounted tubular heater and guard should be fitted.

Fans

Bathrooms, en suites and utilities are to be fitted with extract fans. All complete with draught back flaps
Fan to bathroom and en suite to be operated by switch located outside of room

Door bell

Mains powered - Chrome / Silver Finish to Houses only.

External lights

To be located adjacent to the front door and rear or French doors. Light switches are located within the hall and adjacent to the rear or French doors.

CATS Cable

-

Plumbing and Heating

Heating

Gas fired combination boiler for 2/3 bed < 1000 sq/ft
Gas fired condensing boiler with hot water cylinder for 3/4 bed >1000sq/ft (see Glowworm Spec)
All en-suites fitted with electric shower.
Immersion heater to be provided to the cylinder.
Refer to working drawings for location of boiler.

Radiators

Myson Compact Select White Finish*

Thermostatic valves

All radiators to be fitted with Pegler thermostatic valves except in a room where a thermostat is located.

Towel rails

Bathroom and En-suite to have Chrome ladder towel rails

Solar Panel

Where fitted solar panels will be Glow Worm C Solar

Rain Water Goods

Black Half Round UPVC

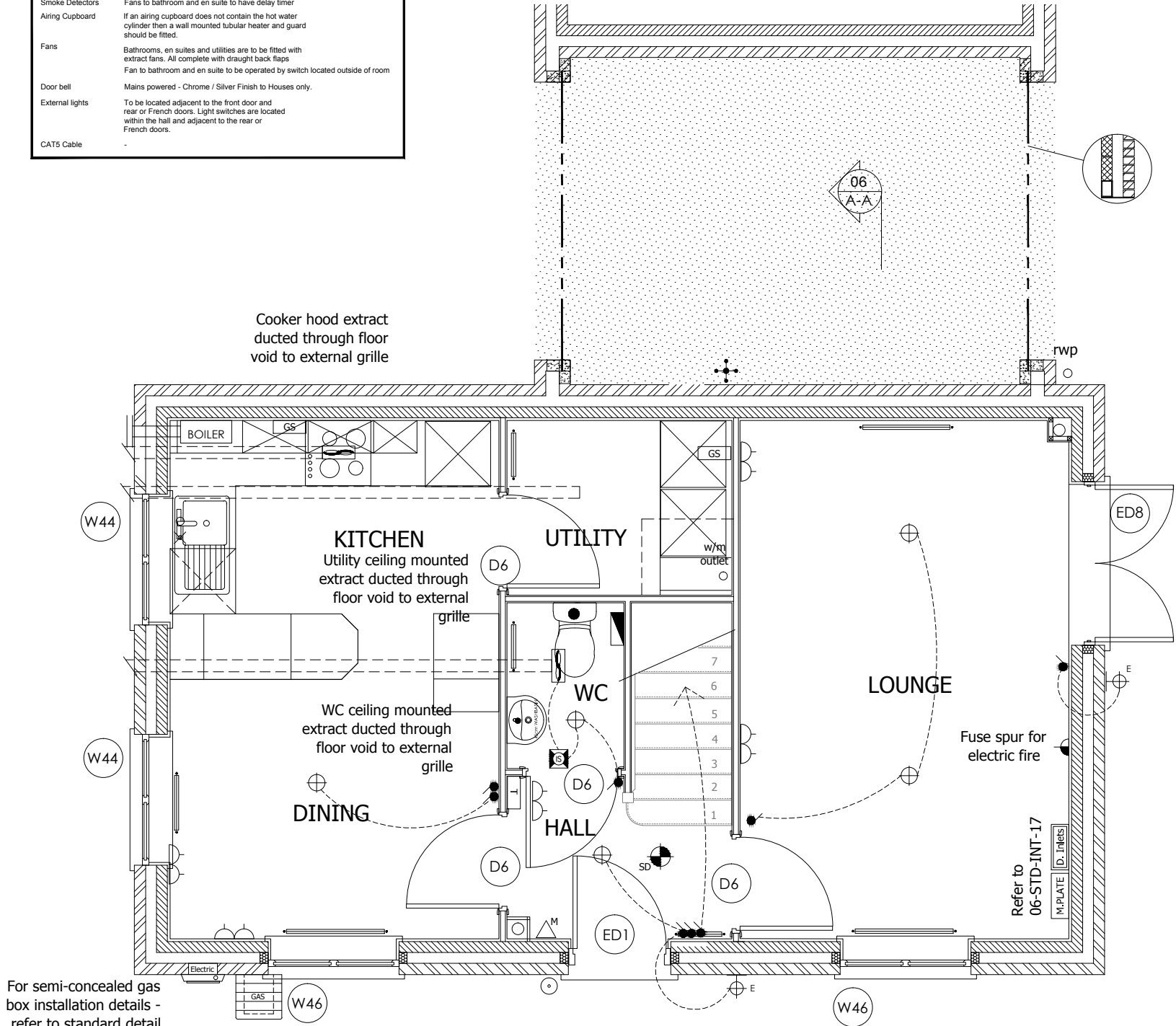
Outside tap

One fitted as standard**

Mixer/Blender Taps

all bath taps fitted with mixer/blender to ensure temperature does not exceed 48° C and close to the outlet to prevent colonisation of waterbourne pathogens

REFER TO GLOWWORM SPECIFICATION & HEATING DESIGN DRAWINGS FOR ALL OTHER DETAIL.



For semi-concealed gas box installation details - refer to standard detail drawing 06-STD-SUB-08

B	10.03.14	DB moved, sanitaryware updated
A	14.02.14	C Construction Issue
Rev	Date	By Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYATE PARK
SPALDING - PHASE 5

Drawing:
Ground Floor Services

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - ASHLINK - 11	Revision: B
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Notes

Electrical Legend

	1 Gang 1 way switch		Single unswitched socket outlet
	1 Gang 2 way switch		Twin unswitched socket outlet
	1 Gang intermediate switch		Single switched socket outlet
	2 Gang switch		Twin switched socket outlet
	3 Gang switch		Single switched socket outlet High level
	Dimmer switch		Twin switched socket outlet High level
	Pull switch		Unswitched fuse connection unit
	Alarm pull switch		Switched fuse connection unit
	Shower pull switch		Switched fuse connection unit(H/L) with unswitched outlet(L/L)
	Time delay switch		20 Amp double pole isolating unit (for immersion heater)
	Low voltage Pendant light fitting		Immersion heater
	Low energy pendant light fitting with integral electronic ballast suitable for 4 pin compact fluorescent lamp		Radiator
	LV Batten light fitting assembly		Kickspace heater
	Fluorescent light fitting assembly		Heating time clock
	LV Recessed downlight		Room thermostat
	LV Recessed downlight water resistant		Tornado smartfit room thermostat/ boiler timer clock (low volt. supply)
	Spot light track assembly		Grid switch
	Pelmet light fitting		Gas point
	Wall light fitting location		Cooker switch
	External light fitting location		Cooker control unit
	100w Round polycarbonate external light (see spec.)		Smoke detector (linked)
	Shaver socket strip light		Heat detector (linked)
	Shaver socket		Bell push / Battery chimes
	Consumer unit		Bell & transformer
	Sub-main to consumer unit		TV/FM Aerial socket
	Residual current circuit breaker		Telephone outlet M = Master BT outlet (where noted)
	Extract fan		Door entry phone
	Recessed downlight incorporating extract fan		Remote sensor
	Extract fan isolating switch		Outside tap
	MULTIMEDIA PLATE TO INCLUDE: BT POINT, TV/FM AERIAL, DATA CABLE OUTLET, 20 AMP FUSED SWITCH, 4 SWITCHED SOCKET OUTLETS		Hot and cold water valves
	M. PLATE		NUMBERED DATA INLETS
			NUMBERED DATA OUTLET

Part 'P'

All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Electrics setting - out [n.t.s.]

Light switches & sockets, etc... to be a max. 1200mm above f.f.l.

Sockets, t.v. points & b.t. points to be a min. 450mm above f.f.l.

Electrical

Fittings

White Plastic Throughout

Lighting

Lighting points, switches and bulbs to all habitable areas will be low energy pendants.
Light switch for under cupboard pelmet lighting in kitchens to be taken from main light switch point.
One Low Voltage Chrome down lighter within the en-suite will be located within shower enclosure.
Mains Low Voltage Chrome down lights to each bathroom.
Light to bathroom and en-suites to be operated by switch located outside of room.
Chrome down lights to kitchen / Utility. (mains voltage).

TV Points

TV aerial points (wire and face plate only) to: lounge, master bedroom, Kitchen/family room. Two double sockets should be provided next to the TV outlet in the lounge. Integrated Sky Plus wiring incorporated in multimedia plate. Coaxial cable to loft space.
An aerial is NOT provided

BT Point

Linked mains powered to hallway and landings of all upper floors
BT telephone points to: lounge, master bedroom, study/family room (wire and face plate only, connections at later date by others). Two double sockets should be provided next to the BT socket in the study where applicable

Smoke Detectors

Fans to bathroom and en suite to have delay timer

Airing Cupboard

If an airing cupboard does not contain the hot water cylinder then a wall mounted tubular heater and guard should be fitted.

Fans

Bathrooms, en suites and utilities are to be fitted with extract fans. All complete with draught back flaps
Fan to bathroom and en suite to be operated by switch located outside of room

Door bell

Mains powered - Chrome / Silver Finish to Houses only.

External lights

To be located adjacent to the front door and rear or French doors. Light switches are located within the hall and adjacent to the rear or French doors.

CATS Cable

-

Plumbing and Heating

Heating

Gas fired combination boiler for 2/3 bed < 1000 sq/ft
Gas fired condensing boiler with hot water cylinder for 3/4 bed >1000sq/ft (see Glowworm Spec)
All en-suites fitted with electric shower.
Immersion heater to be provided to the cylinder.
Refer to working drawings for location of boiler.

Radiators

Myson Compact Select White Finish*

Thermostatic valves

All radiators to be fitted with Pegler thermostatic valves except in a room where a thermostat is located.

Towel rails

Bathroom and En-suite to have Chrome ladder towel rails

Solar Panel

Where fitted solar panels will be Glow Worm C Solar

Rain Water Goods

Black Half Round UPVC

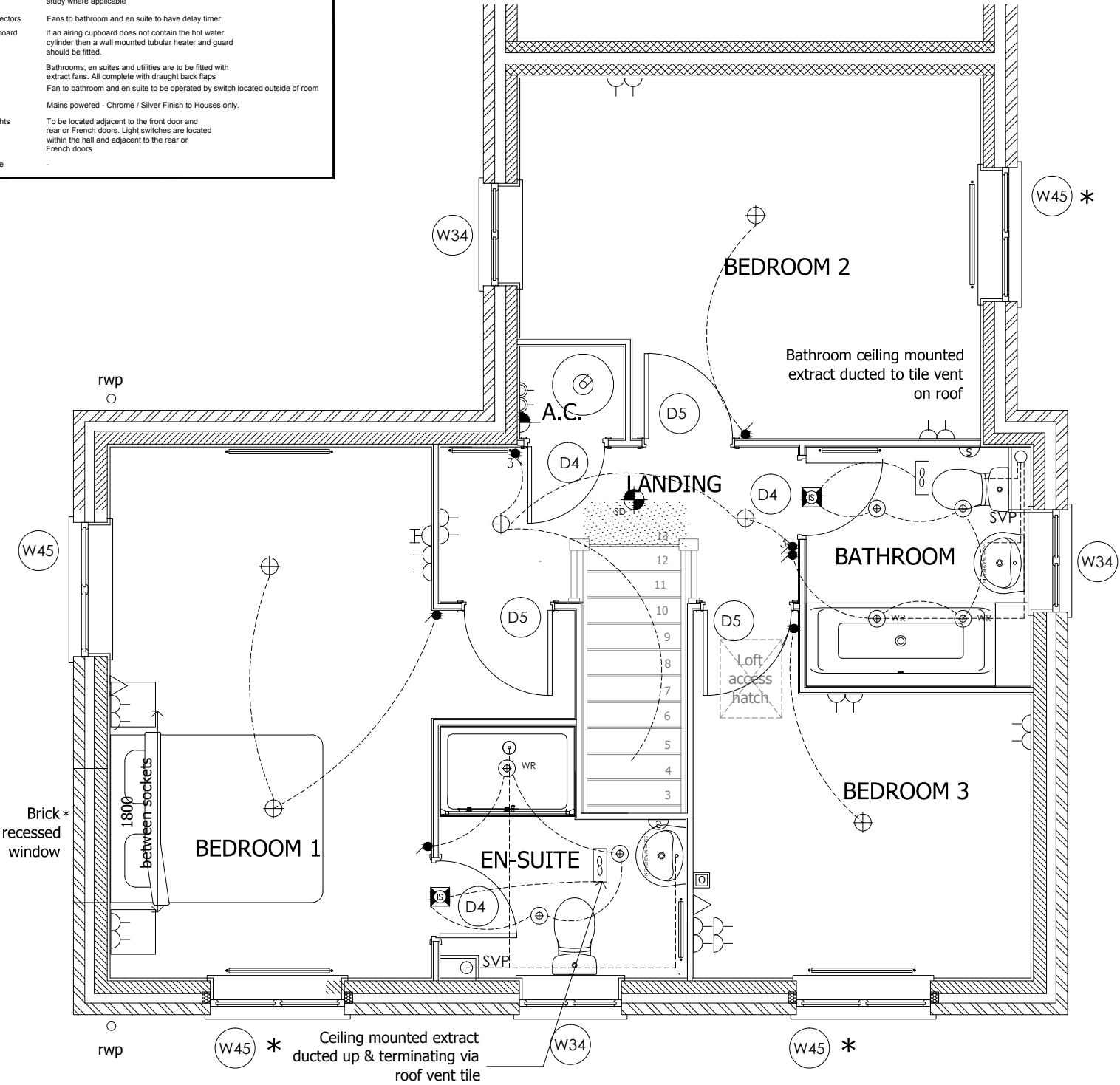
Outside tap

One fitted as standard**

Mixer/Blender Taps

all bath taps fitted with mixer/blender to ensure temperature does not exceed 48° C and close to the outlet to prevent colonisation of waterbourne pathogens

REFER TO GLOWWORM SPECIFICATION & HEATING DESIGN DRAWINGS FOR ALL OTHER DETAIL.



B	10.03.14	Sanitary ware updated, data added to bed 3
A	14.02.14	C Construction Issue
Rev	Date	By Details

Kier Partnership Homes

Lysander House

Tempsford Hall

Sandy

Bedfordshire

SG19 2BD

Tel: 01767 642500 Fax: 01767 642628

Project:

WYGATE PARK

SPALDING - PHASE 5

Drawing:

First Floor Services

Drawing File Location:

-

Drawn by:

C

Date:

Dec 2013

Scale:

1:50 @ ###

COINS code:

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All dimensions to be checked on site.

Any discrepancies to be reported to the Architect immediately.

This drawing should not be scaled.

Drawing no:

4026 - ASHLINK - 12

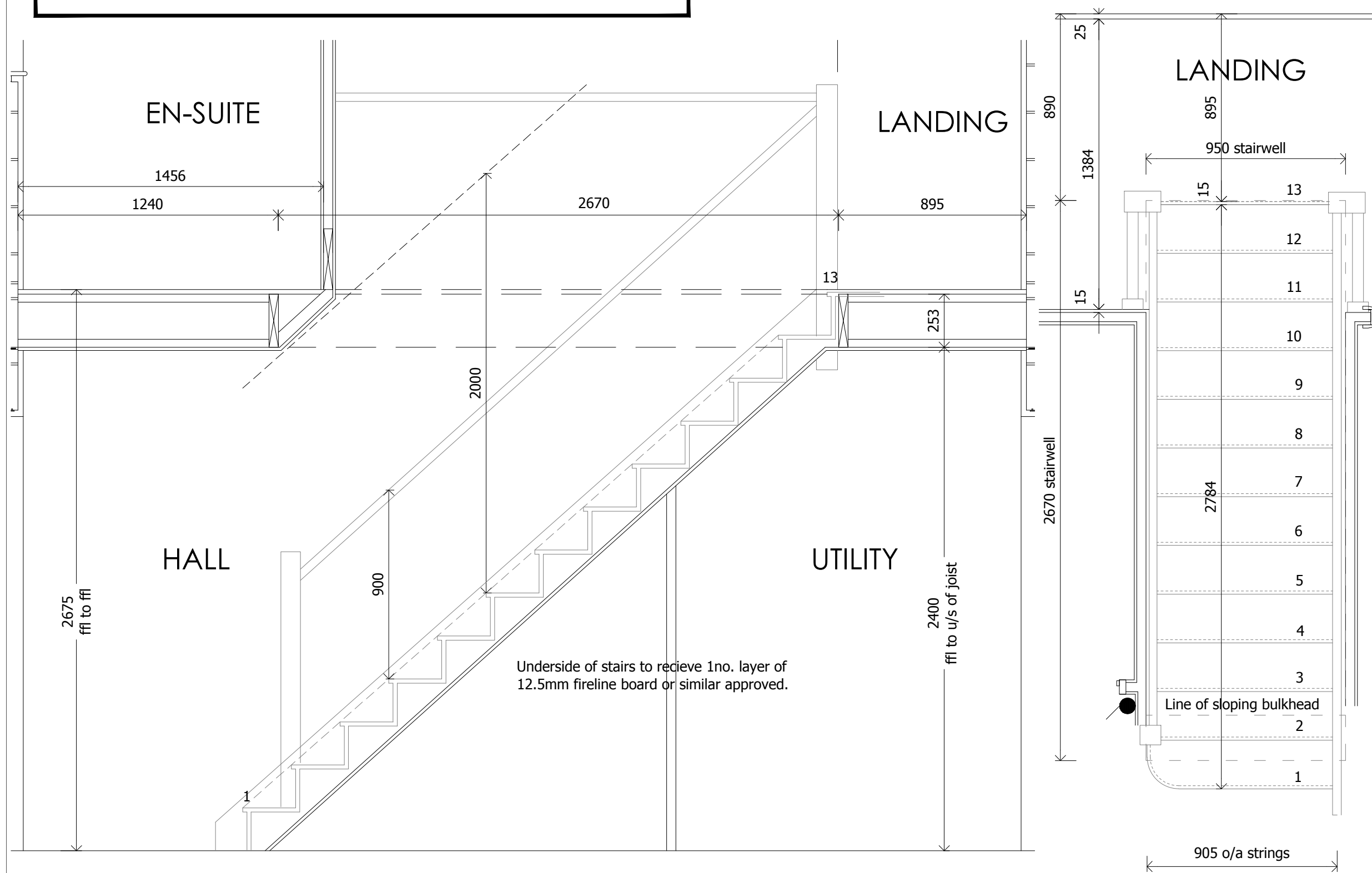
Revision:

B

Notes

Staircase to have minimum clear width of 800mm with equal goings & risers. 2000mm clear head height to be maintained over full length of flight. continuous handrail to be provided 900mm high measured vertically from pitch line of stairs. Flight should be guarded at the sides such that a 100mm sphere cannot pass through any opening & so that children will not readily be able to climb the guarding. Landings to be provided at both top & bottom of flight & have a width at least equal to the minimum clear width of the flight.

13no. equal individual rises & 12no. equal goings each giving pitch of flight at 42° max.



A	14.02.14	C	Construction Issue
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
Temptford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Staicase Details

Drawing File Location:

Drawn by:
C

Date:
Dec 2013

Scale:
1:20 @ A3

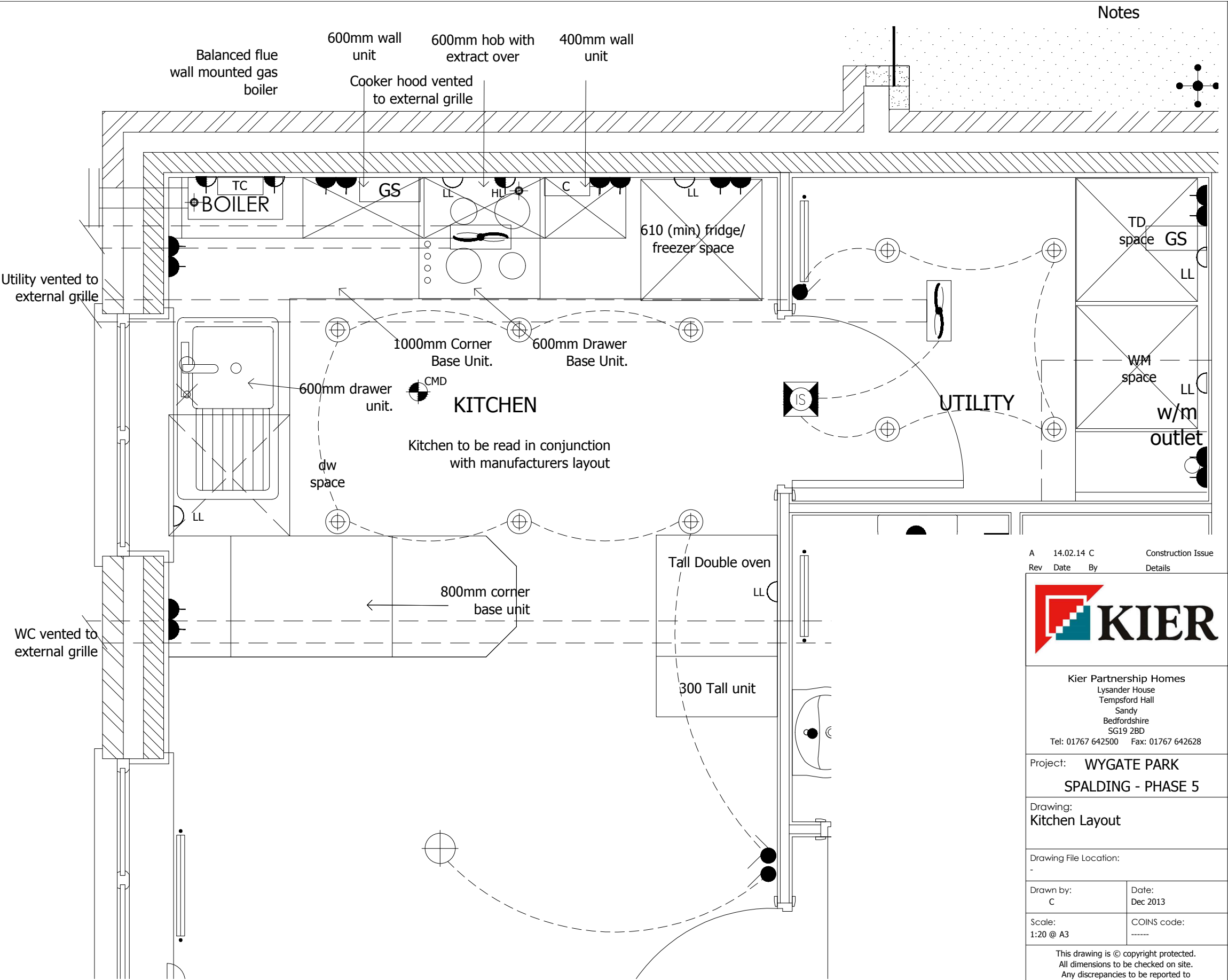
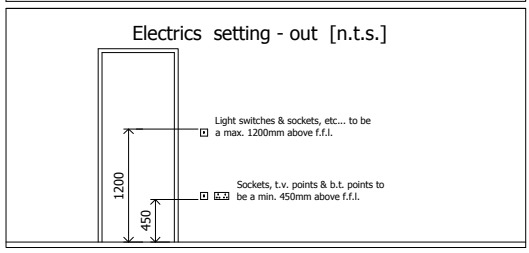
COINS code:

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Drawing no: 4026 - ASHLINK - 13 Revision: **A**

Electrical Legend			
	1 Gang 1 way switch		Single unswitched socket outlet
	1 Gang 2 way switch		Twin unswitched socket outlet
	1 Gang intermediate switch		Single switched socket outlet
	2 Gang switch		Twin switched socket outlet
	3 Gang switch		Single switched socket outlet High level
	Dimmer switch		Twin switched socket outlet High level
	Pull switch		Unswitched fuse connection unit
	Alarm pull switch		Switched fuse connection unit
	Shower pull switch		Switched fuse connection unit (H/L) with unswitched outlet (L/L)
	Time delay switch		20 Amp double pole isolating unit (for immersion heater)
	Low voltage Pendant light fitting		Immersion heater
	Low energy pendant light fitting with integral electronic ballast suitable for 4 pin compact fluorescent lamp		Radiator
	LV Batten light fitting assembly		Kickspace heater
	Fluorescent light fitting assembly		Heating time clock
	LV Recessed downlight		Room thermostat
	LV Recessed downlight water resistant		Tornado smartfit room thermostat/boiler timer clock (low volt. supply)
	Spot light track assembly		Grid switch
	Pelmet light fitting		Gas point
	Wall light fitting location		Cooker switch
	External light fitting location		Cooker control unit
	100w Round polycarbonate external light (see spec.)		Smoke detector (linked)
	Shaver socket strip light		Heat detector (linked)
	Shaver socket		Bell push / Battery chimes
	Consumer unit		Bell & transformer
	Sub-main to consumer unit		TV/FM Aerial socket
	Residual current circuit breaker		Telephone outlet M = Master BT outlet (where noted)
	Extract fan		Door entry phone
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MULTIMEDIA PLATE TO INCLUDE: BT POINT TV/FM AERIAL DATA CABLE OUTLET 20 AMP FUSE WIRING 4 SWITCHED SOCKET OUTLETS			Hot and cold water valves
	NUMBERED DATA INLETS		NUMBERED DATA OUTLET

Part 'P'
All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.



Notes

A 14.02.14 C Construction Issue
Rev Date By Details



Kier Partnership Homes
Lysander House
Tempsford Hall
Sandy
Bedfordshire
SG19 2BD
Tel: 01767 642500 Fax: 01767 642628

Project: WYGATE PARK
SPALDING - PHASE 5

Drawing:
Kitchen Layout

Drawing File Location:
-

Drawn by: C Date: Dec 2013

Scale: 1:20 @ A3 COINS code: -----

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Drawing no: 4026 - ASHLINK - 14 Revision: A