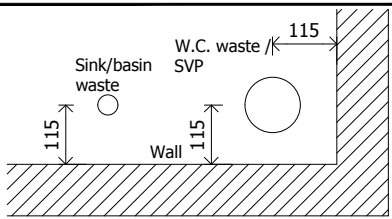


Notes



Distance for drainage points from centre of pipe to wall (unless stated otherwise)
WASTE PIPE SETTING OUT

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 from vent area of air brick

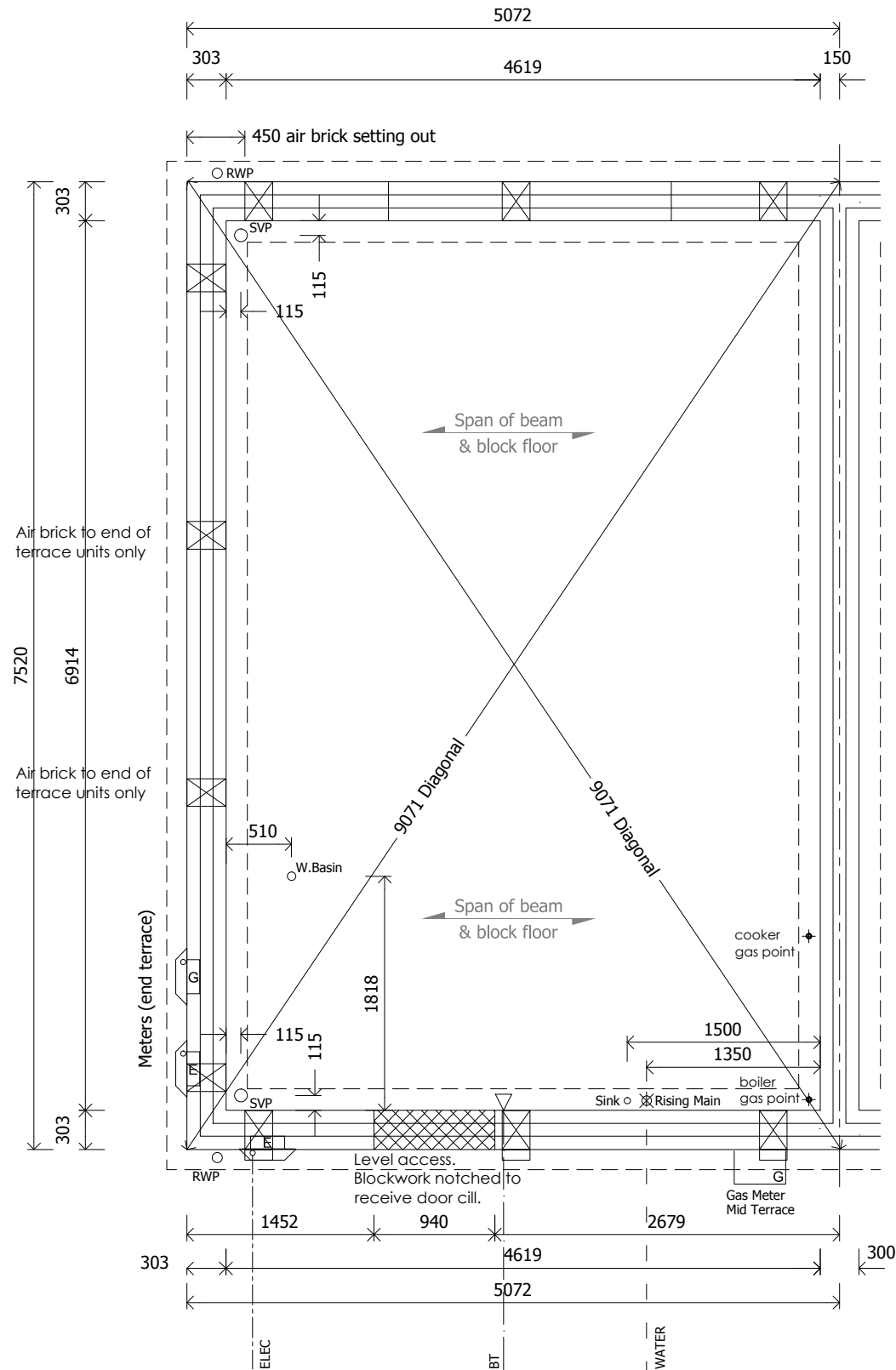
PARTY WALL : The construction should be in accordance with Robust Detail E-WM-11 with top and bottom capped with Monafloor wall cap / cavity barrier. (best practice).

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



B	11.03.14	House type renamed for Phase 5&6 Electrics updated, grid switch added to utility	
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 - SHELLEY - 01	Revision: B
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Notes

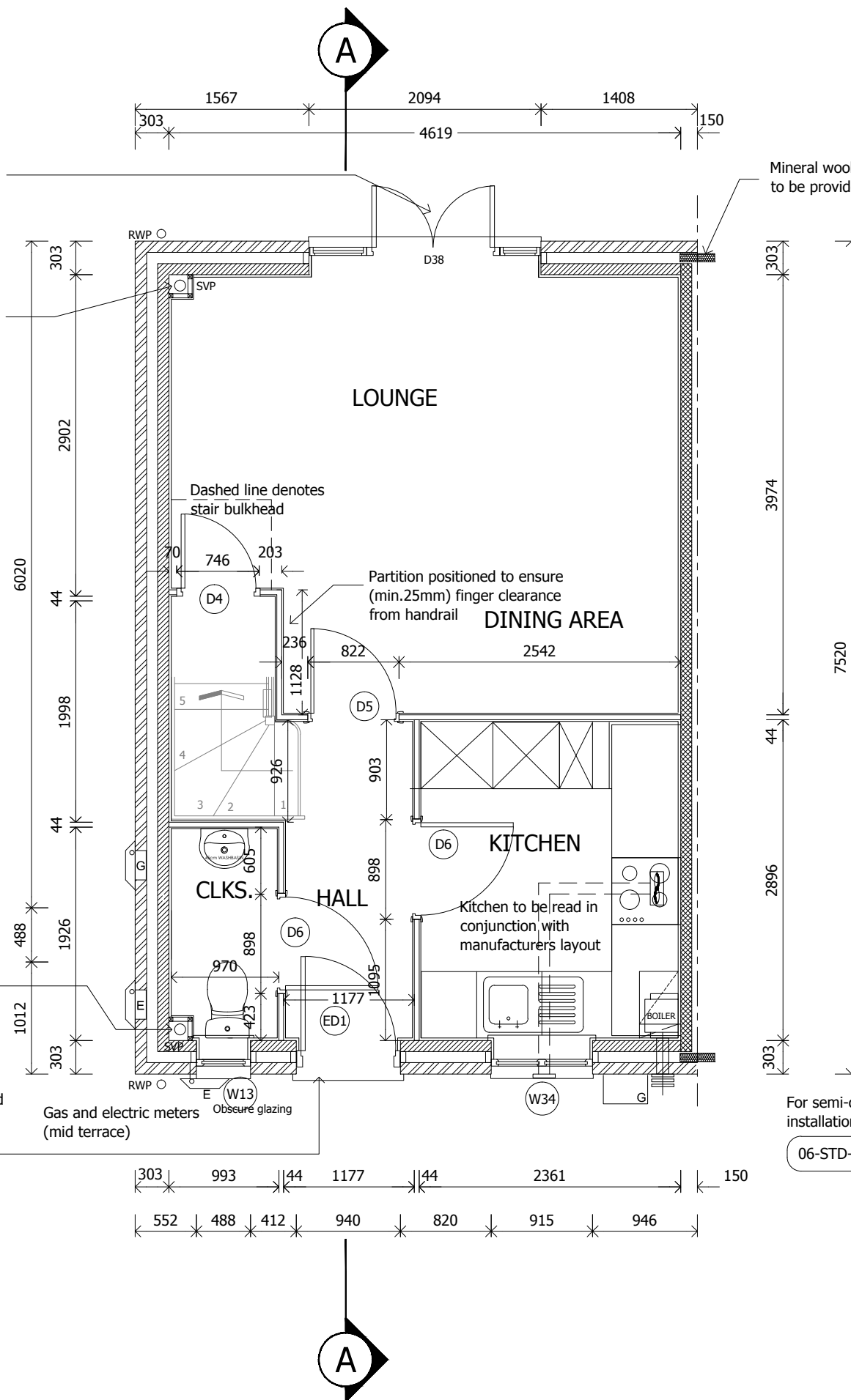
For Block Strengths & Specifications
see Structural Engineers Appraisals

French doors to be fully glazed with
safety glass. Glass to be permanently
marked accordingly

SVP boxing to be packed with mineral
wool - 06-STD-SUPER-52

SVP boxing to be packed with
mineral wool

Principle door opening to have min. clear
opening of 775mm and level threshold fitted
with weathering strip, max. upstand 15mm
& chamfered edges.



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.

EWM-11

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 m³hm²

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



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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:
Ground Floor Layout

Drawing File Location:

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

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Drawing no:
4026 - SHELLEY - 02

Revision:
B

Notes

For Block Strengths & Specifications
see Structural Engineers Appraisals

* 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.

Wardrobes as
standard detail but
with increased depth

06-STD-INT-07

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 /h/m 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,
ensuite redesigned to suit
1200 shower tray

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:
First Floor Layout

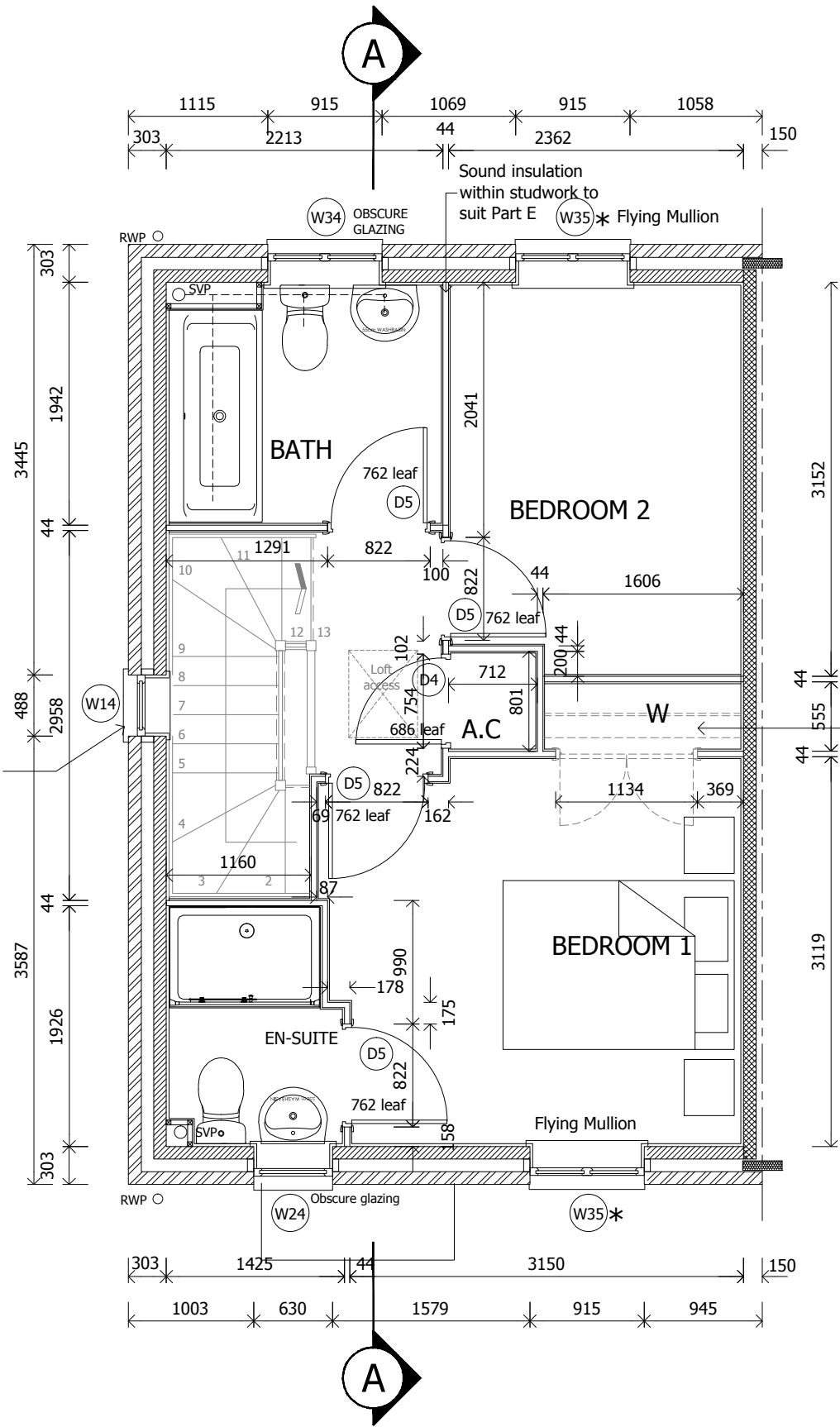
Drawing File Location:

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

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Drawing no: 4026 - SHELLEY - 03
Revision: B

Refer to development
schedule for window
adjustments



Notes

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

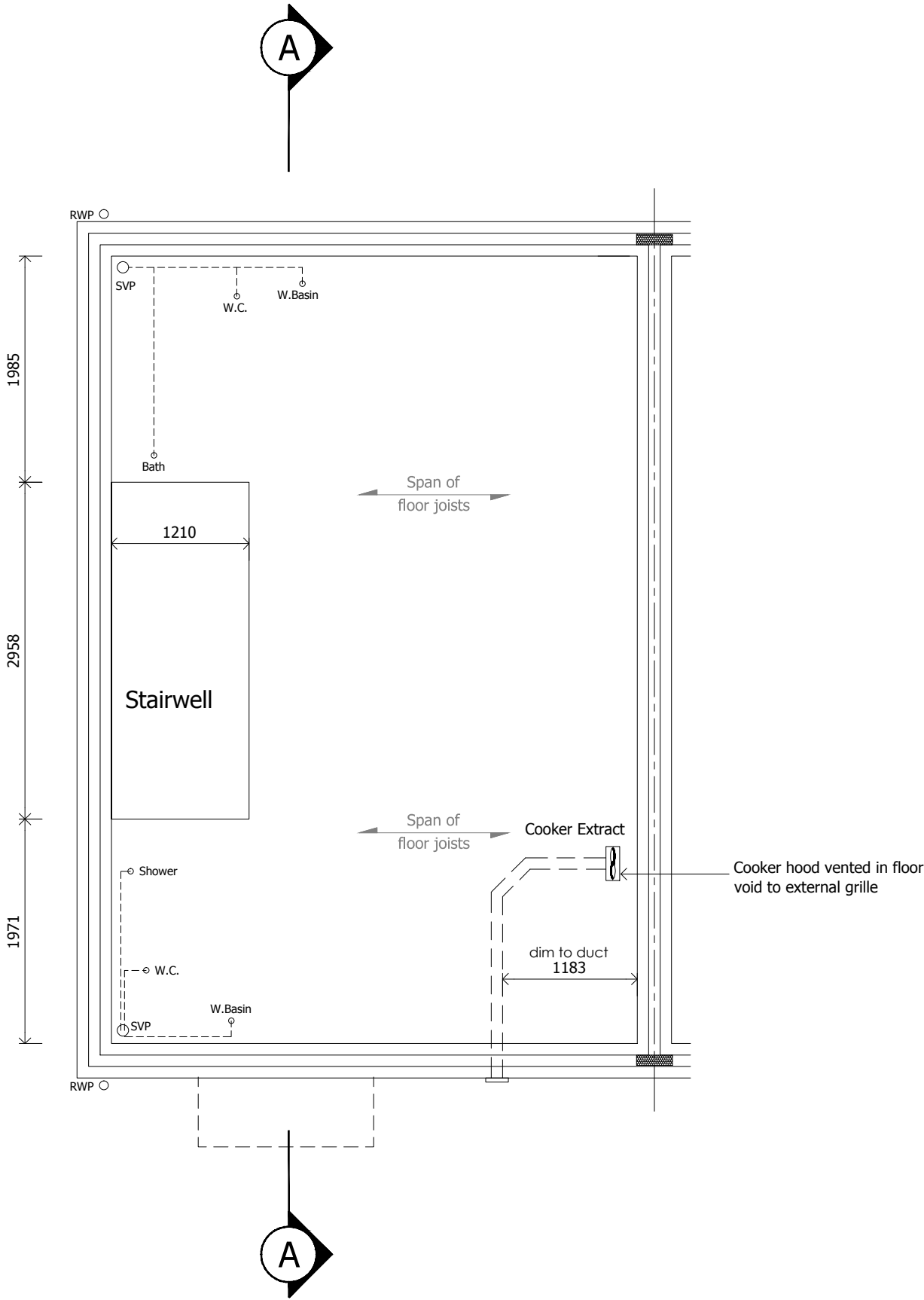
Joists generally at max. 600mm cts. unless otherwise specified 38x38mm solid perimeter noggins to provided support to chipboard edges.

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



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Tel: 01767 642500 Fax: 01767 642628

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

Drawing:
First Floor Carcass

Drawing File Location:
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Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - SHELLEY - 04	Revision: B
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Notes

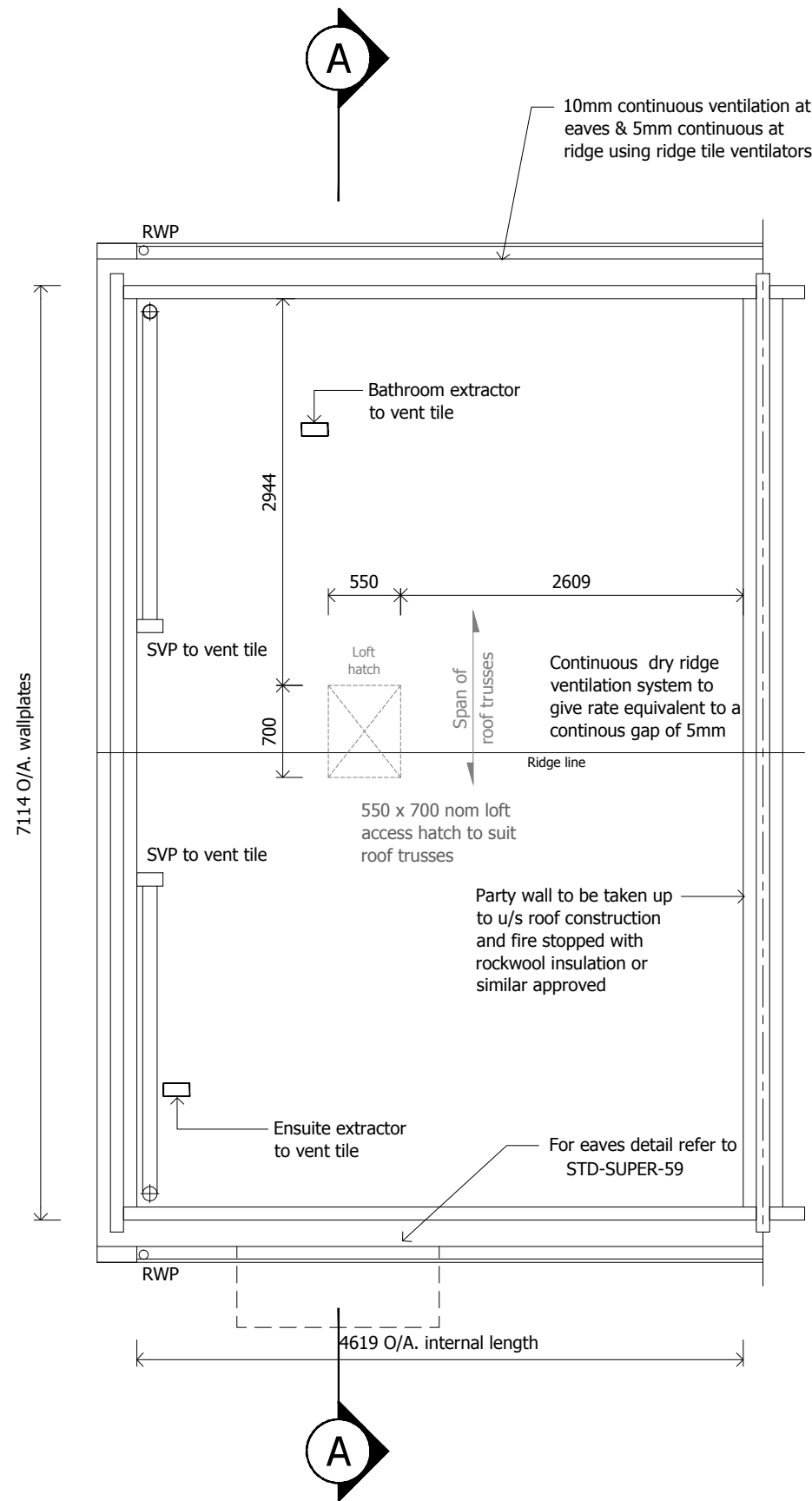
Galv. M. S. joist straps built into wall and fixed to first 3 joists, with solid blocking, refer to standard detail drawing

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



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Project: WYGATE PARK
SPALDING - PHASE 5&6

Drawing:
Roof Carcass

Drawing File Location:
-

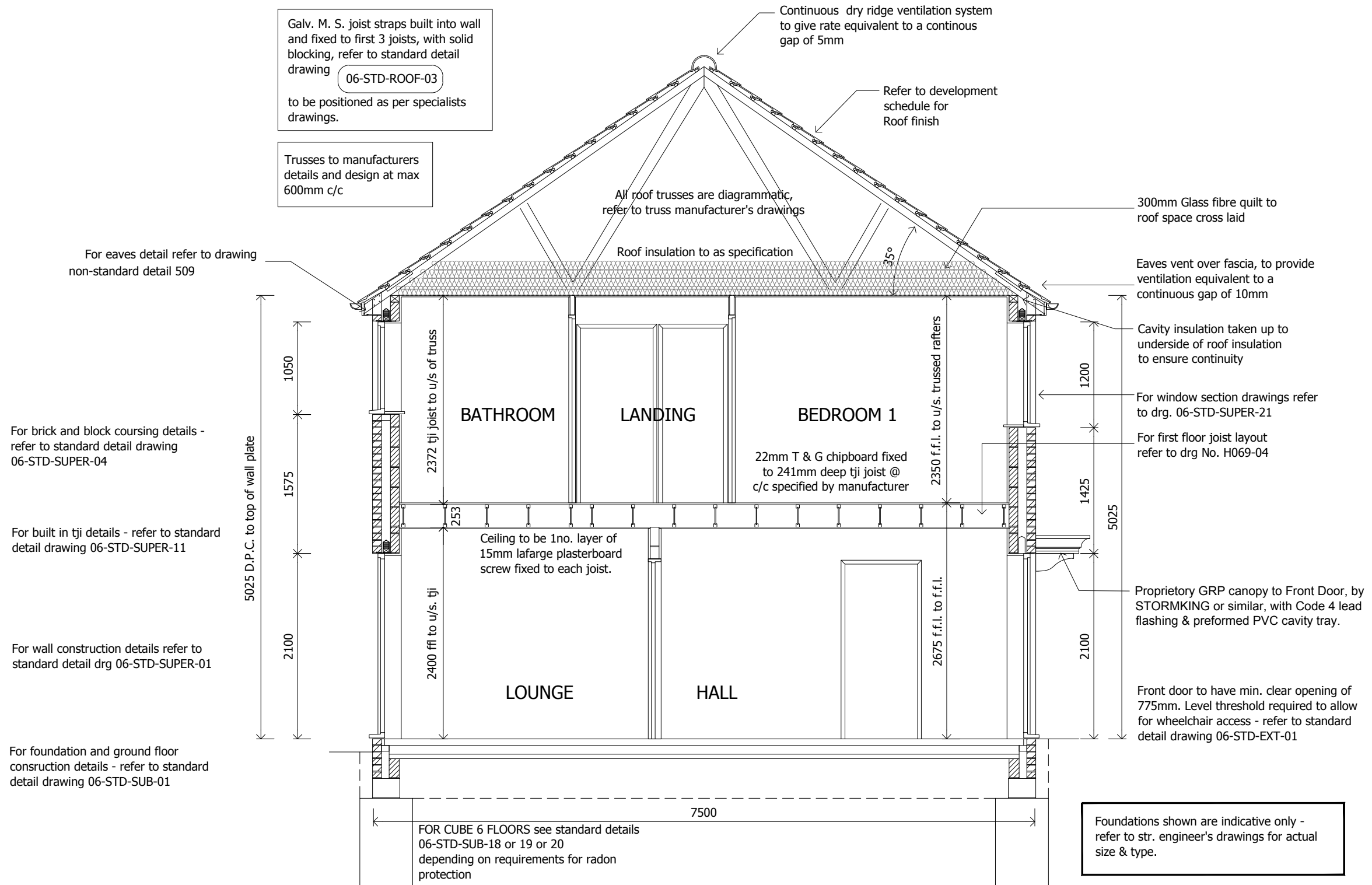
Drawn by: C	Date: Dec 2013
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - SHELLEY - 05	Revision: B
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Notes



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:
Section A-A

Drawing File Location:
-

Drawn by: C	Date: Dec 2013
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Drawing no: 4026 - SHELLEY - 06	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

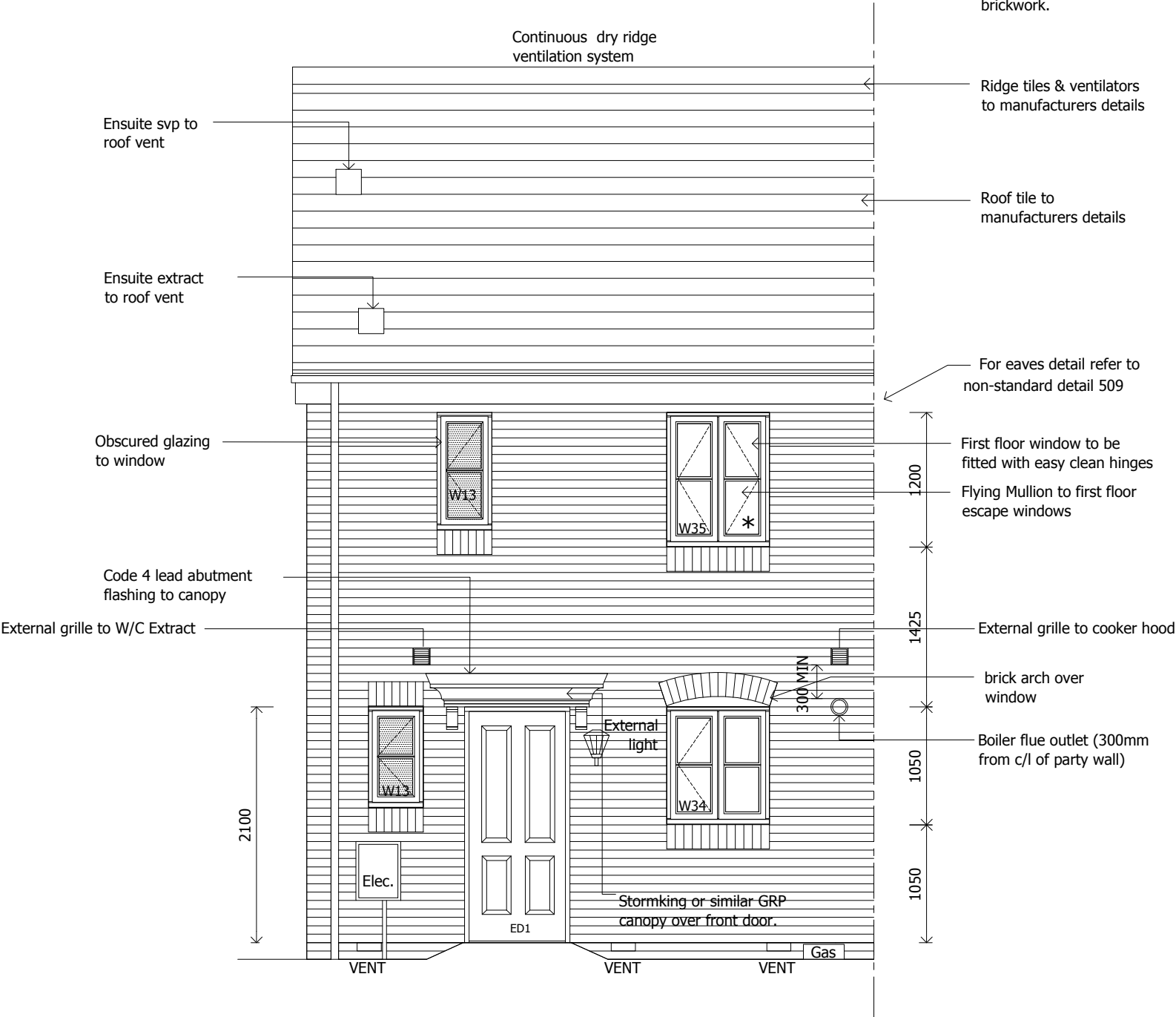
Principle door opening to have level threshold fitted with weathering strip max. upstand 15mm and chamfered edges. Level approach at max. 1:20 fall. All to comply with Building Regulations Part M-section 1. Where necessary dpc level to be raised adjacent to ramp.

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
20L/sec to Kitchen & Utility rooms

NOTE
Refer to development schedule for details of roof tiles and facing brickwork.



Front Elevation

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

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
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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
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Scale: 1:50 @ A3	COINS code: -----
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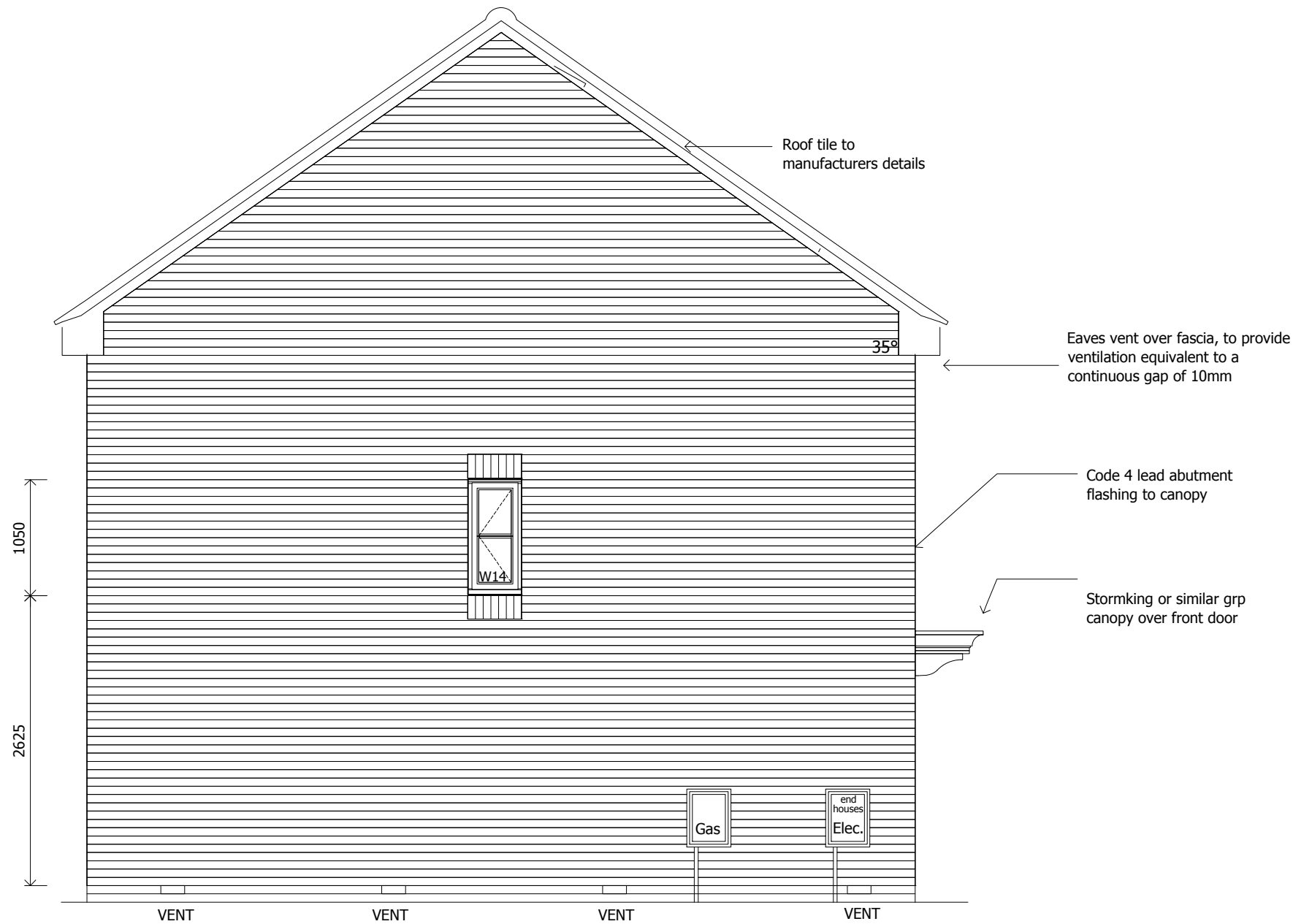
Drawing no: 4026 - SHELLEY - 07	Revision: B
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Notes

* 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

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 Side Elevation

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

06-STD-SUB-08/09/10

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



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

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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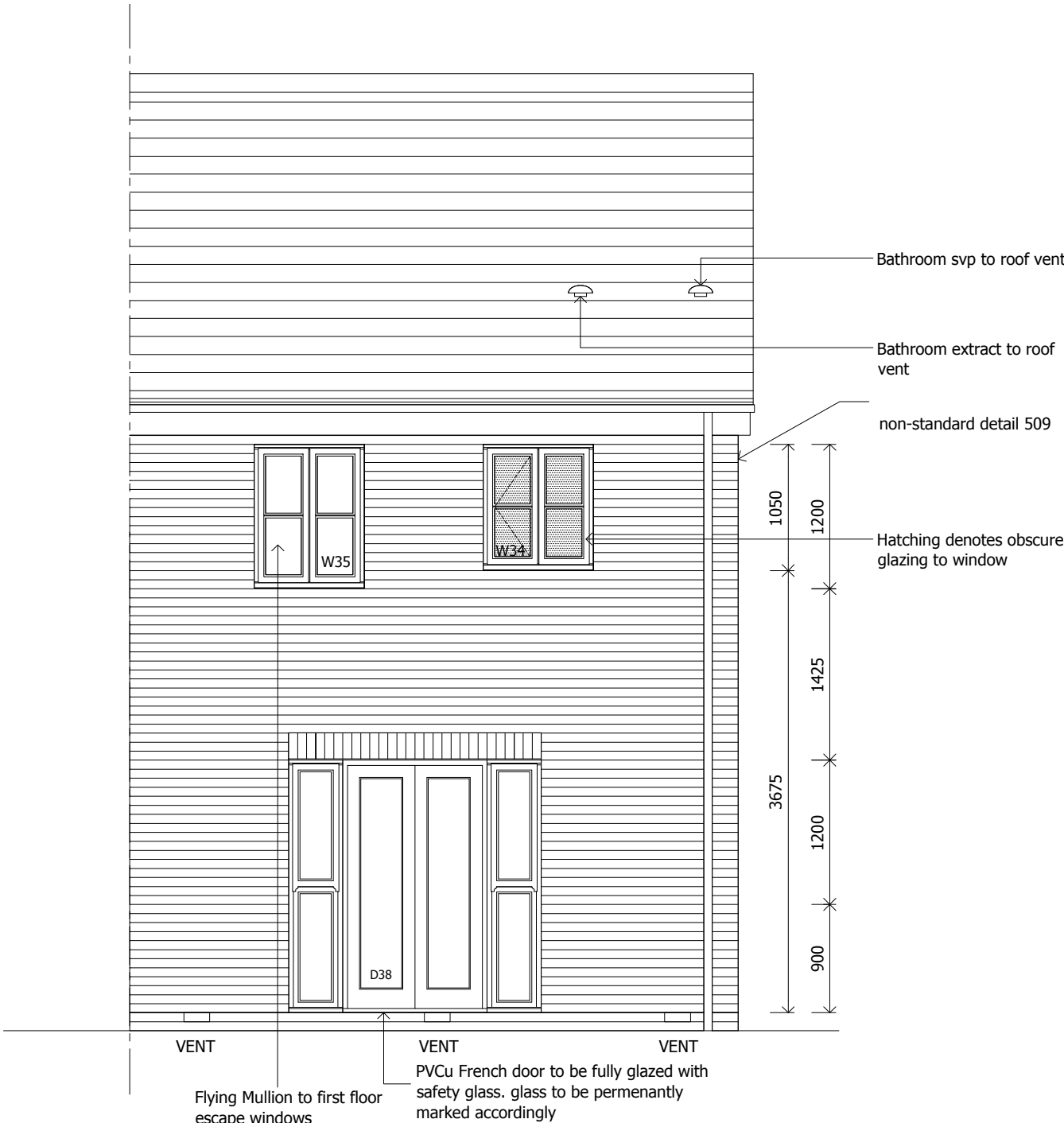
Drawing no: 4026 - SHELLEY - 08	Revision: B
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Notes

* 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

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



Rear Elevation

FOR PLOT Nos OF RELEVANT HOUSE TYPES
REFER TO DEVELOPMENT SCHEDULE

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
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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
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Scale: 1:50 @ A3	COINS code: -----
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Drawing no: 4026 - SHELLEY - 09	Revision: B
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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 double 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
	Extract fan		M = Master BT outlet (where noted)
	Recessed downlight incorporating extract fan		Door entry phone
	Extract fan isolating switch		Remote sensor
	MUTIMEDIA PLATE TO INCLUDE: BT POINT TV/FM AERIAL DATA CABLE OUTLET SKY PLUS WIRING & SWITCHED SOCKET OUTLETS		Outside tap
			Hot and cold water valves
			NUMBERED DATA INLETS
			NUMBERED DATA OUTLET

Part 'P'

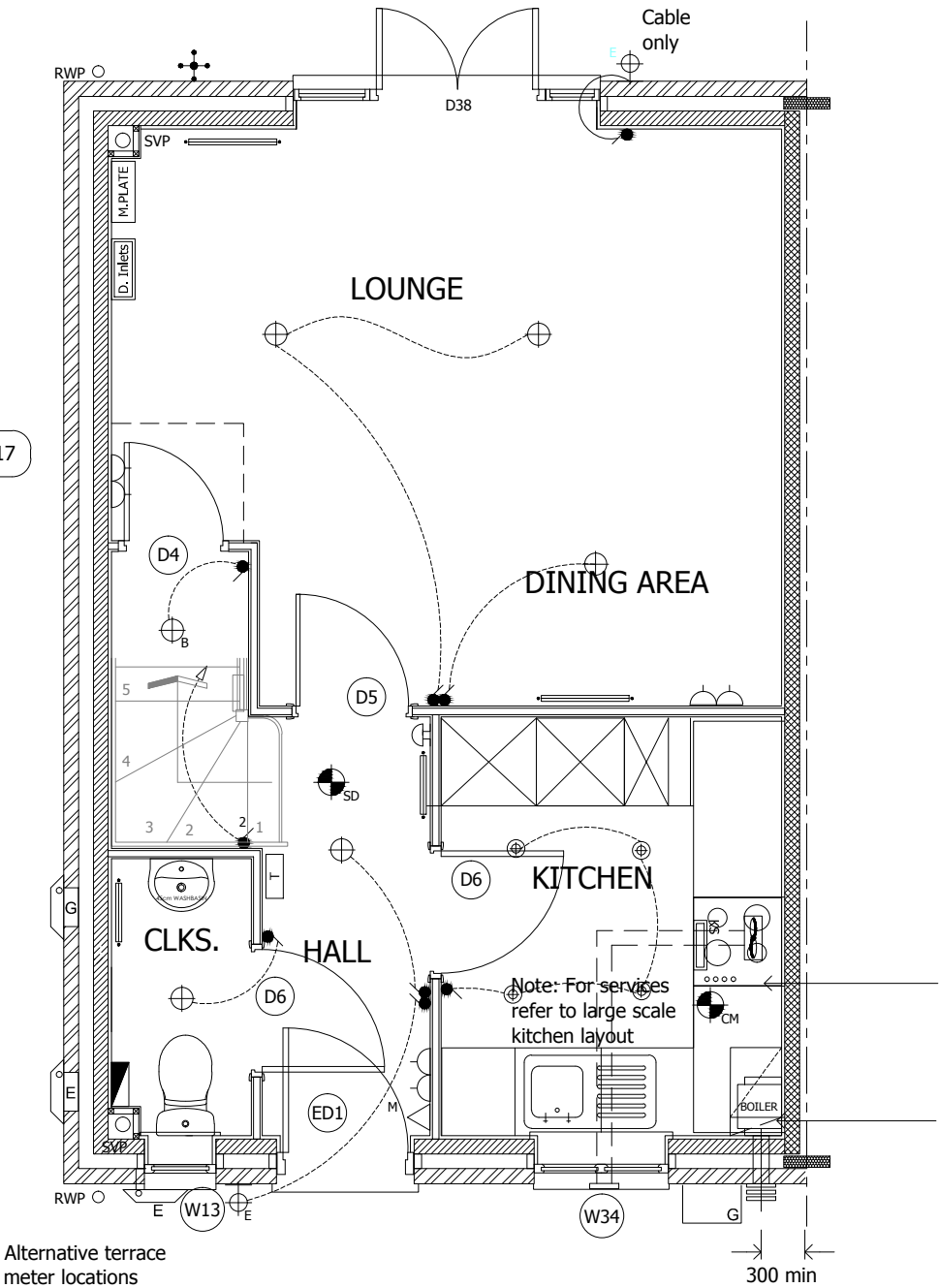
All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

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

Electrical 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	

Data inlets as drawing
06-STD-INT-17



Cooker hood vented over wall units to external grille

Balanced flue wall mounted gas combi boiler

B	11.03.14	House type renamed for Phase 5&6 Sanitary ware updated, data inlets moved to lounge	
A	14.02.14	Construction issue	
Rev	Date	By	Details



Kier Partnership Homes
Lysander House
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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 - SHELLEY - 10
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: BT POINT, TV/FM AERIAL, DATA CABLE OUTLET, SKY PLUS 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.] 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.			

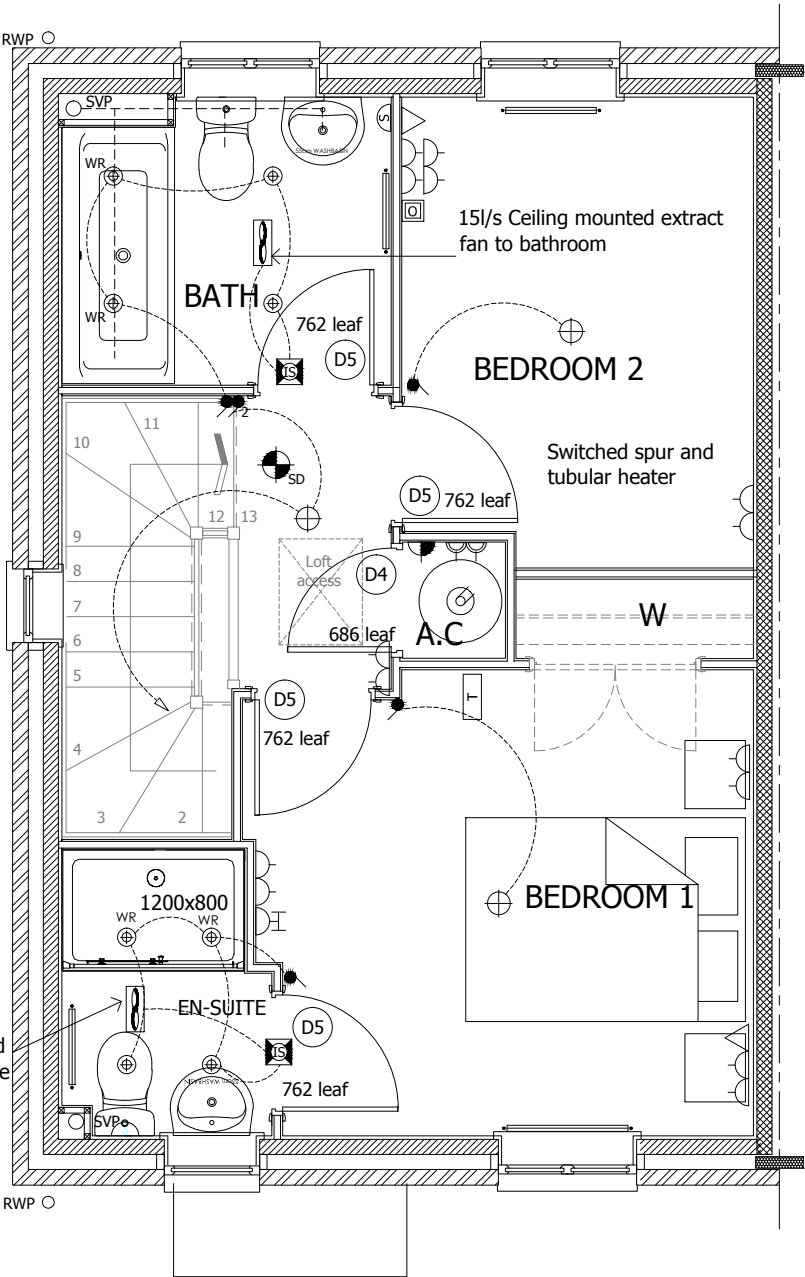
Electrical	White Plastic Throughout
Fittings	
Lighting	Lighting points, switches and bulbs to all habitable areas will be low energy pendants. Light switch for under cupboard pelmet lighting in kitchens to be taken from main light switch point. One Low Voltage Chrome down lighter within the en-suite 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.
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	

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

Electric shower with Combi boiler

15l/s Ceiling mounted extract fan to en suite to vent tile



B	11.03.14	House type renamed for Phase 5&6 Sanitary ware updated, BT and socket 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: -----

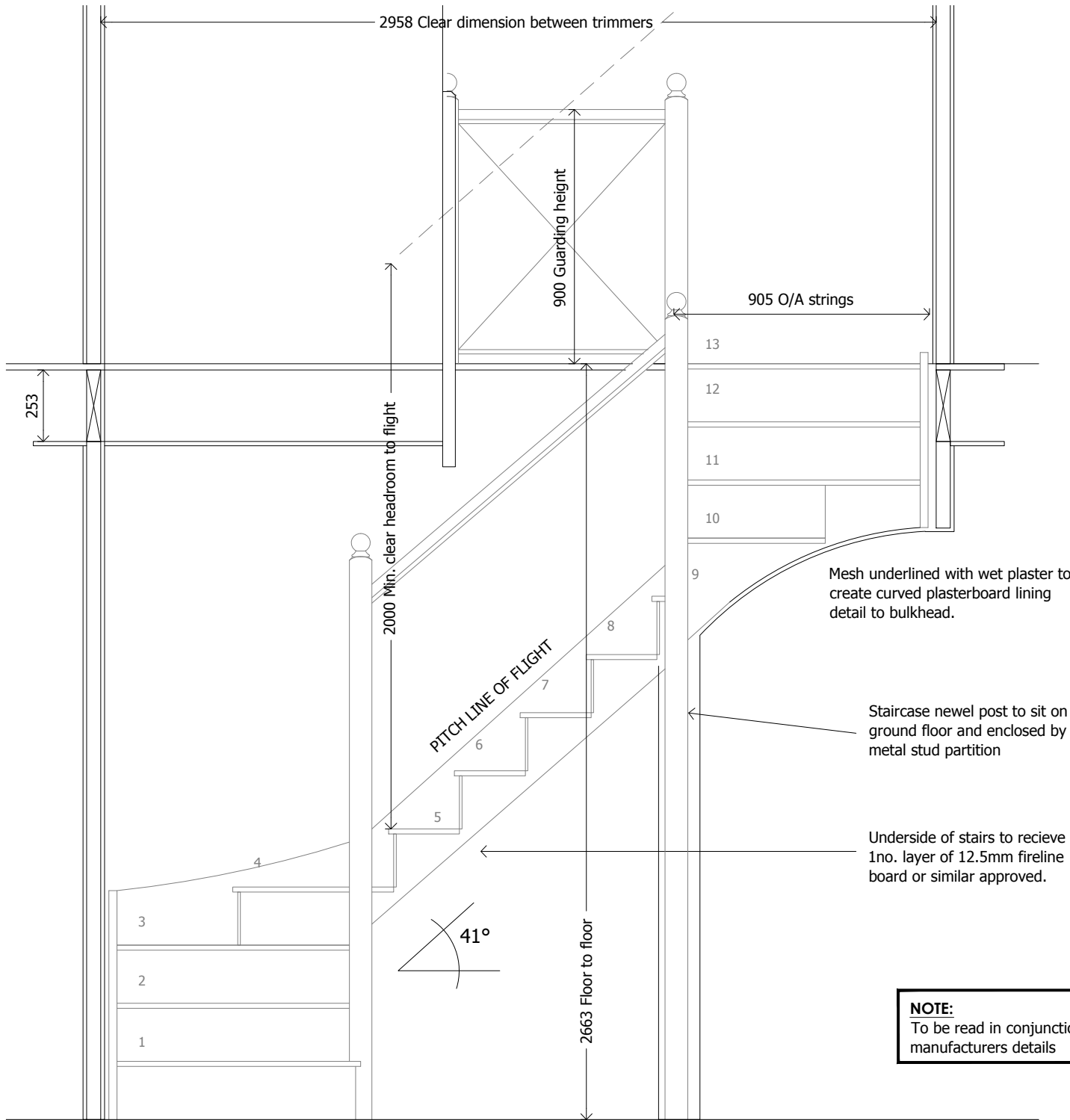
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Drawing no: **4026 - SHELLEY - 11** Revision: **B**

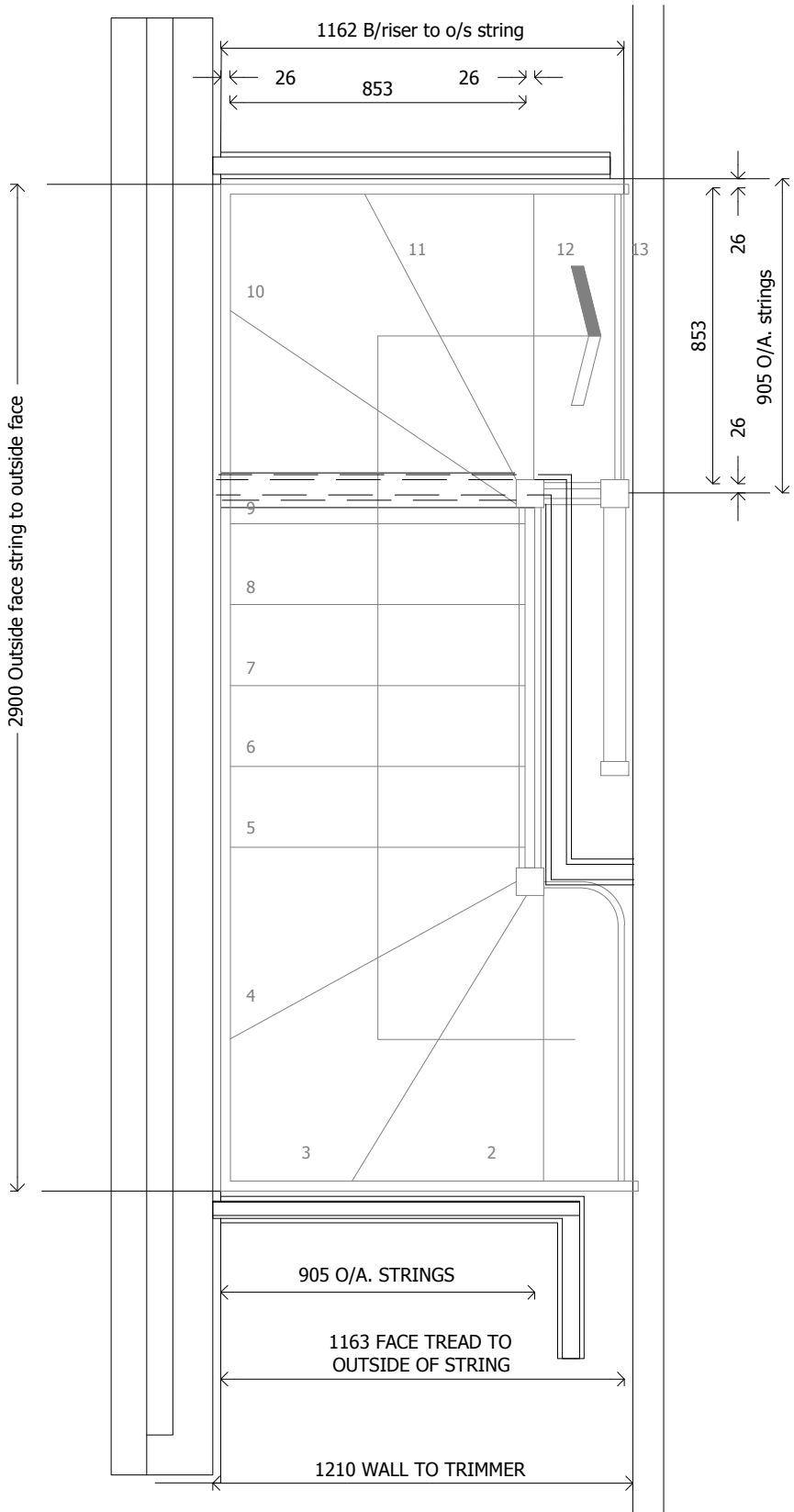
Notes

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.



NOTE:
To be read in conjunction with manufacturers details



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
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Scale: 1:20 @ A3	COINS code: -----
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Drawing no: 4026 - SHELLEY - 12	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
	Extract fan		M - Master BT outlet (where noted)
	Recessed downlight incorporating extract fan		Door entry phone
	Extract fan isolating switch		Remote sensor
	MULTIMEDIA PLATE TO INCLUDE: BT POINT TV/FM AERIAL DATA CABLE OUTLET SKY PLUS WIRING 4 SWITCHED SOCKET OUTLETS		Outside tap
			Hot and cold water valves
			NUMBERED DATA INLETS
			NUMBERED DATA OUTLET

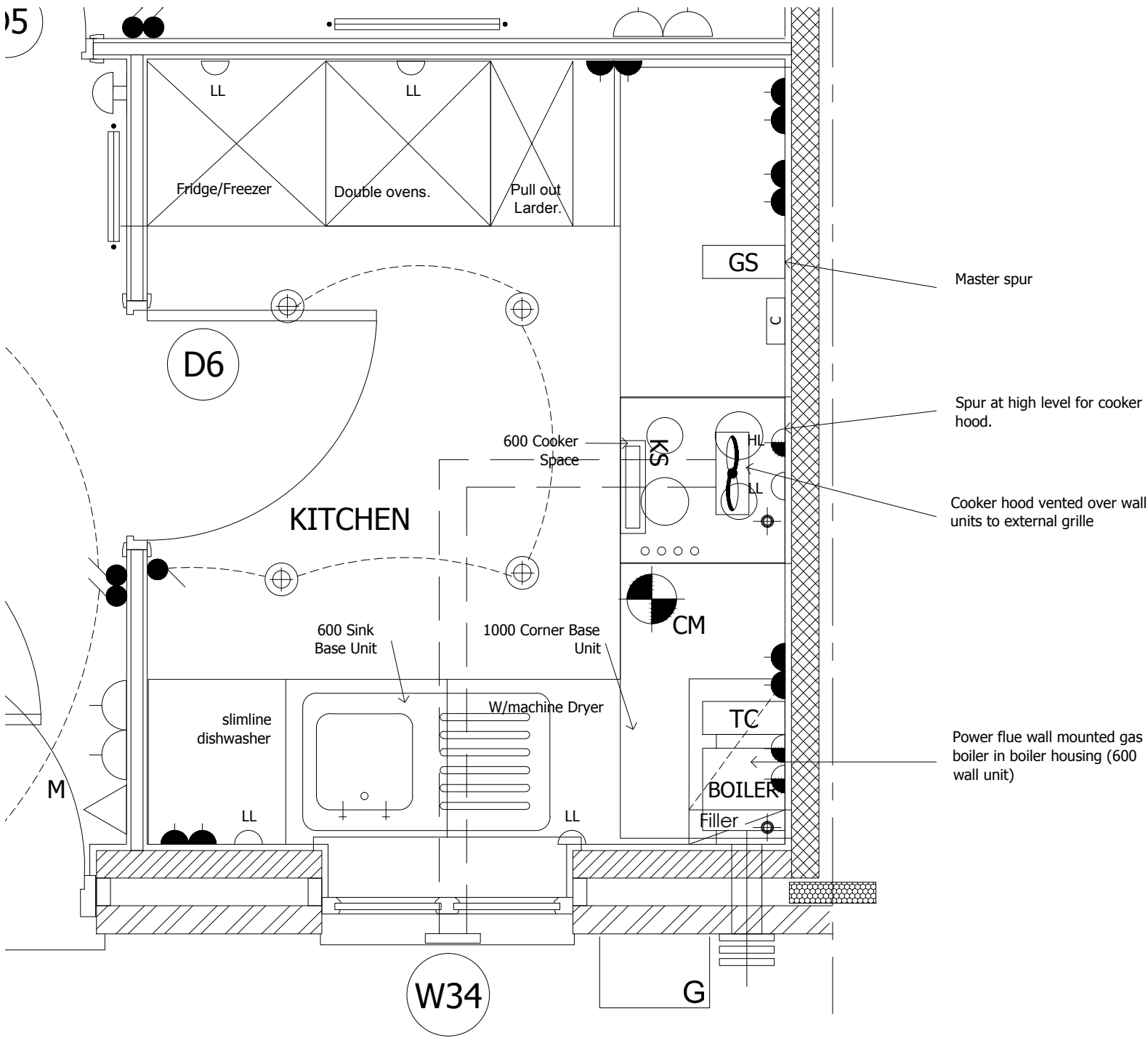
Part 'P'

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.]

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.



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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Tel: 01767 642500 Fax: 01767 642628

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

Drawing:
Kitchen Layout

Drawing File Location:
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Drawn by: C	Date: Dec 2013
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Scale: 1:20 @ A3	COINS code: -----
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Drawing no: 4026 - SHELLEY - 13	Revision: B
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