



Note:
Plot 1 - Housetype 3
Plot 2 - Housetype 4
Plot 3 - Housetype 1
Plot 4 - Housetype 2
Plot 5 - Housetype 3
Plot 6 - Housetype 4

ELECTRICAL LEGEND	
LIGHT FITTINGS	
	PENDANT LIGHT FITTING
	DOWNLIGHT
	EXTERNAL WALL MOUNTED LIGHT WITH PIN SENSOR
	INTERNAL WALL MOUNTED LIGHT
	DATA WHITE CEILING MOUNTED LIGHT
	FLOURESCENT STRIPLIGHT
	SWITCH UNIT PELMET LIGHTS
VENTILATION	
	EXTRACTOR FAN - COOKER HOOD Island hood above wide induction hob and drawers
	EXTRACTOR FAN - Ceiling mounted fan to be ducted through floor joists to external air
	FAN ISOLATOR SWITCH
	8000mm2 TRICKLE VENTS
SERVICES	
	CONSUMER UNIT
	GAS METER GAS METER
	ELECTRIC METER - smart electricity meter
HEATING / HOT WATER	
	GAS COMBI BOILER
	CHROME TOWEL RADIATOR RADIATOR (Indicative location shown only - M&E Engineer to specify sizes)
	UNDER FLOOR CONTROLLER
	ROOM THERMOSTAT
	EXTERNAL TAP
SECURITY	
	HEAT DETECTOR
	SMOKE DETECTOR Smoke detectors to be interconnected and wired to a separately fused circuit. Battery backup provided in case of main failure. Smoke detectors to be in accordance with BS 5448
	FUSED SPUR FOR FIRE ALARM SYSTEM (WIRED ONLY)
	DOOR BELL SOUNDER
	BELL PUSH

RAS 2025
NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE
SCALING FOR LOCAL, DIMENSIONAL PURPOSES ONLY

Location Plan

NOTES

In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

CDM Risk Schedule	
	Specific health & safety risks associated with this building are highlighted, but not limited to the caution symbol adjacent to the cause of the risk. Refer to risk schedule on individual drawing.
	Injury caused by incorrect handling of large / heavy items.
	Potential to fall from height.
	Potential to fall from height through voids within floors.
	Harm caused by hand loading.
	Harm caused by Electrocution.

The contractor is to ensure that the proposed works will be executed in accordance with any relevant conditions appended to the Local Planning Authority's Decision Notice, the current Building Regulations or warranty providers standards if required, the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition) and the requirements of the local Water Authority where required.

Materials and workmanship should, where applicable, comply with the current British Standards institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the drawings or services maps, the design consultants must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - Any errors must be reported to the design team.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to the circumstance in which they are to be used.

The specification must be read in conjunction with all other drawings, schedules and documents which form part of this design package and Building Regulations submission.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations to be carried out on site should be brought to the attention of the design team for verification of compliance with statutory requirements and regulations prior to work commencing on site.

The drawing should be read in conjunction with Structural Engineers drawings and calculations.

All Structural Elements including steel beams, pad stones, all timber joists, lintels and ground floor structure to be carried out in accordance with Structural Engineers details. Any Structural sizes shown on this drawing are indicative only and must be read in conjunction with the Structural Engineers report.

DRAWING REFERENCE	
Drawing	Drawing
200	Construction Notes
201	Construction Types
205	General Site Plan
206	Site Plan
207	Site Plan

Housetype 1,2 DRAWINGS	
Drawing	Drawing
1/2-210	Setting Out Plans
1/2-211	Structural Arrangement Plans
1/2-212	Roof Plans
1/2-215	Elevations
1/2-220	Sections
1/2-225	Staircase details
1/2-300	Window and door schedule HT 1
1/2-301	Window and door schedule HT 2
1/2-305	Internal door schedule HT 1
1/2-306	Internal door schedule HT 2

BUILDING REGULATIONS			
P2	Working drawings updated to suit redesign and client comments	08.06.25	PR
P1	Preliminary Issue	25.03.25	PR
Revision	Description	Date	Drawn



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Project :	
Cockpits Farm, Fairaok	
Proposed Residential Development	
Drawing :	
Setting Out Plans	
House Types 1 & 2	
Date :	Scale :
March 2025	1:50, 1:1 @ A1
Drawing No. :	Status :
25 / 406 / 1/2-210	PRELIMINARY
Revision:	
P2	