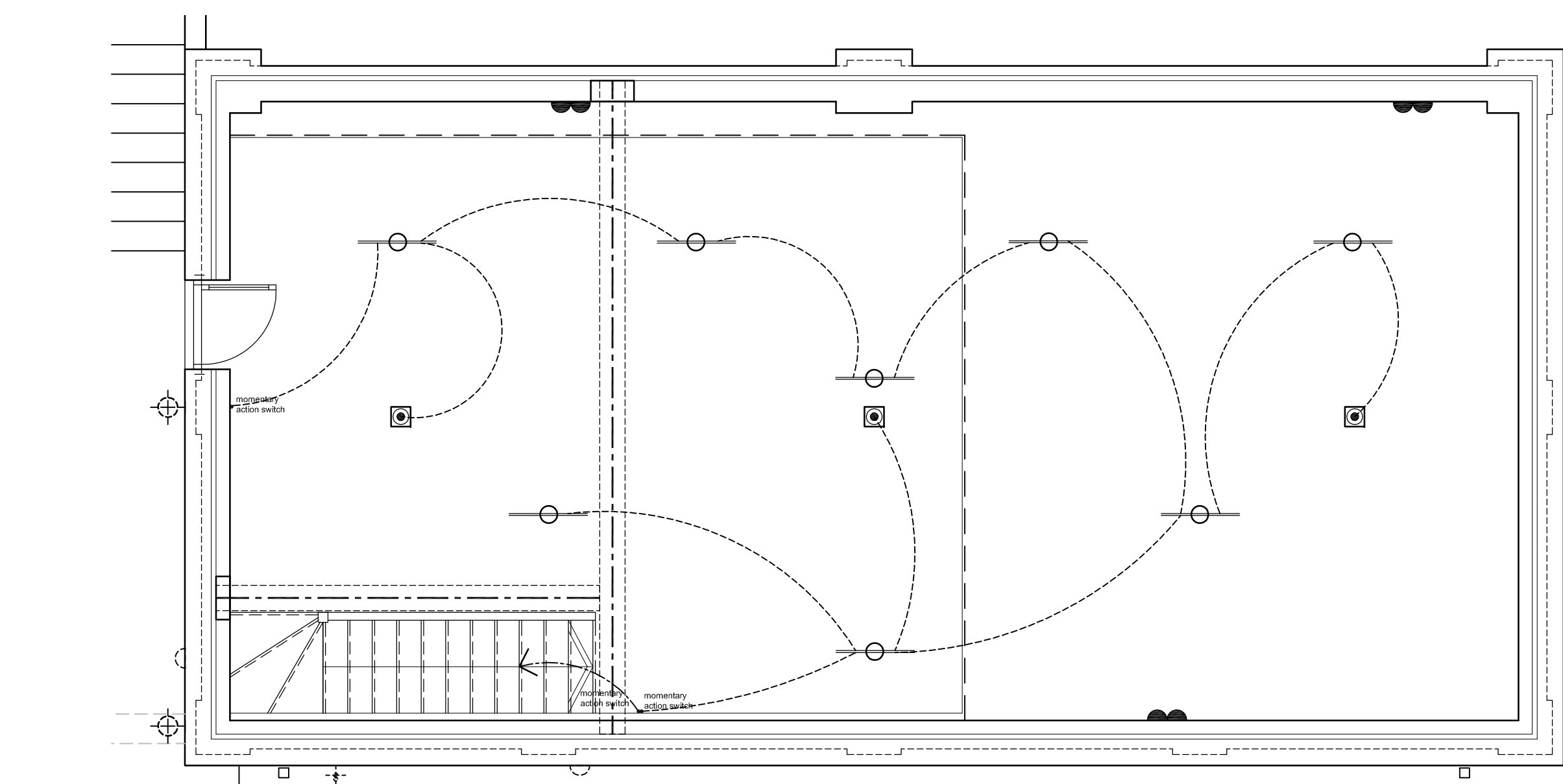
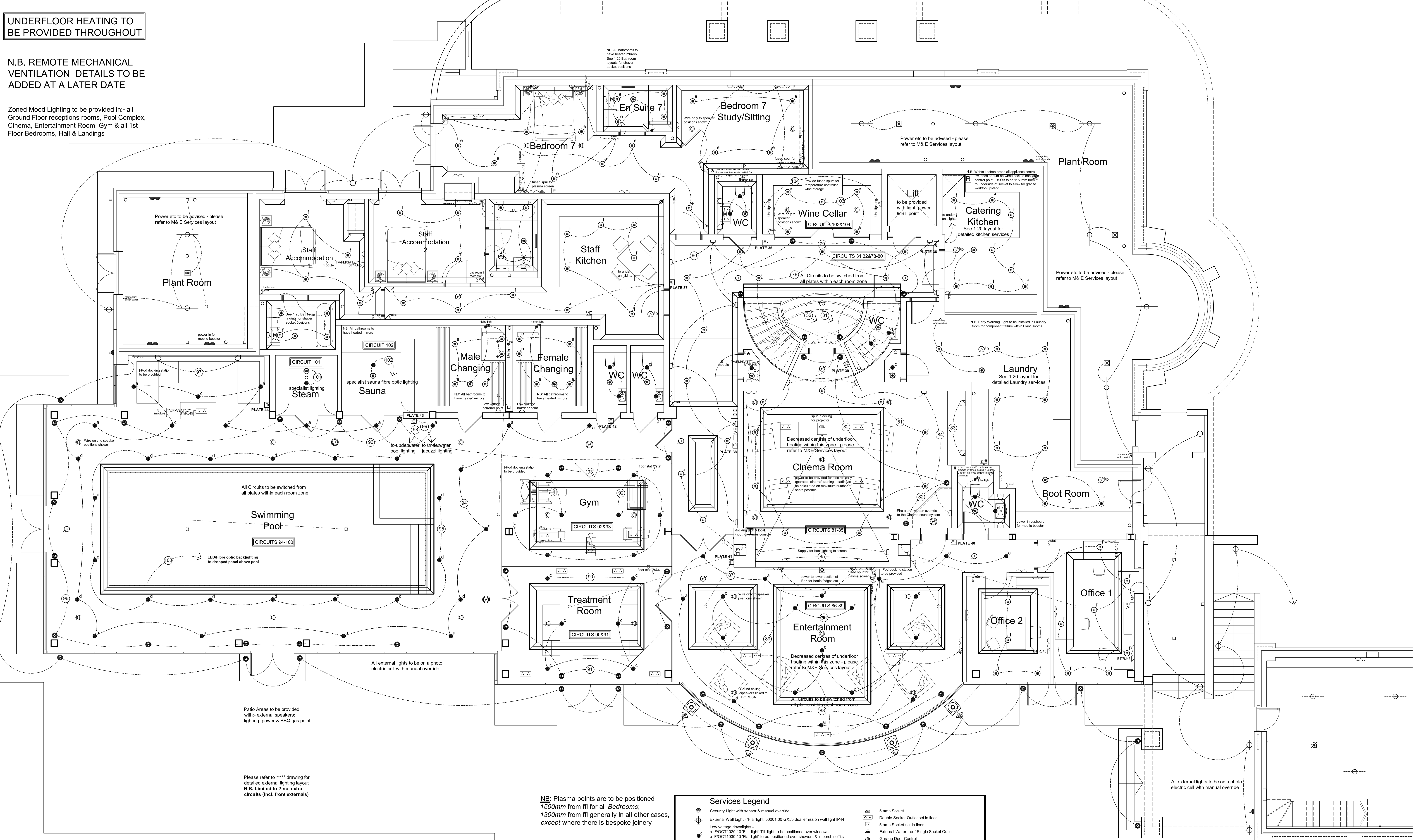


UNDERFLOOR HEATING TO BE PROVIDED THROUGHOUT

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

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



Lower Ground Floor Garage Plan

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

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

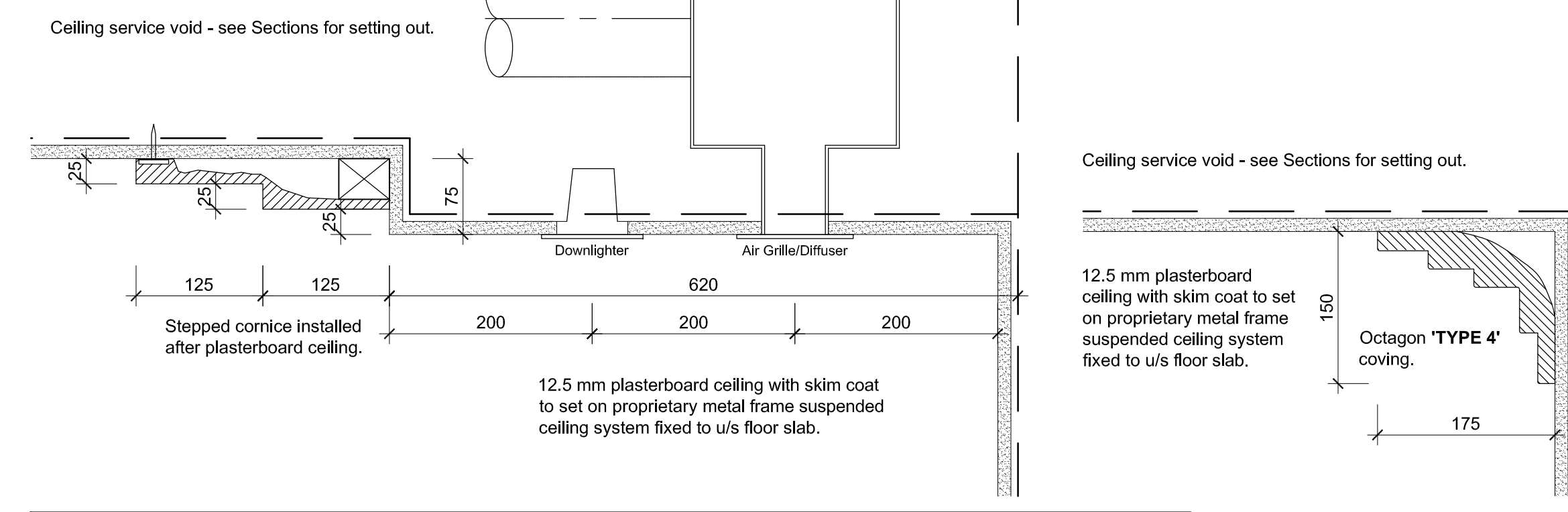
Please refer to ***** drawing for detailed external lighting layout N.B. Limited to 7 no. extra circuits (incl. front externals)

Services Legend	
Security Light with sensor & manual override	5 amp Socket
External Wall Light - "Fairlight" 50001.00 GX53 dual emission wall light IP44	Double Socket Outlet set in floor
Low voltage downlights:	5 amp Socket set in floor
1 F/OCT1002.10 "Fairlight" 1W light to be positioned over windows	External Waterproof Single Socket Outlet
2 F/OCT1003.10 "Fairlight" 1W light to be positioned over showers & in porch soffits	Garage Door Control
3 F/OCT1010.10 "Fairlight" downlight to be positioned elsewhere	Remote Switch 1200mm above floor (in Utility)
4 F/OCT1055.10 "Fairlight" downlight to be positioned over sanitaryware (not showers) & kitchen/utility sinks	Light Switch
LED Niche Lights:	Mood Lighting Control Plate
bn 10402.80 "Fairlight" LED niche light to be positioned in showers	Digital Dimming Control Switch
dn 10402.80 "Fairlight" LED niche light to be positioned over sanitaryware (not showers)	Remote switch control point
a 10042.10 "Fairlight" FLEDSD500WW Recessed 18 beam LED downlight c/w dimmable driver to be positioned over windows & features	CEFL PIR Bush mounted
b 10052.10 "Fairlight" FLEDSD500WW Recessed standard beam LED fixed downlight c/w dimmable driver to be positioned elsewhere	CESP PIR surface mounted
c 10002.10 "Fairlight" LED fixed downlight c/w dimmable LED transformer	Illuminated Bulb Push
d 10001.10 "Fairlight" LED fixed downlight (non-dimmable)	Door Chimes
Recessed floor & step light set into wall @ low level "Fairlight" 10422.10 Scoop 90 LED 3150k with remote 700ma driver "Fairlight" 10406.00	Alarm Key Pad
In floor light fitting "Fairlight" 10400.00 1W 350ma IP67 with remote LED driver "Fairlight" 10403.00	Alarm Control Panel
Low Energy Pendant Fitting to be specified by Interior Designer	Video/Audio Entry Unit
Dual emission wall Light "Fairlight" 10330.00 2 x 3W luminaires	Video/Audio Entry Sounder
Wall Light Fitting to be specified	Interconnected mains operated self contained Smoke Alarm complying with BS5446 Part 1 linked to activate every fire alarm automatically.
Capped Off Light Point with support above for heavy feature light	Fire Detector complying with BS5839-6
Strip Light (garages)	As above c/w flashing beacon warning system
Batten Holder Fitting	Telephone Point & Datapoint, LAN to the back of BTs
LED Tape "Fairlight" 10441.00 High Intensity Tape requires remote driver	TVMFM Aerial Outlet/SATellite Point
External Lightpoint "Fairlight" 50002.00 IP67 Round adjusted curved uplight for GU10 6W LED lamp	Datacom Frontplate K184 - 2 Gang, 4 module
Underwater Light Fitting	Speaker Outlet
Inset Brick Light "Fairlight" 50003.60	Plasma Point (with remote fused spur)
Shaver Socket	Sentry Consumer Unit
13 amp Switched Socket 450mm above floor	Electric/Gas Meter cupboard positions
13 amp Switched Socket 1200mm above floor	Shower pump/Bloger pump - power supply to be separate from main electrical board, with its own MCB
Fused Spur with light & switch	External Tap with Internal Isolating Tap
Immersion 450mm above floor	Gas Point & Tap
MK Flex cable	Room Temperature Sensors 1200 - 1400mm from EEL
Surveillance Camera	Thermostatic Room Temperature Controller (positioned adjacent to Mood Lighting Plate)
"Fairlight" F22832 1W 350ma LED light IP67 for wall & floor mounting - requires remote LED driver	Digital Boiler Programmer controlling heating & hot water
Supply for alarm fitting	Dimmer Headler with fused spur
	Ceiling Fan

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

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 7571 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'.



'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

Revision Date

B	Garage/boat to Plant altered	25/01/14
A	Preliminary Issue	02/10/13

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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	B

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