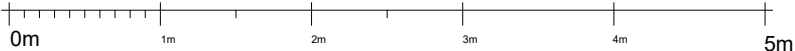


First Floor Plan - Brick (AS)
Open Market Sales
Scale 1:50 (m)



Omit window
from plots 43, 44,
45, 81 & 82

Red indicates
relocated RWP to
plot 21 only.

GENERAL NOTES:

This drawing is issued for the purpose of providing Reflected Ceiling Plan (RCP) and Small Power setting out information only.

Refer to the M&E Consultant's drawings and models for the drainage, ventilation, heating and incoming services layouts and specifications. Refer to M&E Consultant's information for radiator sizes and specification.

Revit models are to be used as reference only. Please refer to PDF issue drawings.

Drawing to be read in conjunction with (any discrepancies to be highlighted):

- Employer's Requirements.
- M&E Consultant's Information.
- Structural Engineer information.
- Timber Frame Information.

For the provision of all pattressing including additional pattressing to be installed on site refer to Pattressing Principles drawing CTF-BPTW-ZZ-ZZ-D-A-3250.

All ventilation systems, air extract ducts, sockets, switches and similar to be fire stopped where they pass through a fire rated enclosure. Refer to Fire Strategy drawings (57 Series) for the locations of fire rated walls. For internal duct routes and fire stopping locations refer to M&E Consultant's drawings.

All dimensions are measured from to/from finishes or centrelines. For vertical setting out of accessories refer to Electrical Setting Out Principles (see legend on the right).

Area (GIA) is measured from internal plaster face of enclosing walls.

Electrical points to be positioned MIN. 300mm away from oven/hob, sink, drainer and internal corners.

Location of fused spurs and cable outlets to be determined by electrical subcontractor in all locations, except for kitchens. No fused spur is provided to the ground floor WC for the future shower provision.

Where CCU's and electrical meters are fixed to an internal partition wall, a 1.2mm thick steel plate is to be fitted behind the unit. All CCU's are positioned to have a 1m blast space in front of the unit.

Electrical accessories must not be positioned back-to-back (between adjoining dwellings) in party walls. If sockets are to be placed back-to-back they are to be staggered at a MIN. distance of 300mm. Where this is not possible, each accessory/socket should be fitted with a fire protection back box/fitted with an intumescent putty pad tested to BS 476: Part 21: 1987 (load bearing) or BS 476: Part 22 (non-loadbearing) with plastic accessories fitted in both linings, installed by a specialist.

Fire detection for each unit to comply with BS 5839-6:2013 category LD3, or subject to site-specific Fire Strategy Report.

All doors within dwellings serving habitable rooms, bathrooms, and kitchens to be undercut by 10mm above finished floor to ensure good air transfer throughout dwelling in accordance with AD Part F1.

All electric vehicle charge points are to have a minimum nominal rated output of 7Kw, supplied by a suitably sized Hagar or equal approved consumer unit and be designed and installed in conjunction with BS EN 61851 (as set out in AD Part S).

The contractor/subcontractor should ensure that all relevant regulations and standards are met when installing.

SYMBOL KEY:

Lighting (Internal):

- Under Cabinet Pelmet Light (optional customer upgrade)
- Ceiling Mounted Pendant Light Fitting
- Batten Ceiling Mounted Light Fitting

Lighting (Switching):

- Light Switch - 1 Way
- Light Switch - 2 Way
- Light Switch - Intermediate
- Double Pole Switch
- Boost Fan Switch

Lighting (External):

- External Wall Mounted Light Fitting (rear light is an optional customer upgrade)

Fire Detection:

- Heat Detector with Sounder
- Smoke Detector with Sounder
- Carbon Monoxide Detector with Sounder

Power:

- Double Switched Socket Outlet
- Fused Spur
- Low Level Spur
- Boiler Spur
- Multi Gang Fused Switch
- Shaver Socket (optional customer upgrade)
- 2 x Double Switched Socket & Media Socket which includes: 1 x S1442 TV Module, 2 x 1429 Blank Module, 1 x S1434 WH CAT 6 Module
- TV Point
- Telephone Socket (Master)
- Isolator Switch
- Mechanical Vent Switch
- Isolator for Extract Fan
- BT Distribution Point
- Thermostat
- Consumer Unit
- Optical Network Terminal (ONT)
- PV Inverter
- Electric Vehicle Charger

Doorbell:

- Doorbell Sounder

Heating:

- Radiator - Low Temperature Hot Water Heating (Towel rails - optional customer upgrade)

Ventilation:

- Kitchen Cooker Hood (*Recirculating Hood Only)
- Extract System (ceiling mounted)
- Extract System (wall mounted)
- Exhaust Wall Brick

Purge Ventilation Plot Specific

- Extract System (ceiling mounted)
- Extract System (wall mounted)
- Extract System Switch
- Extract System Isolator Switch

Incoming Points:

- Water Stopcock
- Gas Point
- Electric Point

Dimensions:

- SETTING OUT DIMS

ABBREVIATIONS KEY:

DW - Dishwasher	HWC - Hot Water Cylinder
F/F - Fridge/Freezer	RWP - Rainwater Pipe
OV/H - Oven under Hob	SVP - Soil Vent Pipe (vent to roof/AAV)
Tall Cpd - Tall Cupboard	SS - Stub Stack (unvented)
WM - Washing Machine	DD - Direct Drain
B - Boiler	WWHR - Waste Water Heat Recovery

*F/F, WM and DW appliances not provided.

ELECTRICAL SETTING OUT PRINCIPLES

- ALL SOCKETS AND SWITCHES ARE TO BE FIXED WITHIN A ZONE THAT EXTENDS BETWEEN 450mm & 1200mm ABOVE FFL.
- REFER TO AD M4(1) PARAGRAPH 1.18 AND AD M4(2) PARAGRAPH 2.3 FOR FULL REQUIREMENT DETAILS.
- SOCKETS AND SWITCHES TO BE A MINIMUM 300mm CLEAR FROM INTERNAL WALL CORNERS FOR AD M4(2).
- ALL LIGHT SWITCHES LOCATED ON NIB WALLS TO BE CENTRALISED HORIZONTALLY ON WALL.
- KITCHEN SOCKET OUTLETS/ ACCESSORIES TO BE: Positioned 150mm above worktop surface Installed minimum 300mm from the edge of sink/ draining boards Installed minimum 100mm away from edge of corner (no accessories above cooker)

Jackdaw Plots:

AS - 03, 05, 07, 13, 21, 23 27, 44, 46, 51,53 58, 80, 82, 84

OPP - 02, 04, 22, 28, 32, 34, 43, 45, 47, 49, 57, 69, 71, 81, 83, 85

MID - 50

Rev	Date	Drawn	Note
C01	12.11.2024	KRJ	First Issue
C02	13.12.2024	JSJ	Sheet Name Updated, Plot numbers updated. M&E updated to client provided specification.
C03	16.01.2025	KRJ	Market tenure added
C04	04.03.2025	RM	Wall build up amended, service void removed
C05	18.03.2025	KRJ	Extract fans added to specific plots
C06	19.03.2025	KRJ	Legend updated
C07	19.03.2025	KRJ	Revised to synchronise revision with 4p

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Source File: Z:\Jobs\IC253 - Countryside Partnerships - Earl Shilton\IC253-16 Housetype Revit Files\IC253-16 REVIT 06 Jackdaw\BRP 24 JACKDAW Base.rvt

Client:

Vistry Partnerships Ltd

Project Title:

Proposed Residential Development
Leicester Road,
Earl Shilton

Drawing Title:

Jackdaw - RCP & Small Power -
First Floor Plan - Brick - OMS

Drawing Status:

Construction	C1
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Scale(s):

As indicated

Original Paper Size:

A3

Drawn By:

KRJ

Checked By (File copy only):

KRJ

Date:

12.11.2023

Document Reference:

MZ560 - BRP - 06 - FF - D - A - JAC - 4702 - C07