

**UNDERFLOOR HEATING TO BE PROVIDED THROUGHOUT**

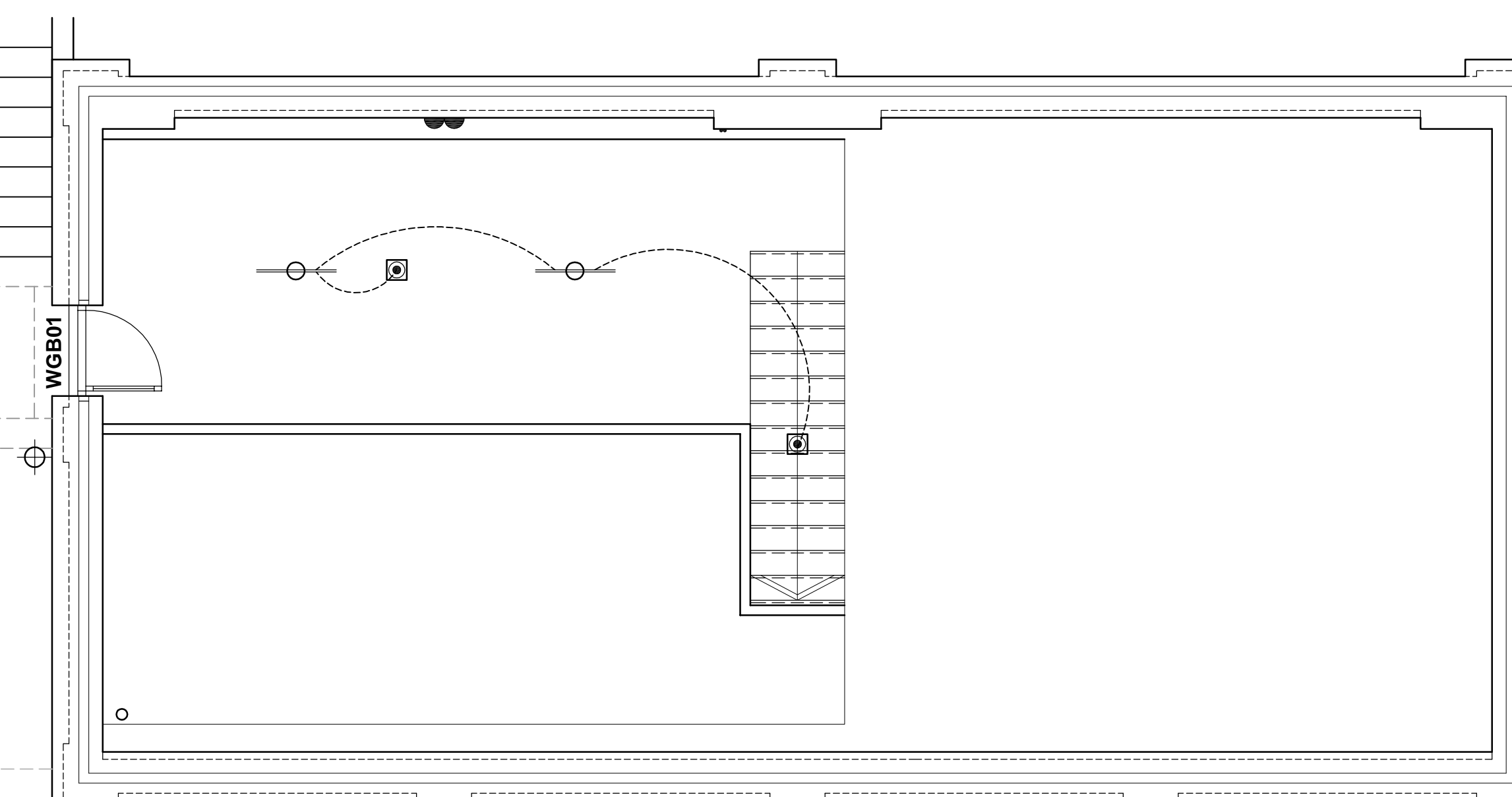
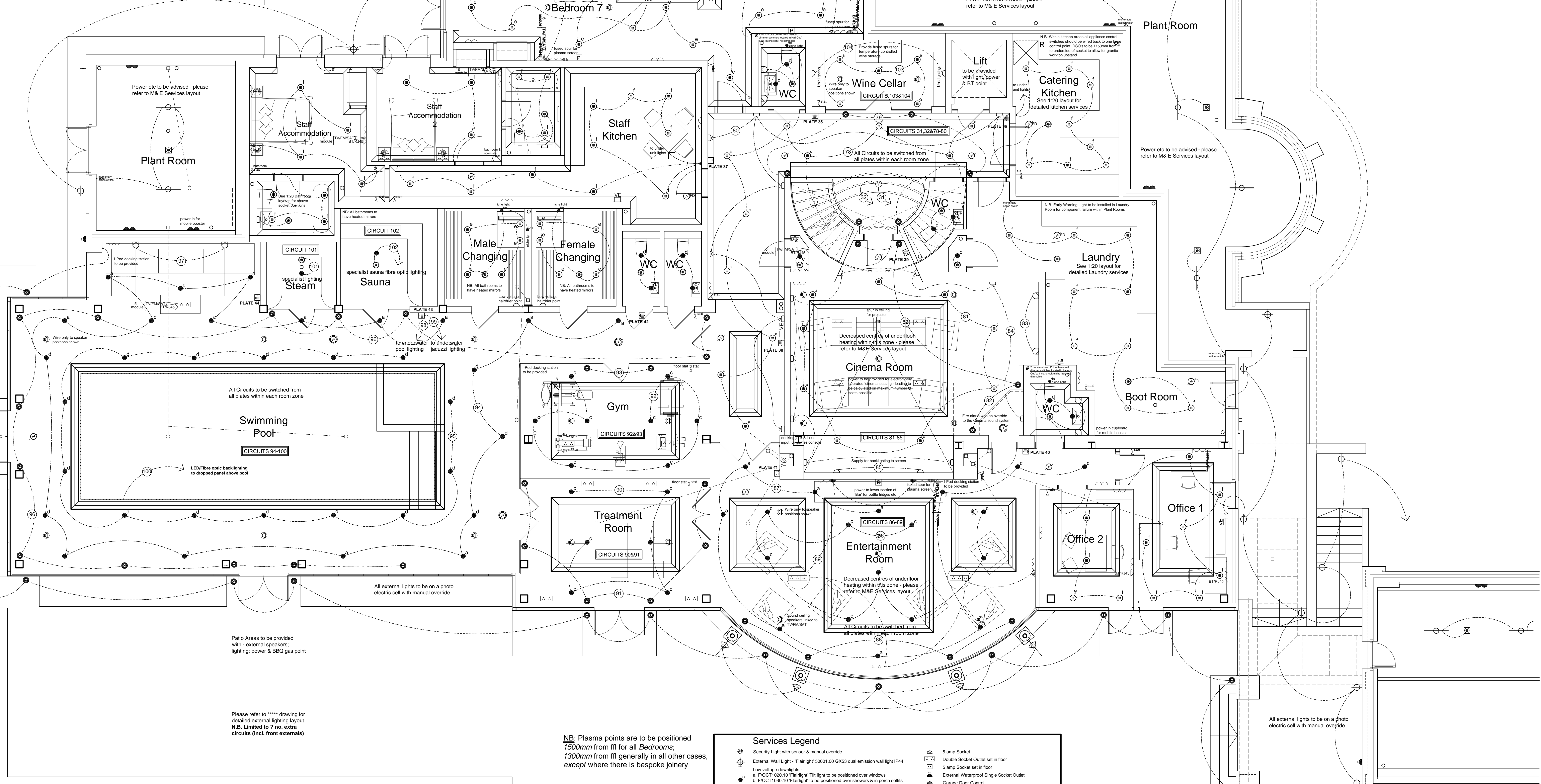
**N.B. REMOTE MECHANICAL VENTILATION DETAILS TO BE ADDED AT A LATER DATE**

Zoned Mood Lighting to be provided in:- all Ground Floor receptions rooms, Pool Complex, Cinema, Entertainment Room, Gym & all 1st Floor Bedrooms, Hall & Landings

Do not scale dimensions from this drawing.

**Note:-**  
All electrical sockets, TV outlets, BT points, alarm panels, lights switches and other service outlets are to be fitted within a zone of 450mm and 1200mm from finished floor level.  
Kitchen & Bathroom ventilation Mechanical ventilation to kitchens and bathrooms to be provided. Extraction rate to kitchens to be min. 30 litres/second and provided by an extraction cooker hood or an extraction fan with a min. extraction rate of 60 litres/second. Extraction rate to bathrooms to be min. 15 litres/second achieving 3 air changes with a 15 minutes over run.  
**Plumbing & Heating Regulations**  
All works to comply with Octagon Developments Ltd., standard specification, the model water byelaws, BS6700 and the specific requirements of the Local Water Authority. A mains fed system shall only be installed when the running pressure in the water authority main is not less than 3 bar G with a min. flow rate of 50 litres/minute.  
**IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK THE ABOVE REQUIREMENT WITH THE WATER AUTHORITY.**  
NB see separate drawings for radiator and towel rad locations.  
All electrical work required to meet the requirements for Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.  
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.  
**This drawing should be read in conjunction with Fire Risk Assessment ref: TN10404/01A**

**Note:-**  
All lights located in the 1st Floor ceiling of a 3 storey dwelling should be 'Fire Rated' please refer to lighting schedule for references.  
All lights located in the 1st Floor ceiling of a 2 storey dwelling should be fitted with an 'air tight box'.



**Garage Plan**

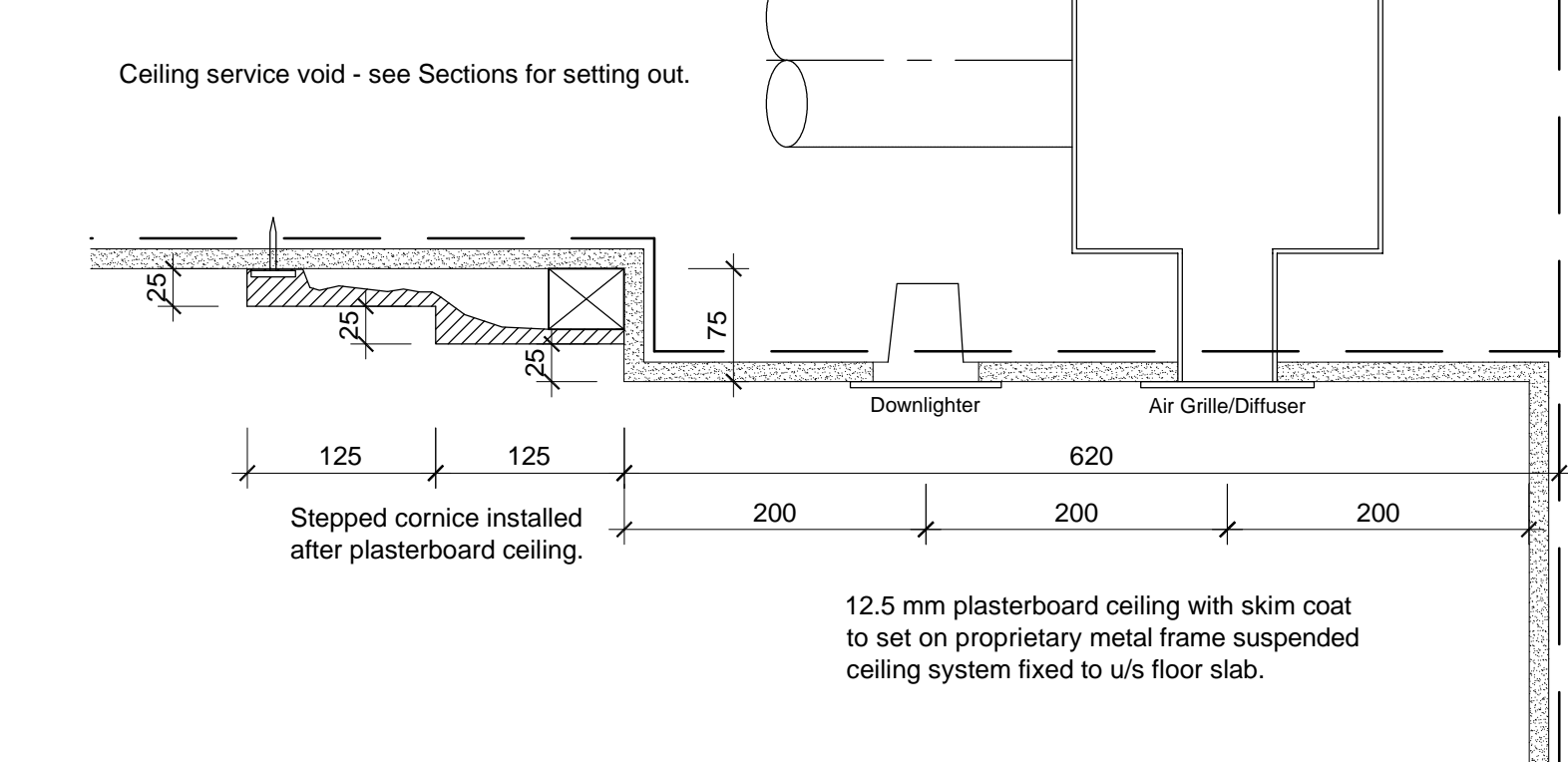
Patio Areas to be provided with:- external speakers; lighting; power & BBQ gas point

Please refer to \*\*\*\*\* drawing for detailed external lighting layout N.B. Limited to 7 no. extra circuits (incl. from externals)

**NB:** Plasma points are to be positioned 1500mm from flt for all Bedrooms; 1300mm from flt generally in all other cases, except where there is bespoke joinery

Services Legend	
Security Light with sensor & manual override	5 amp Socket
External Wall Light - 'Flairlight' 50001.00 GX53 dual emission wall light IP44	Double Socket set in floor
Low voltage downlights: a F/OCCT1002.10 'Flairlight' T8 light to be positioned over windows b F/OCCT1003.10 'Flairlight' T8 light to be positioned over showers & in porch soffits c F/OCCT1010.10 'Flairlight' downlight to be positioned elsewhere d F/OCCT1005.10 'Flairlight' downlight to be positioned over sauneyware (not showers) & kitchen/utility sinks	5 amp Socket set in floor
LED Niche Lights: bn 10402.60 'Flairlight' LED niche light to be positioned in showers dn 10402.60 'Flairlight' LED niche light to be positioned over sauneyware (not showers)	External Waterproof Single Socket Outlet
a 10042.10 'Flairlight' F/LEDSD50WW Recessed IR beam LED downlight c/w dimmable driver to be positioned over windows & features b 10092.10 'Flairlight' F/LEDSD50WW Recessed standard beam LED fixed downlight c/w dimmable driver to be positioned elsewhere	Garage Door Control
f 10001.10 'Flairlight' LED fixed downlight c/w dimmable LED transformer	Remote Switch 1200mm above floor (in Utility)
Recessed floor & step light set into wall @ low level 'Flairlight' 10422.10 Scoop 90 LED 3155k with remote 700ms driver 'Flairlight' 10406.00	Light Switch
In floor light fitting 'Flairlight' 10400.00 1W 350mA IP67 with remote LED driver 'Flairlight' 10402.00	Mood Lighting Control Plate
Low Energy Pendant Fitting to be specified by Interior Designer	Digital Dimming Control Switch
Dual emission wall Light 'Flairlight' 10300.00 2 x 3W sunlamps	Remote switch control point
Wall Light Fitting to be specified	CELF PIR flush mounted
Capped Off Light Point with support above for heavy feature light	CELF PIR surface mounted
Strip Light (garages)	Illuminated Bed Push
Batten Holder Fitting	Door Chimes
LED Tape 'Flairlight' 10441.00 High Intensity Tape requires remote driver	Alarm Key Pad
External Lightpoint 'Flairlight' 50002.00 IP67 Round adjusted buried uplight for GU10 6W LED lamp	Alarm Control Panel
Underwater Light Fitting	Video/Audio Entry Unit
Inset Brick Light 'Flairlight' 50003.00	Video/Audio Entry Sounder
Shaver Socket	Interconnected mains operated self contained Smoke Alarm complying with BS5446 Part 1 linked to activate every fire alarm automatically.
13 amp Switched Socket 450mm above floor	Fire Detector complying with BS5839-6
13 amp Switched Socket 1200mm above floor	As above c/w flashing beacon warning system
Fused Spur with light & switch	Telephone Point & Datapoint, LAN to the back of BTs
Immersion 450mm above floor	TV/FM Aerial Outlet/SATellite Point
MK Flex outlet	Datacom Frontplate K184 - 2 Gang, 4 module
Surveillance Camera	Datacom Frontplate K184 - 2 Gang, 5 module
'Flairlight' F/2002 1x 300mm LED IP67 for wall & floor mounting - requires remote LED driver	Speaker Outlet
Spots for mood lighting	Plasma Point (with remote fused spur)
	Sanity Consumer Unit
	Electric/Gas Meter cupboard positions
	Shower pump/linger pump - power supply to be separate from main electrical board, with its own MCB
	External Tap with Internal Isolating Tap
	Gas Point & Tap
	Room Temperature Sensors 1200 - 1400mm from I.L.L.
	Thermostatic Room Temperature Controller (positioned adjacent to Mood Lighting Plate)
	Digital Boiler Programmer controlling heating & hot water
	Heated towel rail in bathrooms
	Dimplex Heater with fused spur
	Ceiling Fan

**NB:** a remote power supply for any LCD mood lighting plates should be fitted adjacent to the dimming racks



'Low energy' fittings must have a minimum of 5 Watts per fitting, with a minimum of 45 Lumens per Watt. Each fitting must also have a minimum of 400 Lumens

A Preliminary Issue 02/10/13

Revision Date



Project

Overbye, South Rd, Weybridge

Title

Lower Ground floor

Services Layout

Status

Construction

Scale Drawn Date  
1:50 lh Jul 13

Job number Drawing number Revision  
0623 2020 A

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