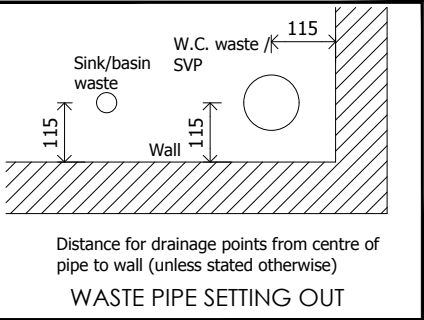




NOTE: position of sink connections may vary - refer to kitchen manufacturer's drawings for actual location of sink & waste.

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).

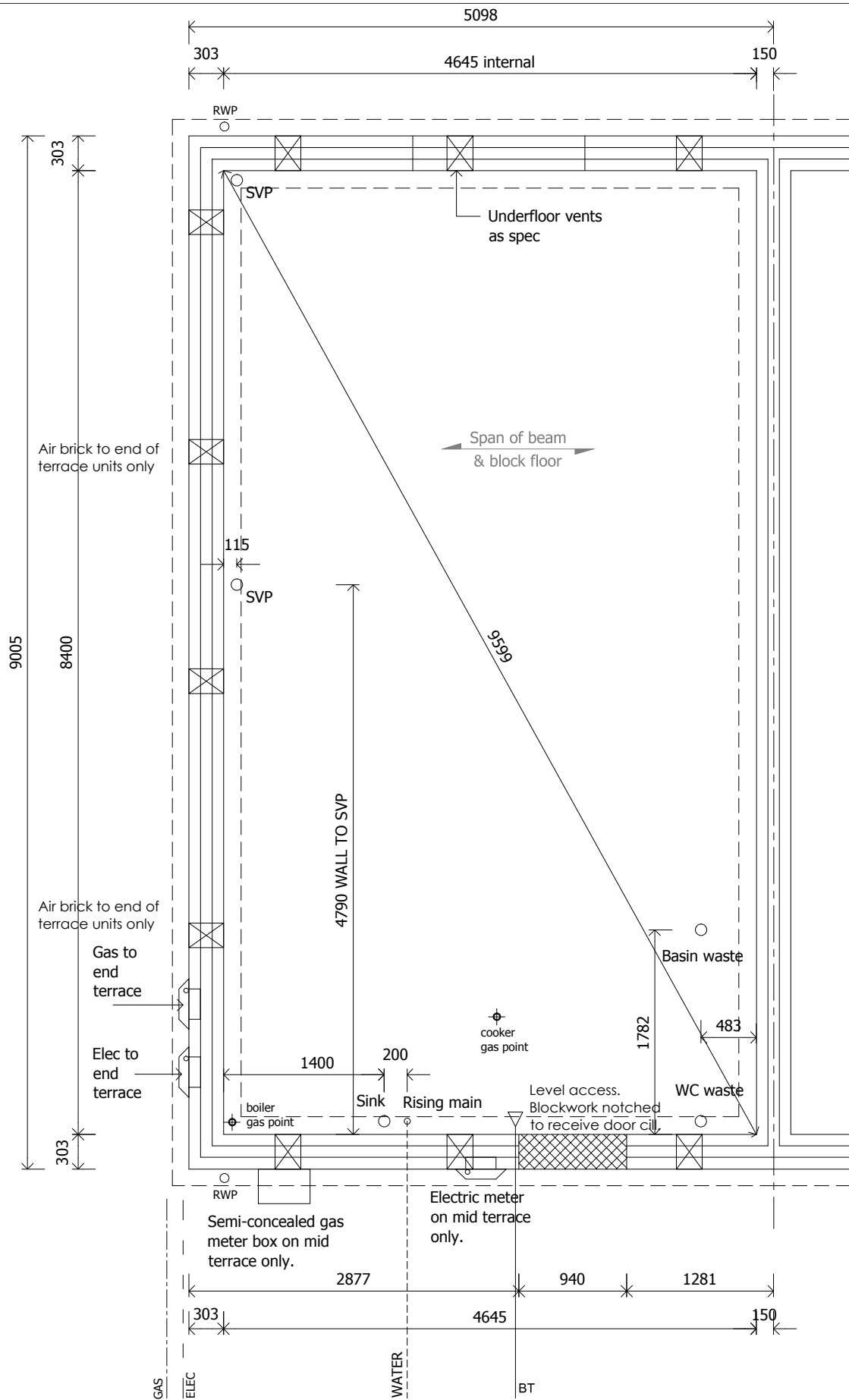
300mm nominal cavity construction comprising of two leafs of 100mm solid blockwork, density 1350-1600 kg/m³ with 100mm cavity, sealed at exposed edges. lime : sand internal face to be faced with 12.5mm plasterboard (minimum 8kg/m²) on dabs.

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.



Notes

B	11.03.14	House type renamed for Phase 5&6
A	14.02.14	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&6**

Drawing:
Substructure Layout

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 - PALMER - 01	Revision: B
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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

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.

For Block Strengths & Specifications see Structural Engineers Appraisals

B 11.03.14 House type renamed for Phase 5&6
Sanitary ware updated

A 14.02.14 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&6

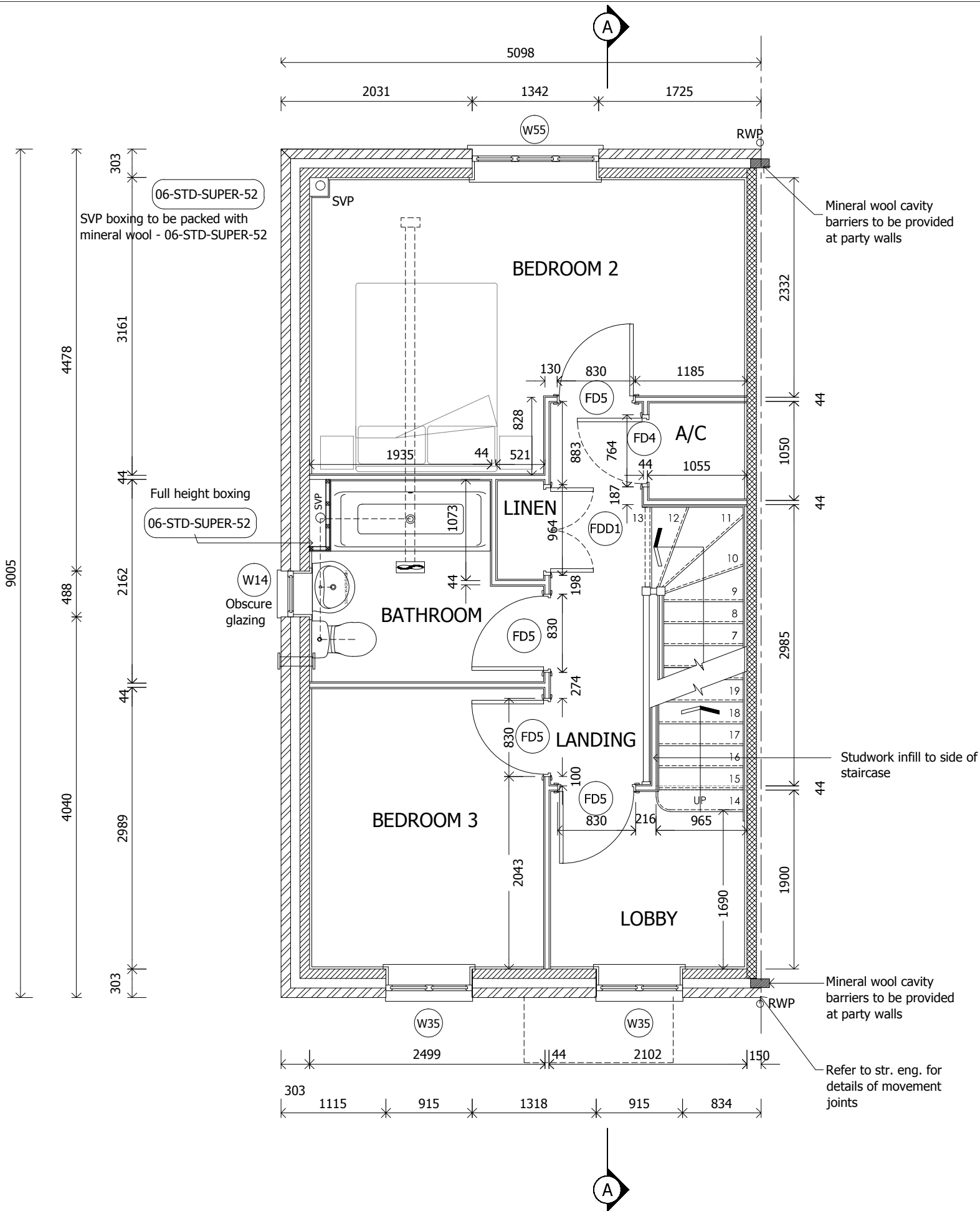
Drawing:
First Floor Layout

Drawing File Location:

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

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Drawing no: 4026 - PALMER - 03 Revision: B



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.

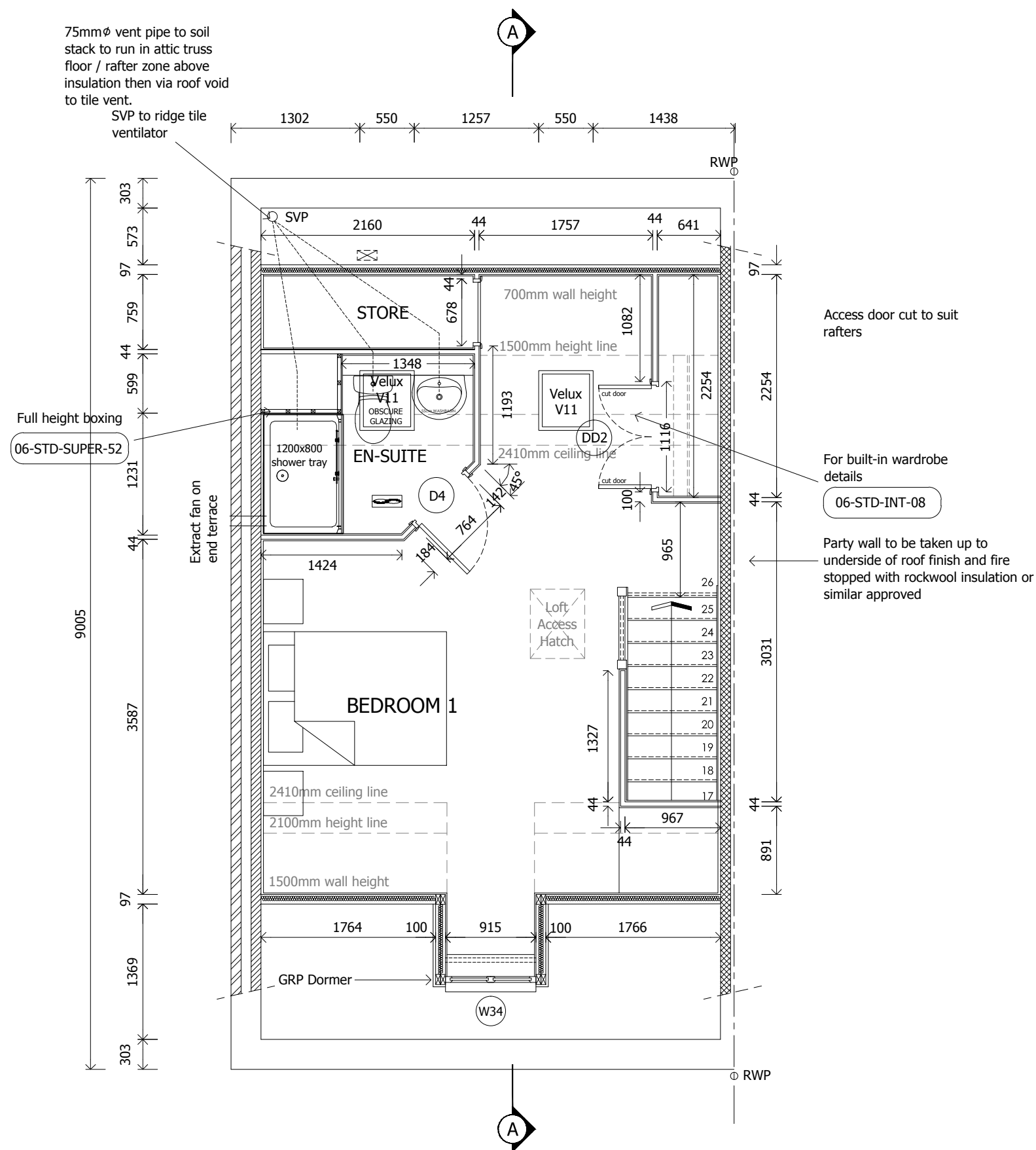
Stainless steel wall ties to be long enough to be embedded at least 50mm in each leaf, tie type to be in accordance with Part E of the Building Regulations. Ties to be provided at a rate of 2.5 ties/sq m which is to be confirmed by the manufacturer.

ELEMENT	SPEC / U-VALUE
Ground Floor	0.19 W/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 -



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.

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 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/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 -

B 11.03.14 House type renamed for Phase 5&6 Sanitary ware updated

A 14.02.14 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&6

Drawing:
Second Floor Layout

Drawing File Location:

Drawn by:
C

Date:
Dec 2013

Scale:
1:50 @ A3

COINS code:

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Drawing no: 4026 - PALMER - 04
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

B	11.03.14	House type renamed for Phase 5&6	
A	14.02.14	Construction issue	
Rev	Date	By	Details

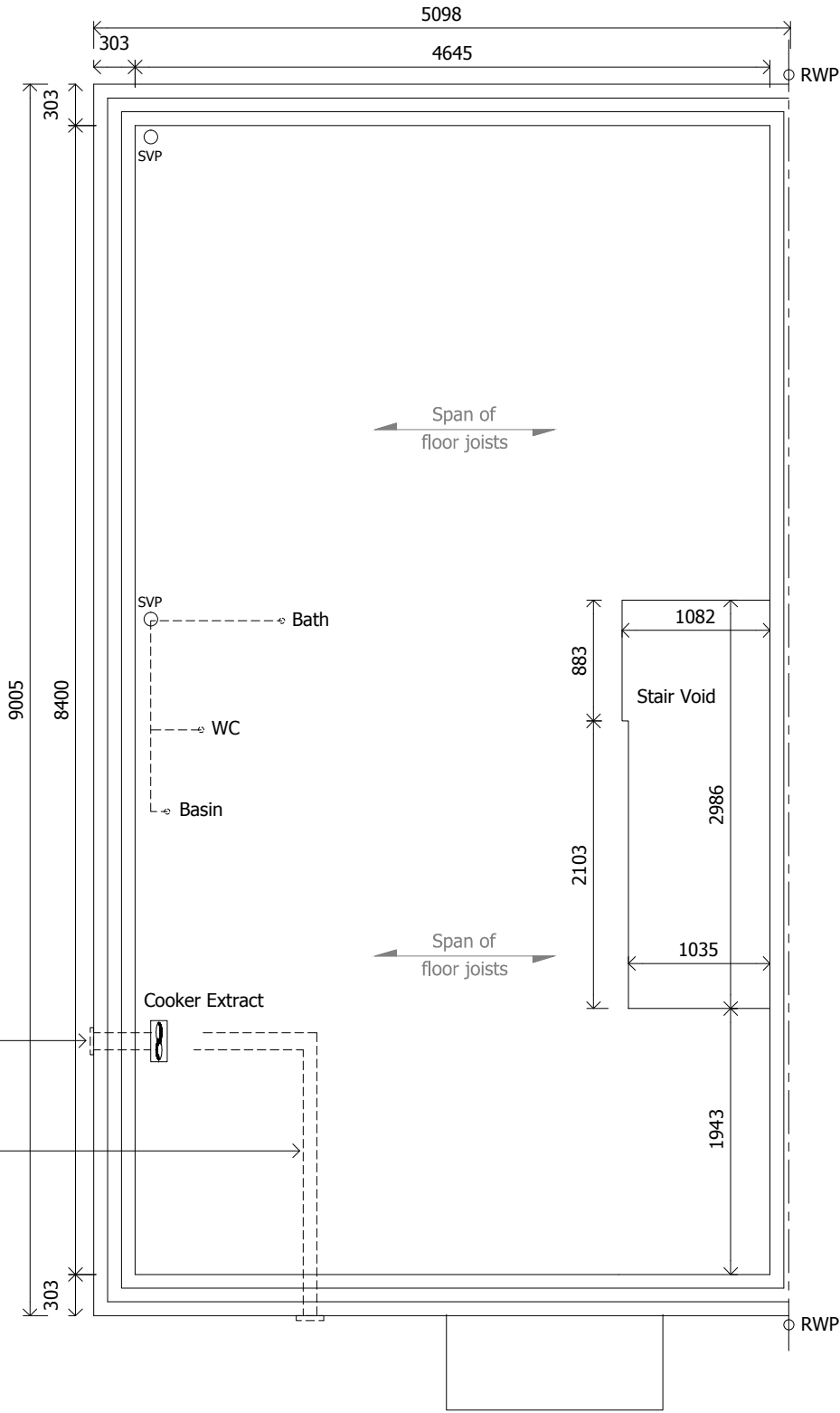


Kier Partnership Homes Lysander House Tempsford Hall Sandy Bedfordshire SG19 2BD Tel: 01767 642500 Fax: 01767 642628	
Project: WYGATE PARK SPALDING - PHASE 5&6	
Drawing: First Floor Carcass	
Drawing File Location: -	
Drawn by: C	Date: Dec 2013
Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - PALMER - 05	Revision: B

WASTE PLUMBING
WC waste to discharge into svp above ffl
All remaining sanitaryware wastes (dashed) to discharge into svp within first floor void.

Kitchen extract (to end terrace) in floor zone to wall terminal

Kitchen extract (to mid terrace) in floor zone to wall terminal



Notes

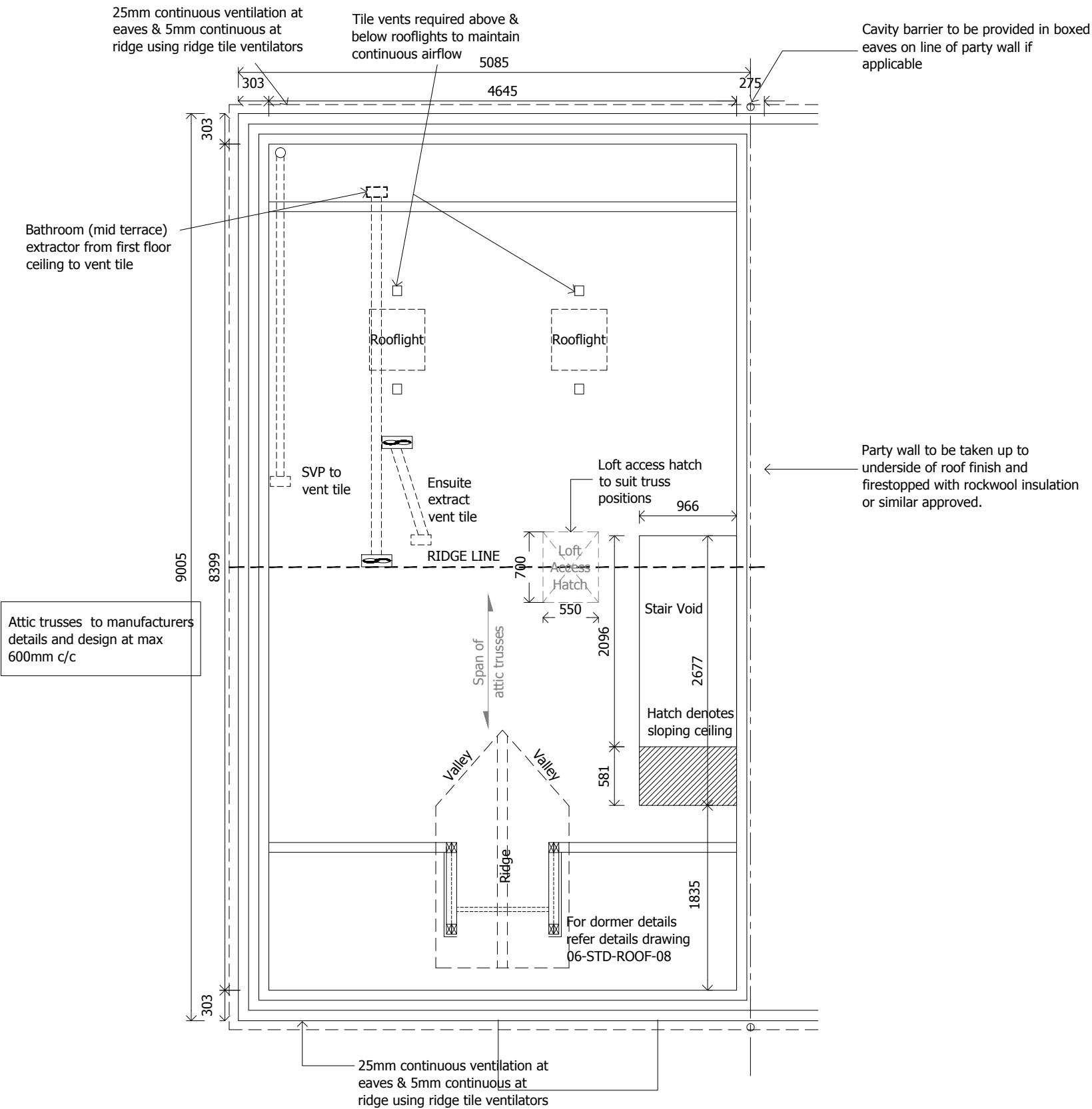
Galv. M. S. joist straps built into wall and fixed to first 3 joists, with solid blocking, refer to standard detail drawing

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.



B	11.03.14	House type renamed for Phase 5&6
A	14.02.14	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&6

Drawing:
Roof Carcass

Drawing File Location:
-

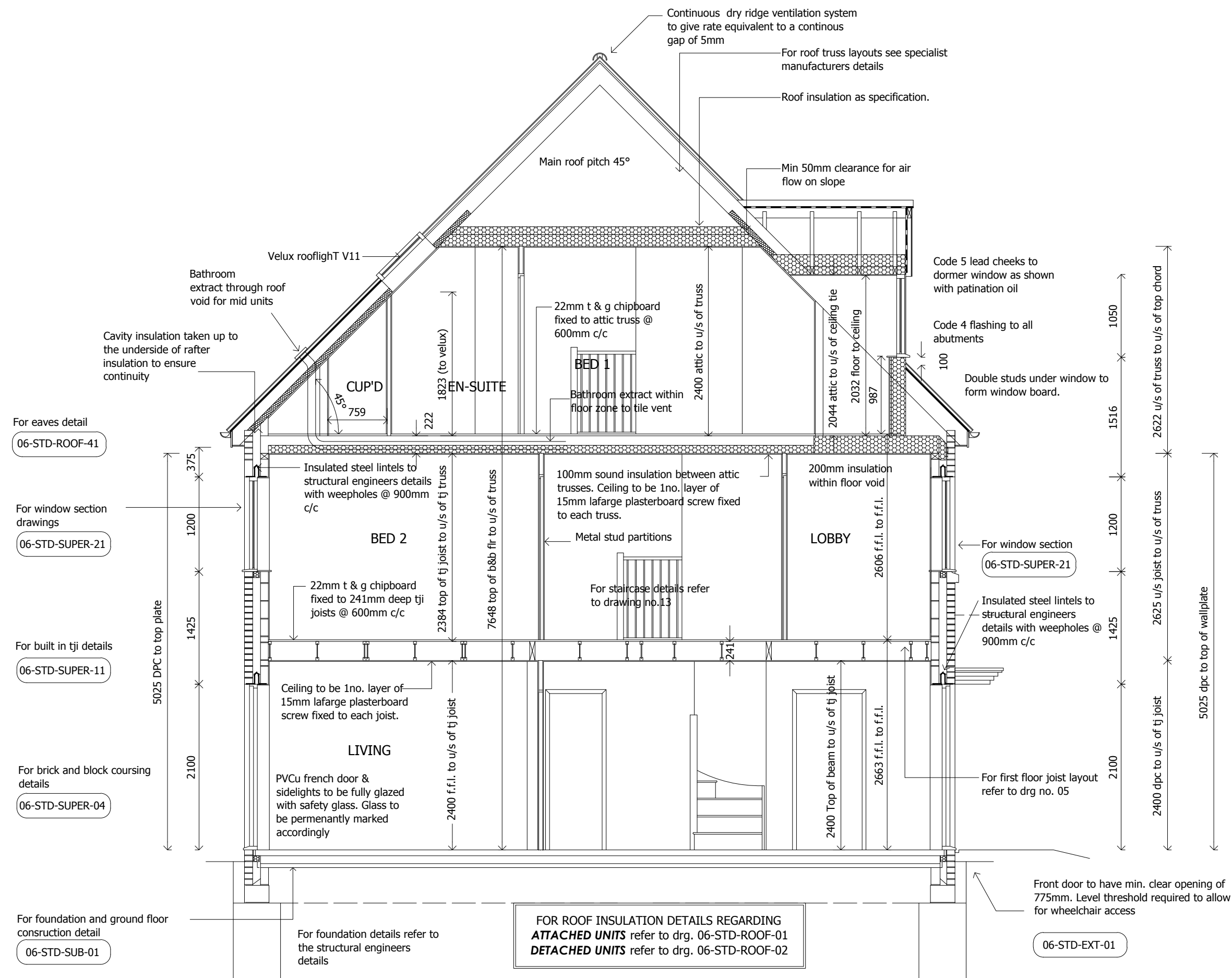
Drawn by: C	Date: Dec 2013
Scale: 1:50 @ A3	COINS code: -----

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Drawing no:
4026 - PALMER - 06

Revision:
B

Notes



B	11.03.14	House type renamed for Phase 5&6
A	14.02.14	Construction issue
Rev	Date	By Details



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

Project: WYGATE PARK
SPALDING - PHASE 5&6

Drawing:
Section A-A

Drawing File Location:

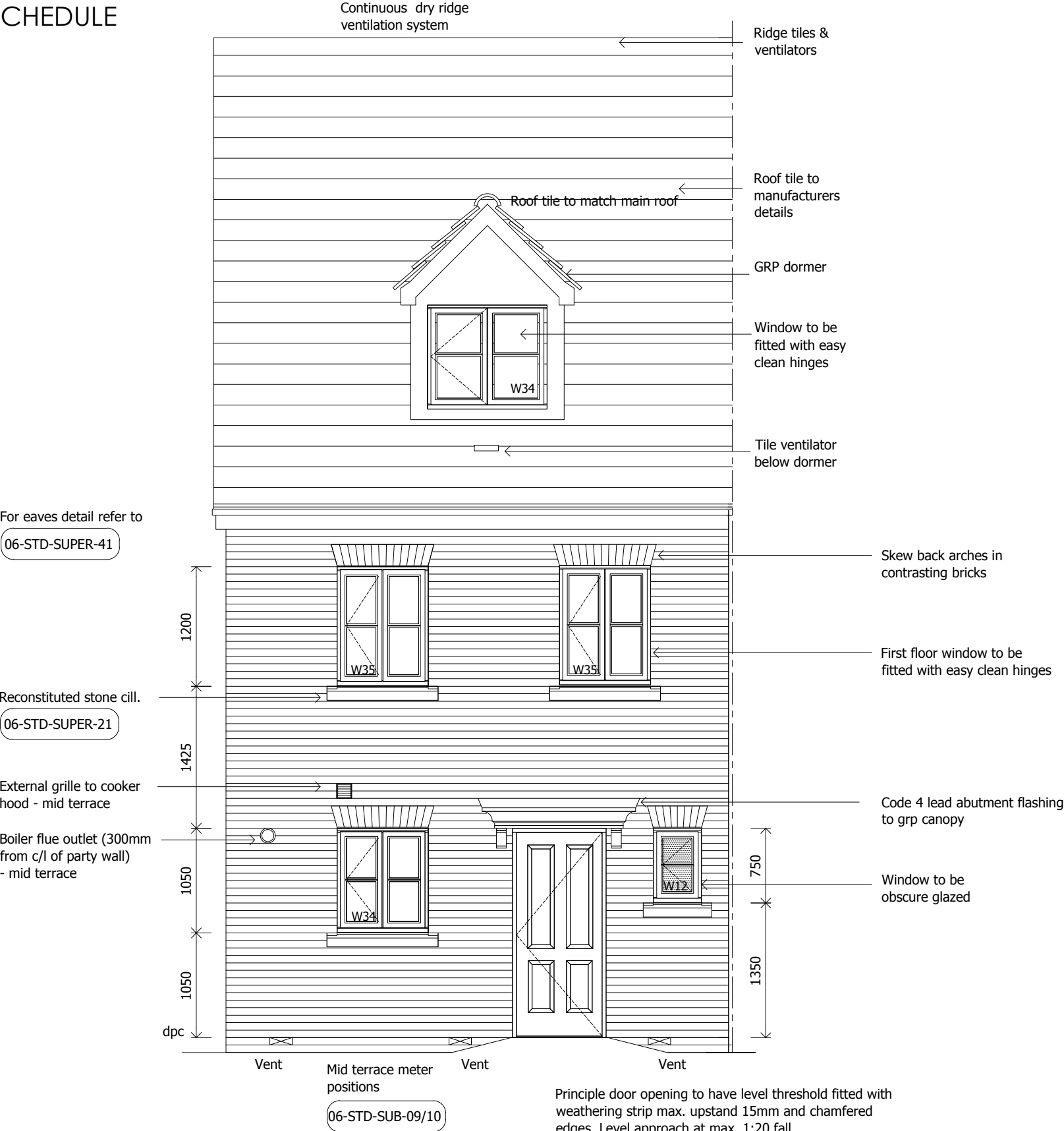
Drawn by:
C

Scale:
1:50 @ A3

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Drawing no:	Revision:
4026 - PALMER - 07	B

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE



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

B	11.03.14	House type renamed for Phase 5&6	
A	14.02.14	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&6

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 - PALMER - 08

Revision:
B

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

B	11.03.14	House type renamed for	
A	14.02.14	Phase 5&6 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&6

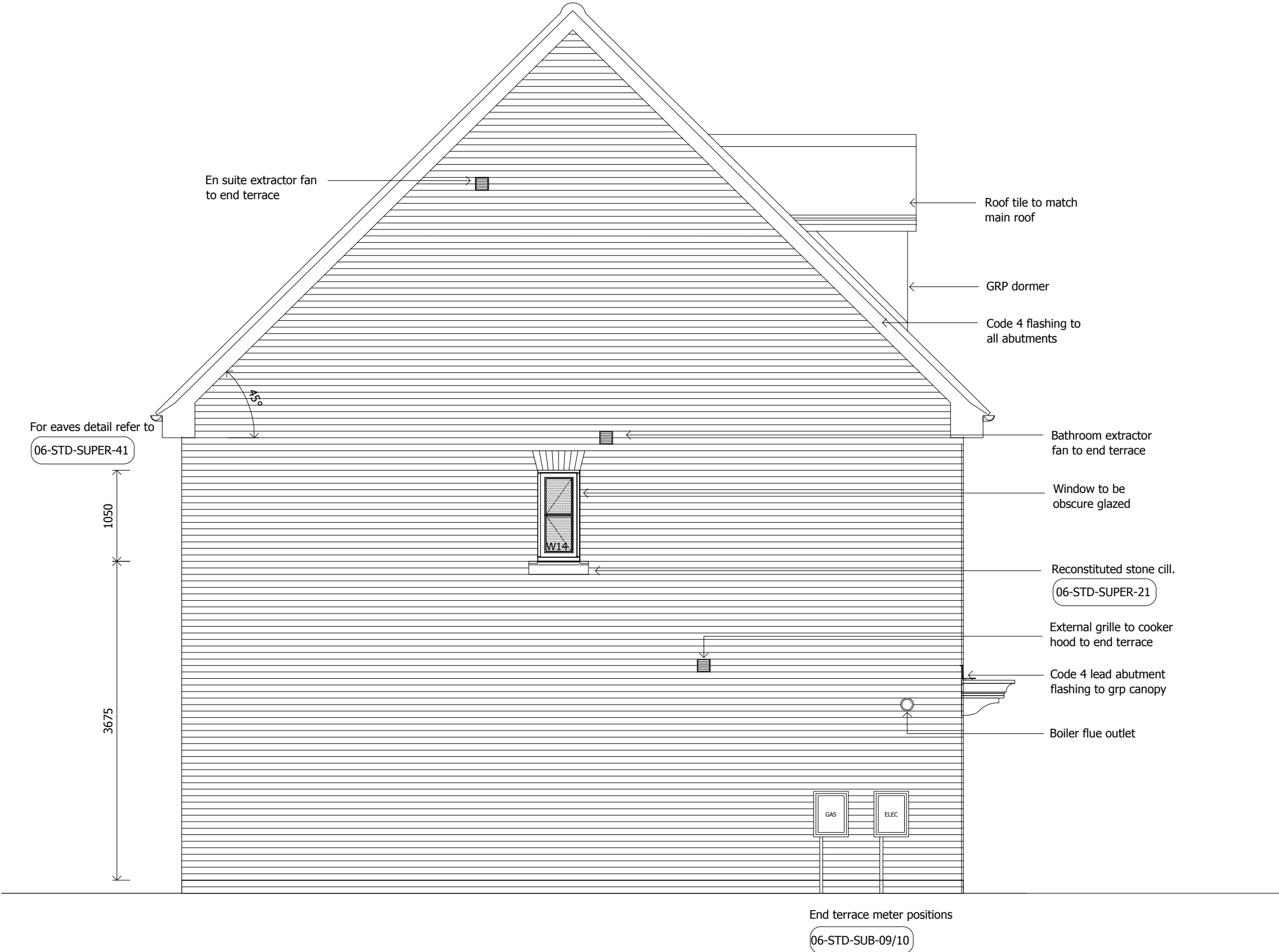
Drawing:
Left Elevation

Drawing File Location:
-

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

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Drawing no: 4026 - PALMER - 09	Revision: B
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FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

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

15l/s En-suite extract connected by flexible ducting to thruvent roof tile

SVP connected by flexible ducting to thruvent roof tile

Continuous dry ridge ventilation system

Top hung Velux windows

15l/s Bathroom extract connected by flexible ducting to thru vent roof tile (MID TERRACE)

For standard eaves detail, refer to:
4051/EAVES-11

Matching feature brickwork in Weinerberger - Chartham Red Multi Stock

Windows to be fitted with easy clean hinges

B	11.03.14	House type renamed for Phase 5&6
A	14.02.14	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&6

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 - PALMER - 10

Revision:
B



Rear Elevation

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

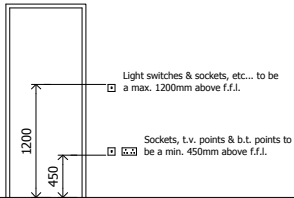
Notes

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 smartfr 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 SKY PLUS WIRING 4 SWITCHED SOCKET OUTLETS		Hot and cold water valves
	NUMBERED DATA INLETS		NUMBERED DATA OUTLET

Part 'P'

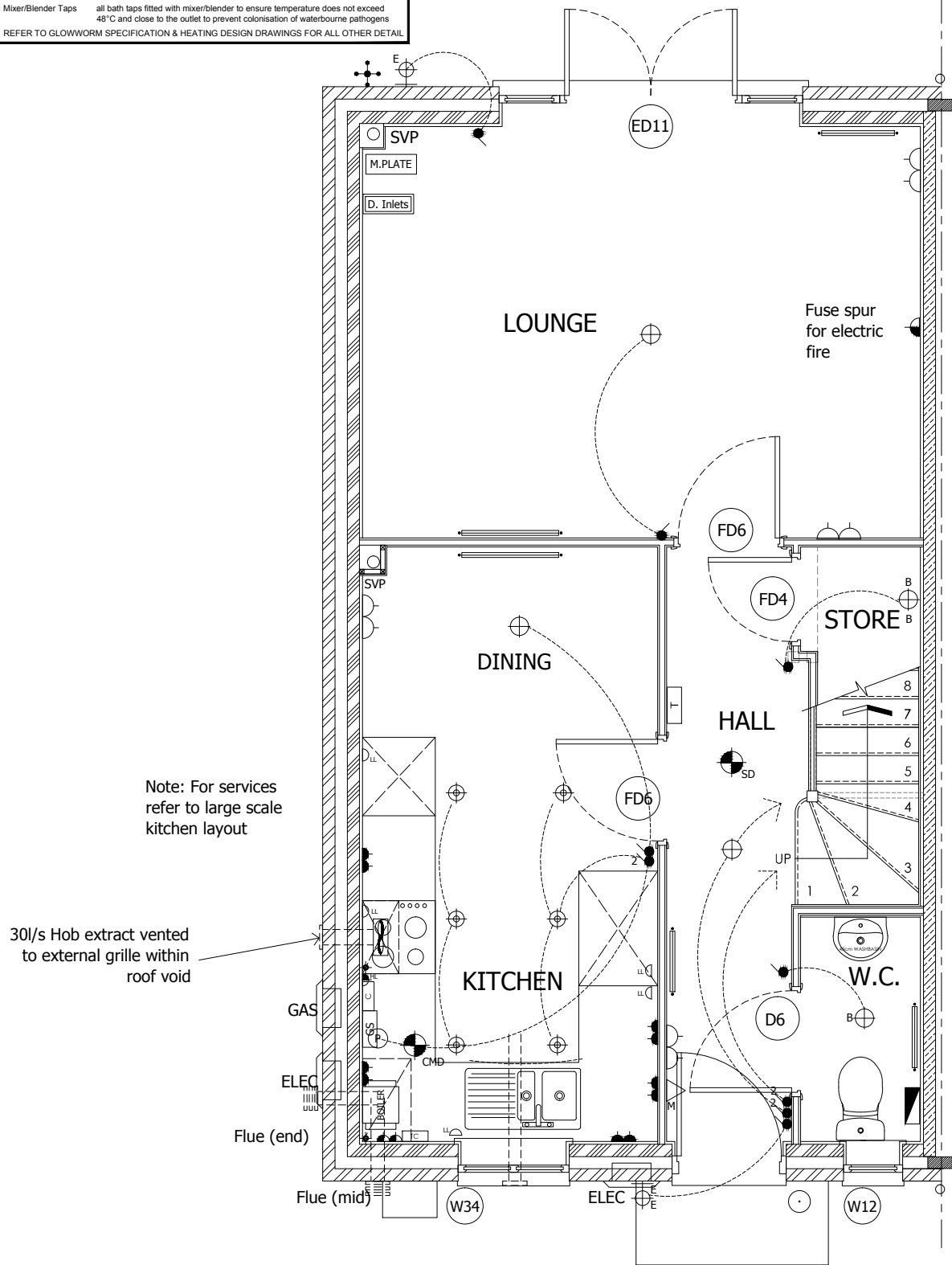
All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

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



Electrical	White Plastic Throughout
Fittings	
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.
CAT5 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	11.03.14	House type renamed for Phase 5&6 Sanitary ware updated, Data inlets added, fire spur added
A	14.02.14	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&6

Drawing:
Ground Floor Services

Drawing File Location:

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

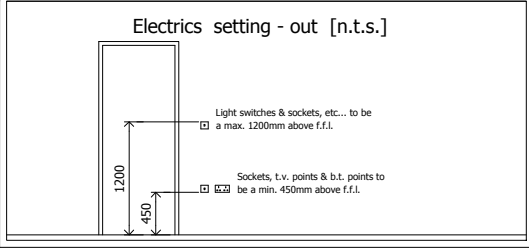
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Drawing no:
4026 - PALMER - 11

Revision:
B

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: 8 P POINT TV/FM AERIAL DATA CABLE OUTLET SKY PLUS 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.

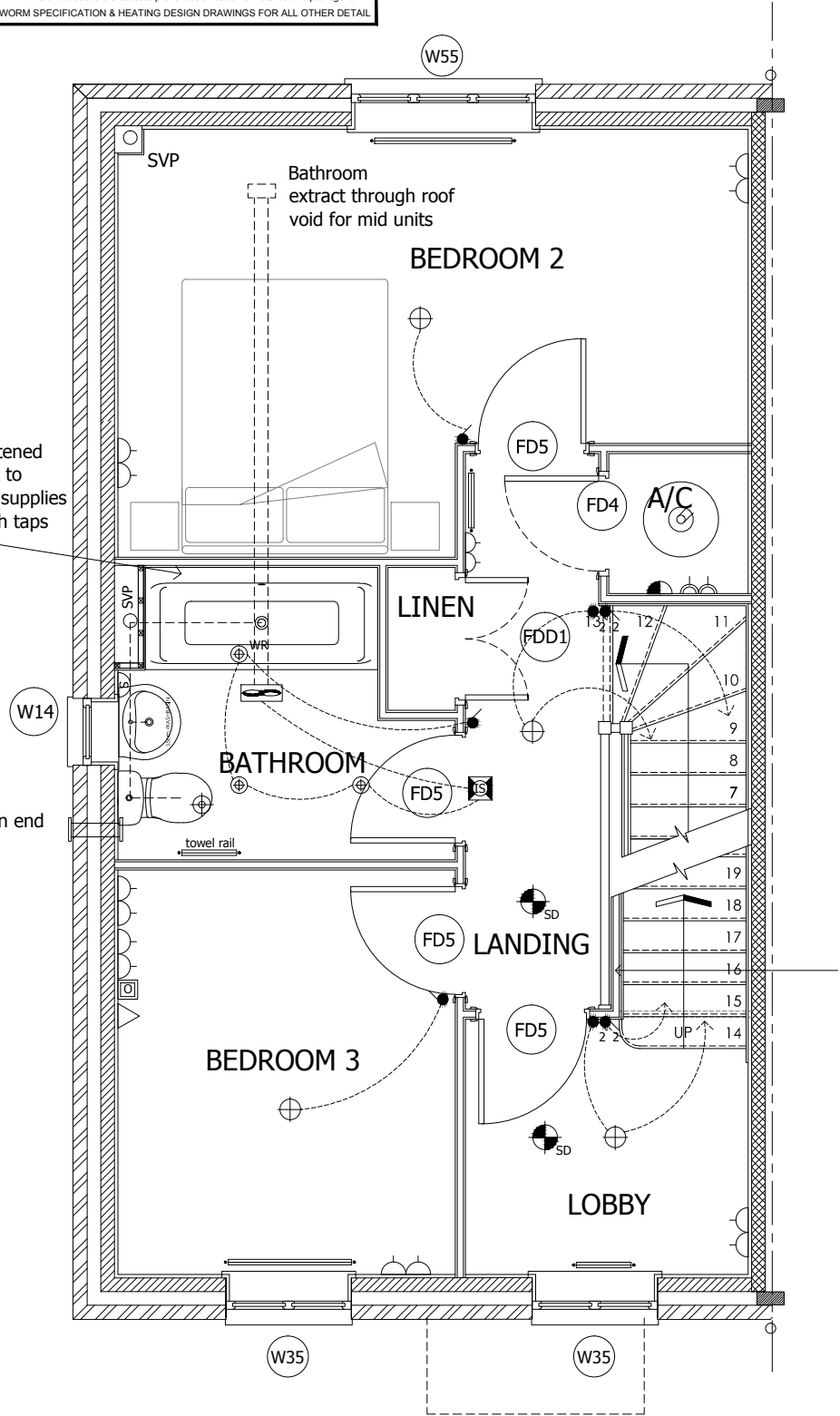


Electrical Fittings	White Plastic Throughout
Lighting	Lighting points, switches and bulbs to all habitable areas will be low energy pendants. Light switch for under cupboard pelmet lighting in kitchens to be taken from main light switch point. One Low Voltage Chrome down lighter within the en-suite will 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 waterborne pathogens
REFER TO GLOWWORM SPECIFICATION & HEATING DESIGN DRAWINGS FOR ALL OTHER DETAIL.	

Wall to be battened /thickened out to accommodate supplies for central bath taps to bath

Extract fan on end terrace



B 11.03.14 House type renamed for Phase 5&6
Sanitary ware updated, data added to bed 3

A 14.02.14 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&6

Drawing:
First Floor Services

Drawing File Location:

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

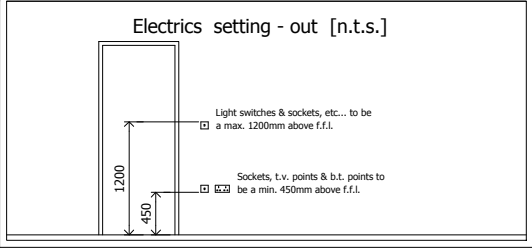
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Drawing no: 4026 - PALMER - 12
Revision: B

Notes

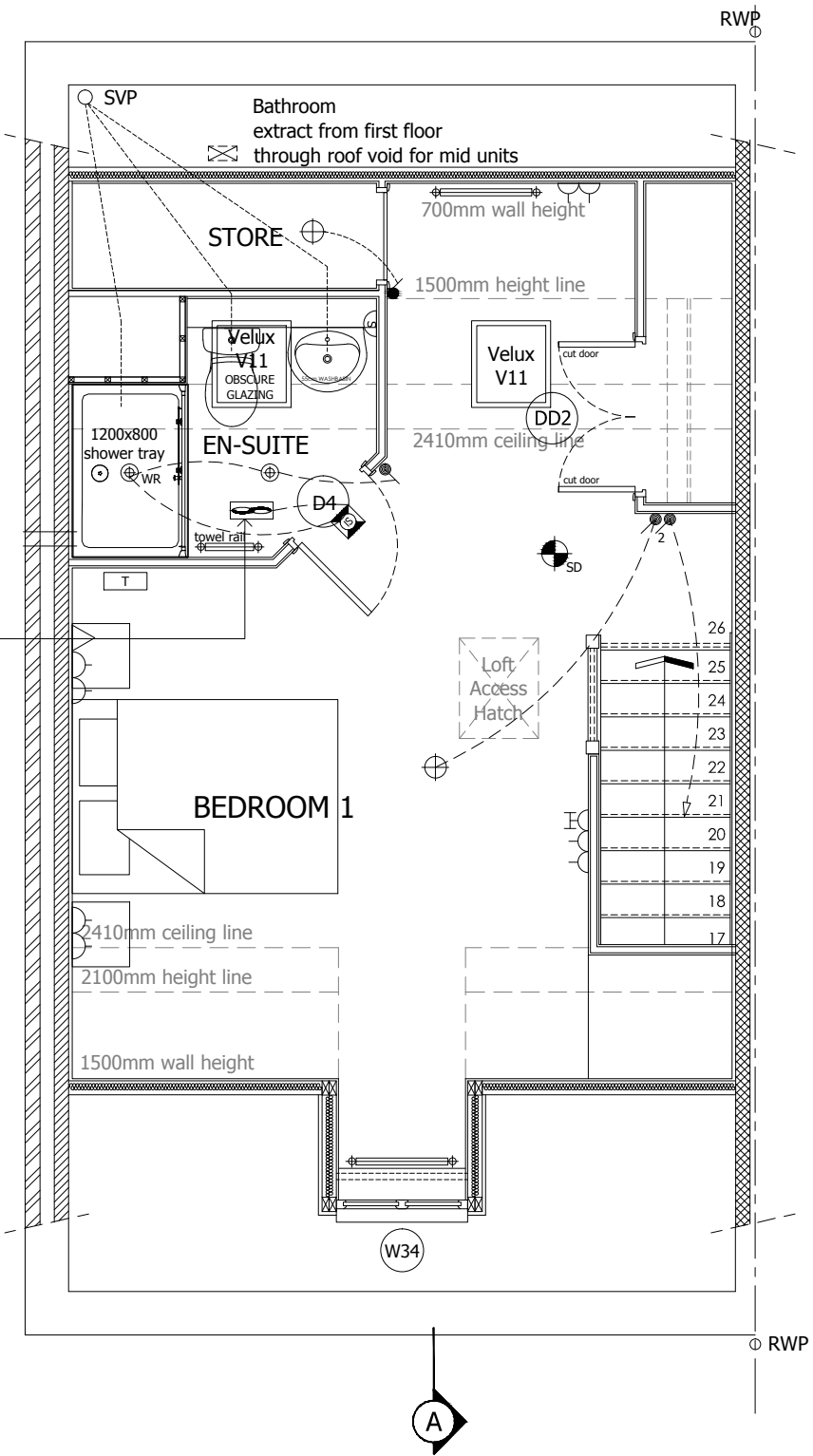
Electrical Legend			
	1 Gang 1 way switch		Single unswitched socket outlet
	1 Gang 2 way switch		Twin unswitched socket outlet
	1 Gang intermediate switch		Single switched socket outlet
	2 Gang switch		Twin switched socket outlet
	3 Gang switch		Single switched socket outlet High level
	Dimmer switch		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: 8 P POINT TV / FM AERIAL DATA CABLE OUTLET SKY PLUS 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.



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



B	11.03.14	House type renamed for Phase 5&6 Sanitary ware updated
A	14.02.14	Construction issue
Rev	Date	By Details



Kier Partnership Homes
Lysander House
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Project: **WYGATE PARK
SPALDING - PHASE 5&6**

Drawing:
Second Floor Services

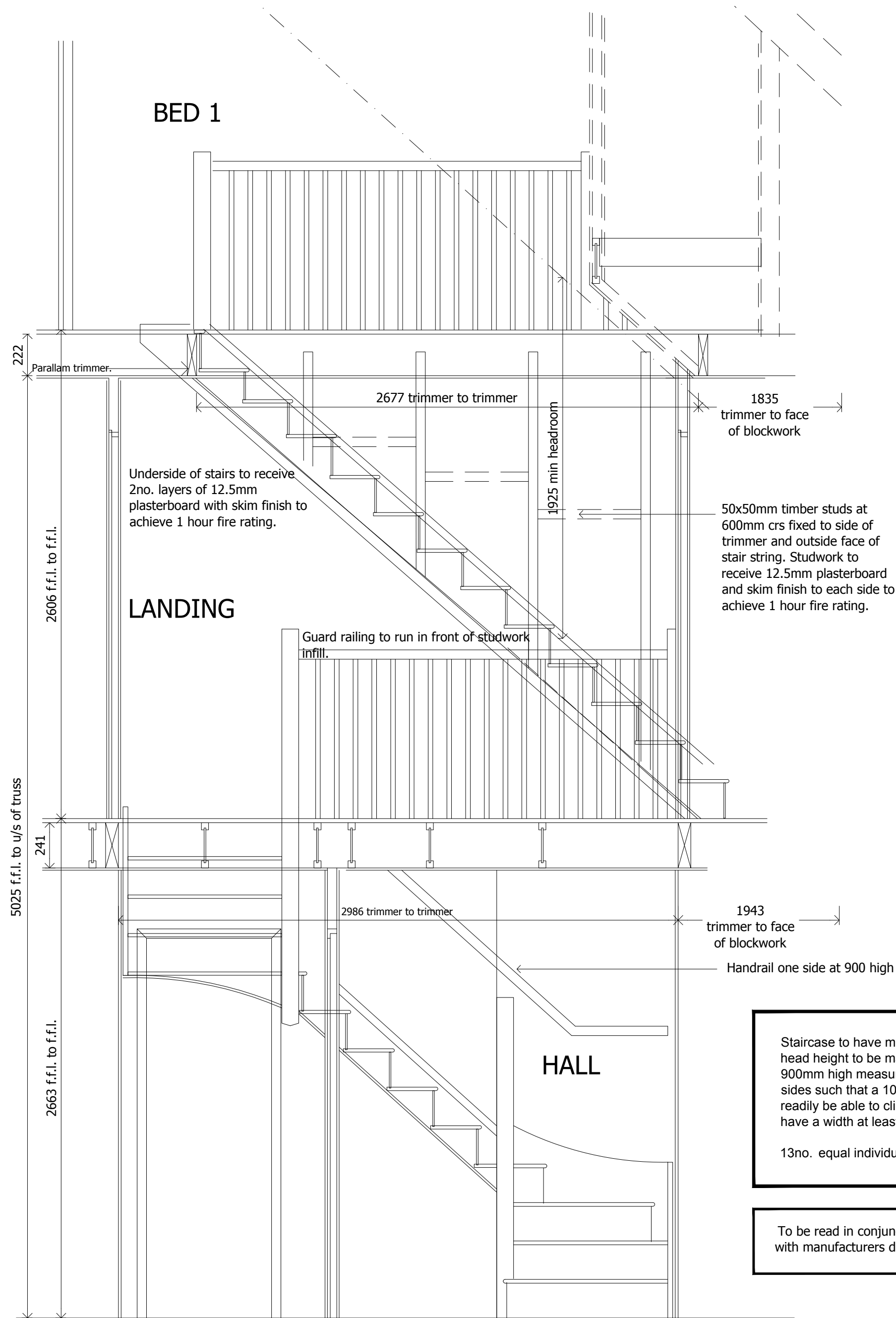
Drawing File Location:

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

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Drawing no:
4026 - PALMER - 13

Revision:
B



50x50mm timber studs at 600mm cts fixed to side of trimmer and outside face of stair string. Studwork to receive 12.5mm plasterboard and skim finish to achieve 1 hour fire rating.

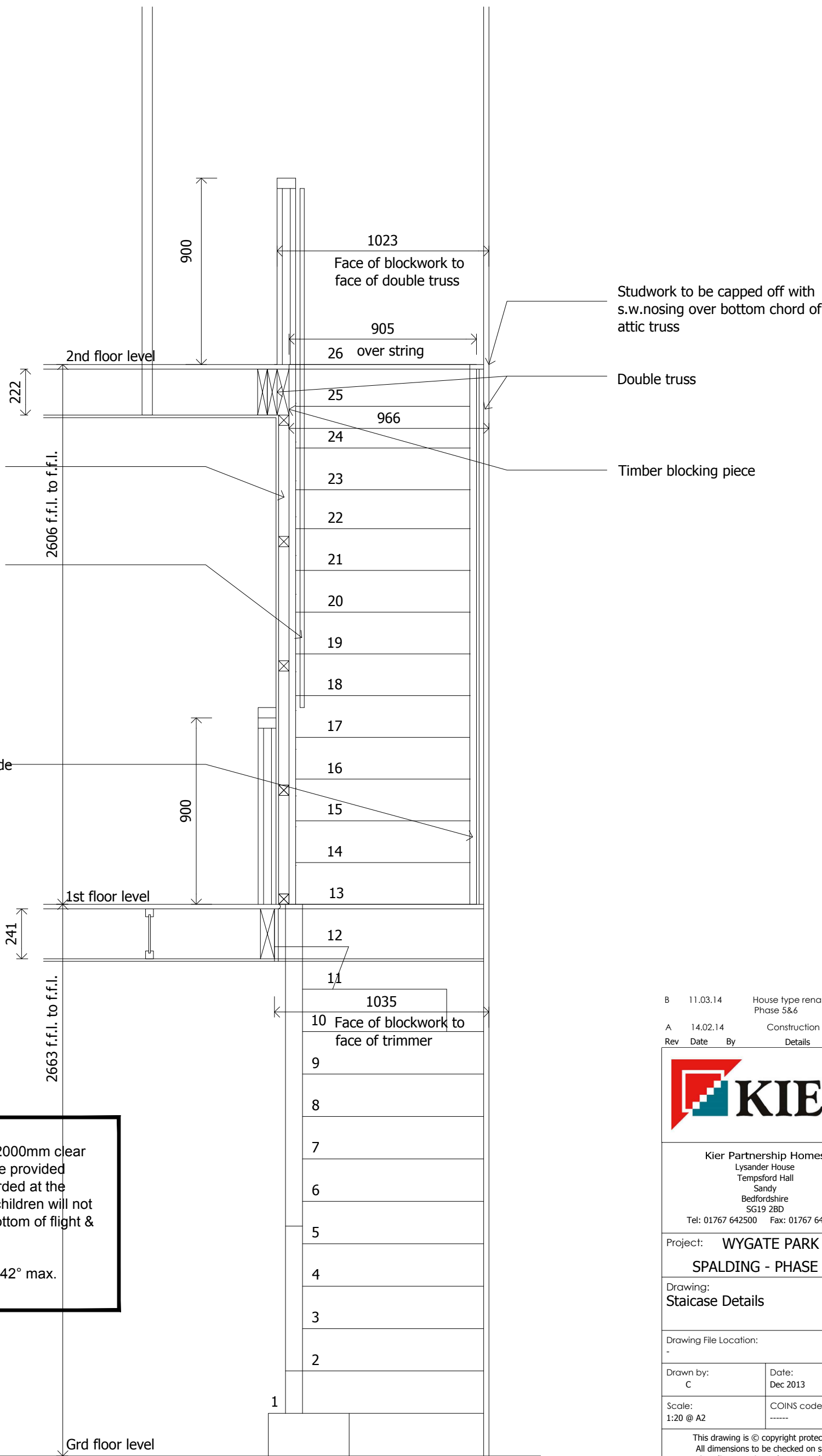
21 x 96mm handrail and batten screw fixed into timber noggins within the stud infill panel handrail to terminate at newel post

Studwork infill from first floor to the underside of the double truss to receive 12.5mm plasterboard and skim finish

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.

To be read in conjunction with manufacturers details



Studwork to be capped off with s.w.nosing over bottom chord of attic truss

Double truss

Timber blocking piece

B	11.03.14	House type renamed for Phase 5&6	
A	14.02.14	Construction issue	
Rev	Date	By	Details



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Project: WYGATE PARK
SPALDING - PHASE 5&6

Drawing:
Staircase Details

Drawing File Location:
-

Drawn by:
C

Date:
Dec 2013

Scale:
1:20 @ A2

COINS code:

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Drawing no:
4026 - PALMER - 14

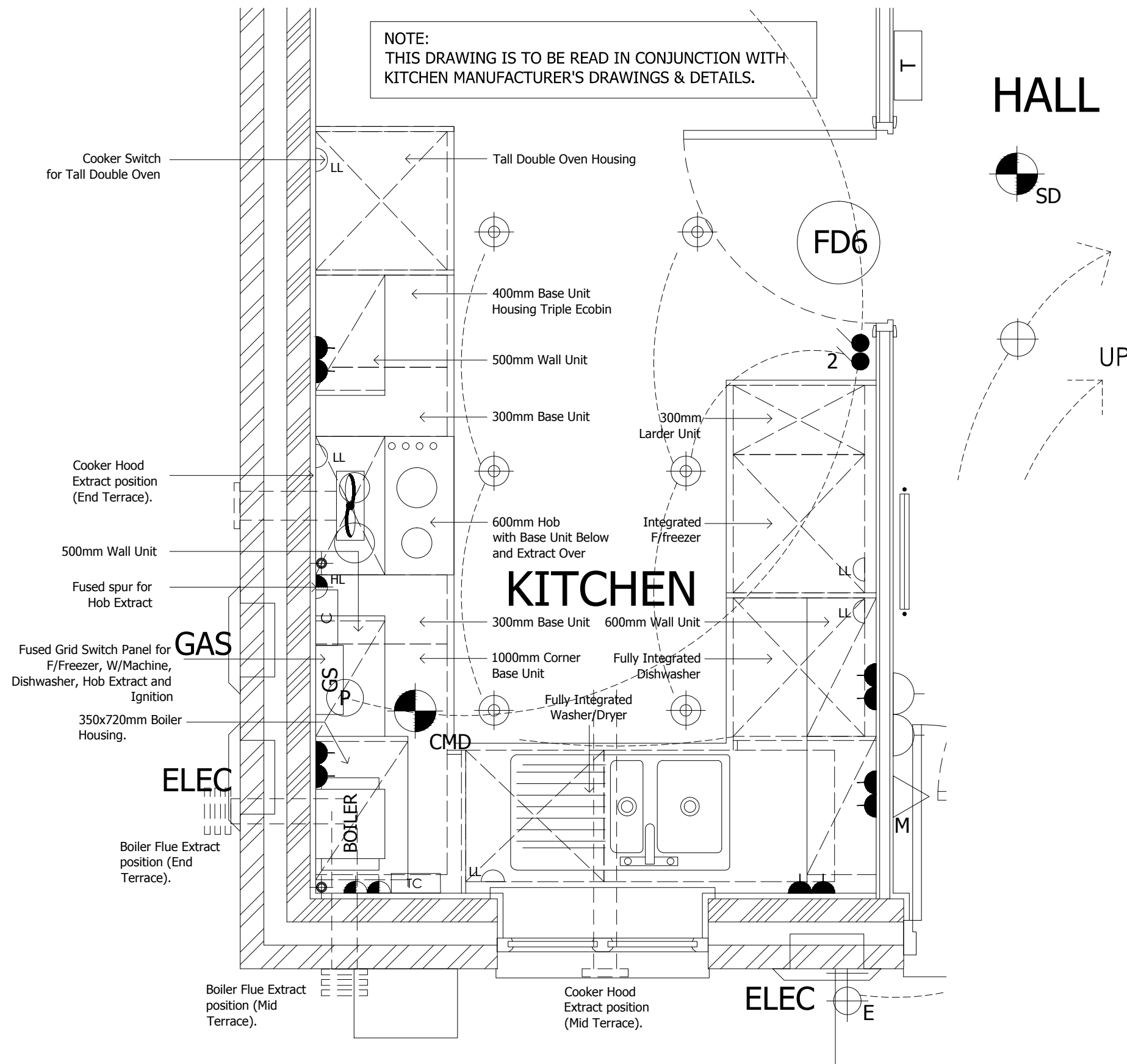
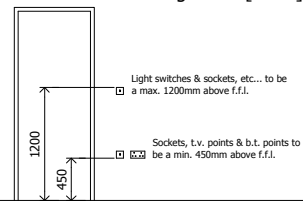
Revision:
B

Electrical Legend			
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	Dimmer switch		Twin switched socket outlet High level
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	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		Kitchenspace heater
	Fluorescent light fitting assembly		Heating time clock
	LV Recessed downlight		Room thermostat
	LV Recessed downlight water resistant		Tornado smartfire 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
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	Residual current circuit breaker		Telephone outlet N = Master BT outlet (where noted)
	Extract fan		Door entry phone
	Recessed downlight incorporating extract fan		Remote sensor
	Extract fan isolating switch		Outside tap
			Hot and cold water valves
 MULTIMEDIA PLATE TO INCLUDE: RF PHONE TV/FM AERIAL DATA CABLE OUTLET SKY PLUS WIRING 4 CHANNELS FOR CABLE CHANGERS		 NUMBERED DATA INLETS  NUMBERED DATA OUTLET	

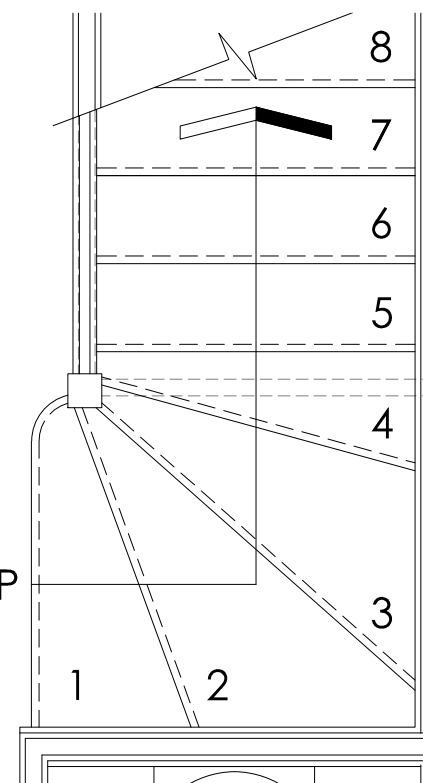
Part 'P'

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.]



Notes



B	11.03.14	House type renamed for Phase 5&6
A	14.02.14	Construction issue
Rev	Date	By Details



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Project: **WYGATE PARK**
SPALDING - PHASE 5&6

Drawing:
Kitchen Layout

Drawing File Location:

Drawn by: C	Date: Dec 2013
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Drawing no:	Revision:
4026 - PALMER - 15	B