Vistry Group

LEGEND

FEB 2020

- B — Balanced flue boiler, wall mounted
- F/F — Fridge freezer
- W/M — Washing machine
- D/W — Dishwasher
- SC — Mains operated smoke detector to meet the recomendations of BS 5839-1 Category L5.
- SD — Mains operated smoke detector & alarm unit to BS EN 14604: 2005, with battery backup.
- HD — Mains operated heat detector & alarm unit to BS 5446-2:2003, with battery backup, interlinked with apartment smoke detector.
- CO — CO alarm, to comply with BS EN 50921:2001.
  NOTE: ALL LOCATIONS TO BE AGREED WITH GAS SAFE REGISTERED ENGINEER.
- PG — Boiler/heating programmer sited under boiler unless otherwise shown.
  bottom of unit 200mm above worktop
- RS — Wall mounted room thermostat. bottom of unit 1500mm above FFL
- Non-dedicated pendant light fitting with energy efficient bulb
- IP — Non-dedicated pendant light fitting with energy efficient bulb (IP rated)
- Non-dedicated battenholder light fitting with energy efficient bulb
- IP — Non-dedicated battenholder light fitting with energy efficient bulb (IP rated)
- Wall-mounted-external luminaire.
- LED bulkhead light fitting
- IP — LED bulkhead light fitting (IP rated)
- Ceiling Mounted / Wall Mounted — Surface mounted bulkhead light fitting, with dedicated energy efficient bulb, switched using a photo-electric cell sensor with a manual override, to give 24hr lighting to internal / external communal areas on landlords supply, in accordance with SBD 2019 - Section 25. Integral Emergency escape light version, (type m3) maintained with integral 3 hour duration emergency backup pack, on separate power circuit, all in accordance with BS 5266-1:2005.
- Ceiling Mounted / Wall Mounted — Surface mounted bulkhead light fitting, with dedicated energy efficient bulb, switched using a photo-electric cell sensor with a manual override, to give lighting to internal communal areas on landlords supply, in accordance with SBD 2019- Section 25.
- Ceiling Mounted — Surface mounted LED strip light fitting, with dedicated energy efficient bulb, switched using a photo-electric cell sensor with a manual override, to give 24hr lighting to internal / external communal areas on landlords supply, in accordance with SBD 2019 - Section 25. Integral Emergency escape light version, (type m3) maintained with integral 3 hour duration emergency backup pack, on separate power circuit, all in accordance with BS 5266-1:2005.
- PIR Sensor
- LED downlighter
- Light to underside of wall unit
- Porch light wiring only, tail centre 1650mm above FFL
- Door Bell / Ring Chime
- Light switch
- 2 — Two-way light switch
- N — Light switch with neon indicator
- SP — Shaver point
- 3A fused double-pole isolating switch (for cylinder)
- 3A fused double-pole isolator (for boiler)
- fused switch
- unfused, unswitched spur
- F alarm — 13amp non switched fused spur for future intruder alarm to SBD
- F stair lift — 13amp non switched fused spur for future stair lift provision
- Oven spur
- 30A cooker panel
- grid — Grid switch
- 13A switched single socket
- 13A switched double socket
- Landlords — 13A switched double socket linked to isolator in Landlords cup'd.
- MED 1 — media connection point (TV, DAB, SAT 1, SAT 2, BT)
- MED 2 — media connection point (TV, DAB, SAT 1, BT)
- TV — TV aerial point
- BT — Telephone point
- BT — Incoming telephone connection
- Home Hub - 2no 13A switched double socket, 1 port 631A socket, 4no port RJ45 face plate

*top* of plate 1200mm above FFL

*bottom* of switch plate 200mm above work surface or *top* of plate 1200mm above FFL.

bottom of switch plate 200mm above work surface or 450mm above FFL.

NB - fused switch over door to be mid-way between ceiling and top of architrave

- Radiator sizes are indicative, ALL SIZES TO BE CONFIRMED WITH BAXI / MYSON
- Towel rail radiator
- GP — Gas point
- EM — Electric meter
- CU — Consumer unit, top of box 1450 above FFL
- Distribution Board
- Lucy Board
- M4(3) — Blank sockets, conduit and draw wires for future bedhead controls (2-way light switch, telephone, broadband, TV aerial and power socket)
- VM DP — Virgin Media FTTP wall box
- O DP — Openreach Distribution Point
- DEP — Door Entry Panel
- TV — Television Distribution Equipment
- TV — Landlords switched spur outlet for TV aerial amplifier supply
- ACP — Access control system control panel, connected to local 13a switched fused connection unit on landlords power supply
- EP — Entry phone
- Push Button Exit
- Door Release Break Glass
- FS — Fireman Switch
- OV — OV manual control point for maintenance/testing
- OV — OV control panel
- AOV — AOV control panel
- OV — OV Power Supply
- Proximity reader
- svp — 100mm soil vent pipe
- aav — Air-admittance valve on 100mm soil vent pipe. (in roofspace. where civil engineer requires stack to be externally vented, termination is to be at tile vent on rear elevation)
- RWP — Rainwater pipe
- SW — Standing waste
- Background ventilator with equivalent area of 4000mm²
- Ceiling mounted - mechanical vent
- Wall terminal - ducting terminal
- Soffit terminal - ducting terminal

To be suitable for system 3 - Continuous mechanical extract.
Refer to standard detail for definition and manufacturer's product codes

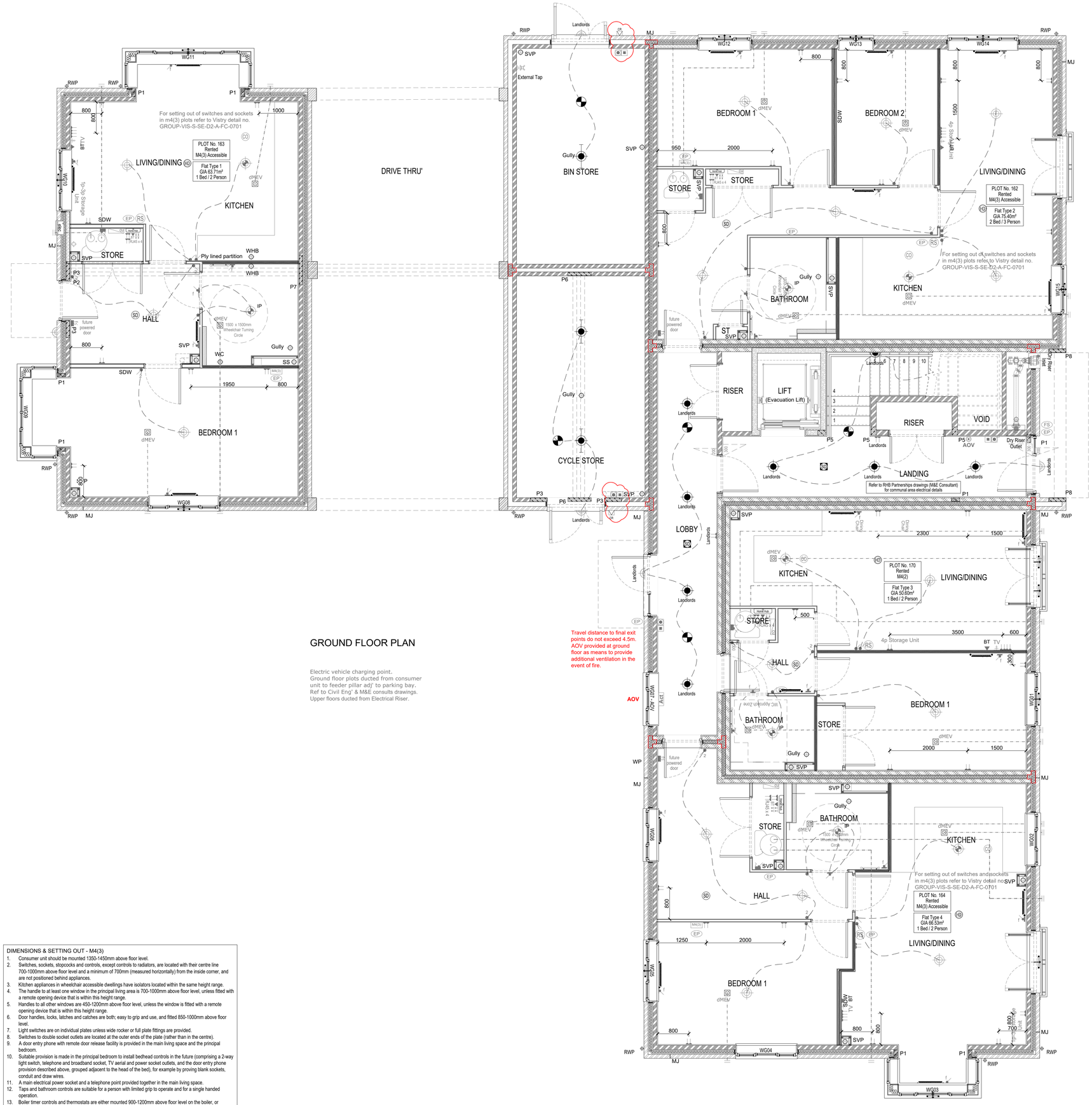
DIMENSIONS & SETTING OUT

1. All dims are to structure or centre-line of fixture unless noted otherwise
2. External dims are to face of brick or block
3. Internal dims are to face of block or stud
4. High-level fixtures to be 1200mm above FFL to top of plate
5. Low-level fixtures to be 450mm above FFL to bottom of plate
6. Fixtures above worktop to be 200mm above work surface to bottom of plate
7. Fused switch over door to be mid-way between ceiling and top of architrave

Refer to Standard Detail Sv 104 for further installation requirements

CO ALARM NOTE:
CO alarm, to comply with BS EN 50921-1:2018. To be installed to BS EN 50292:2013. If wall mounted, at a height greater than the height of any door or window opening but at least 150mm from the ceiling, or if fitted on a ceiling, it should be at least 300mm from any wall and any ceiling obstruction e.g. light fittings.To be positioned at a horizontal distance of between 1-3m from the edge of the fuel burning appliance. Alarm not to be fitted in a store/cupboard, directly above a sink/cooker or next to a door/window or anywhere that could be affected by draughts.
NOTE: IN ALL CASES LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

NOTE: RWP'S POSITIONS ARE INDICATIVE ONLY. PLEASE REFER TO CIVIL ENGINEER'S SITE DRAINAGE PLAN FOR EXACT LOCATIONS.




GROUND FLOOR PLAN

Electric vehicle charging point.
Ground floor plots ducted from consumer unit to feeder pillar adj' to parking bay.
Ref to Civil Eng' & M&E consults drawings.
Upper floors ducted from Electrical Riser.

DIMENSIONS & SETTING OUT - M4(3)

1. Consumer unit should be mounted 1350-1450mm above floor level.
2. Switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 700-1000mm above floor level and a minimum of 700mm (measured horizontally) from the inside corner, and are not positioned behind appliances.
3. Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.
4. The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range.
5. Handles to all other windows are 450-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.
6. Door handles, locks, latches and catches are both; easy to grip and use, and fitted 850-1000mm above floor level.
7. Light switches are on individual plates unless wide rocker or full plate fittings are provided.
8. Switches to double socket outlets are located at the outer ends of the plate (rather than in the centre).
9. A door entry phone with remote door release facility is provided in the main living space and the principal bedroom.
10. Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example by proving blank sockets, conduit and draw wires.
11. A main electrical power socket and a telephone point provided together in the main living space.
12. Taps and bathroom controls are suitable for a person with limited grip to operate and for a single handed operation.
13. Boiler timer controls and thermostats are either mounted 900-1200mm above floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location with the same height range.
14. In wheelchair accessible dwellings, radiator controls are mounted 450-1000 above floor level.

| Rev | Date | Amendment | Initials |
|---|---|---|---|
| C8 | 24.02.26 | Proximity reader added to bin and cycles store | JB |
| C7 | 22.04.25 | Bathrooms generally updated to electric towel rails as per RHB drawings. Switched fused connections added to heaters | PRS |
| C6 | 14.11.24 | Spur added to future powered door to M4(3) units. | JM |
| C5 | 14.05.24 | M4(3) service control notes building added. | JM |
| C4 | 05.04.24 | EVC note added. | JM |
| C3 | 30.01.24 | Drainage points added & kitchen amended. | JM |
| | | Ref' to M&E consultant drawings added. | JM |
| C2 | 02.11.23 | Smoke detectors indicated as per Fire Strategy. | JM |
| C1 | 27.10.23 | Construction Issue. | JM |
| T3 | 14.07.23 | Communal areas updated to accord with M&E | JM |
| T2 | 17.04.23 | Bedroom dMEV's indicated to accord with Part O | JM |
| T1 | 31.03.23 | Tender Issue | JM |
| P1 | 18.11.22 | Preliminary Issue | JM |

**Project:**
READING GOLF CLUB
READING

**Client:**
VISTRY THAMES VALLEY

**Drawing:**
Apartment Block - Plots 162 to 173
Ground Floor Services

AS BUILTS

**Drawing no:** 22.1678-HREGC-BLOCK A-120 **Rev:** C8

**Scale@A1:** 1:50 **Date:** July 2022 **Drawn:** JM **Checked:** MH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