

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

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.

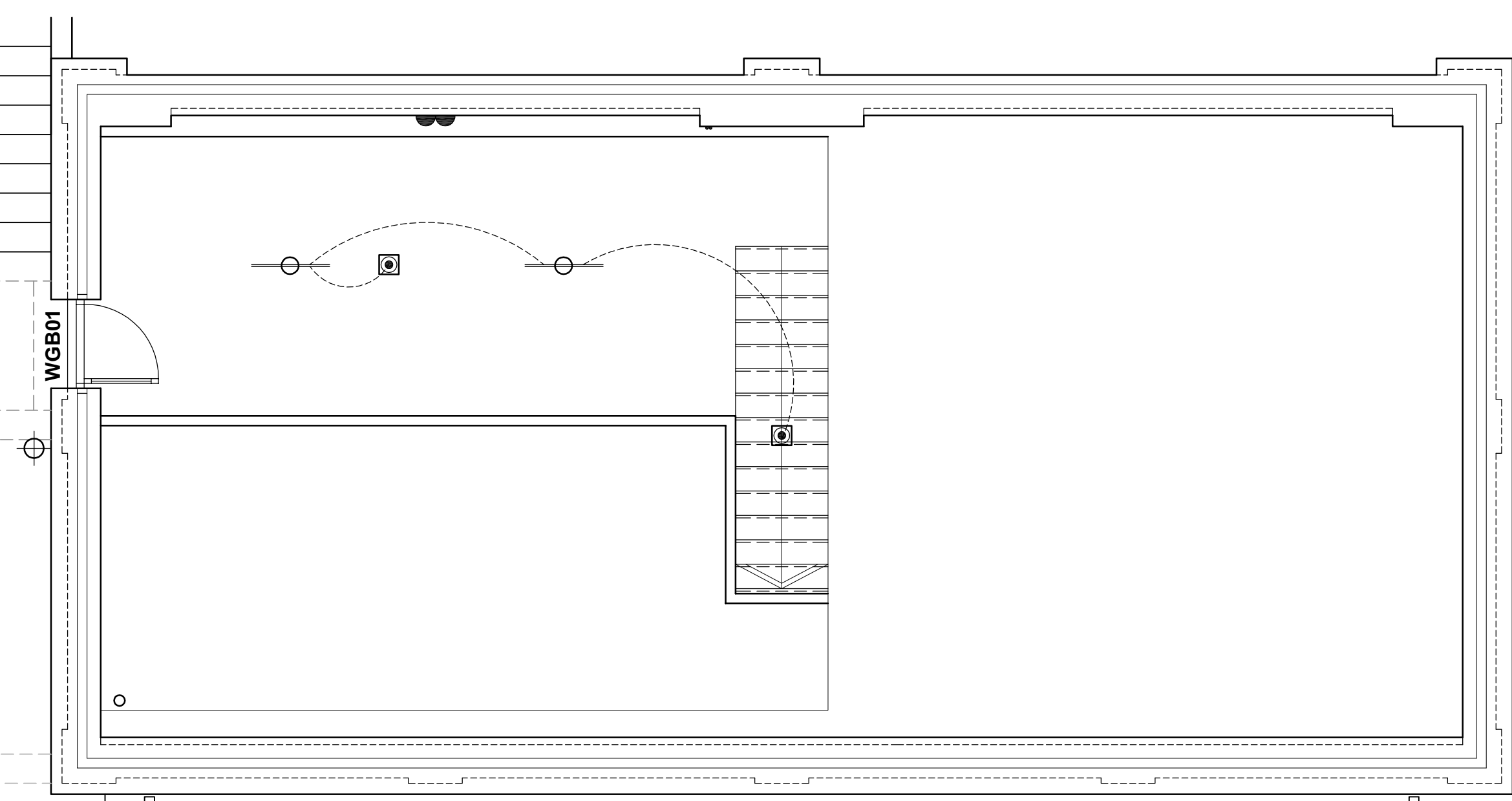
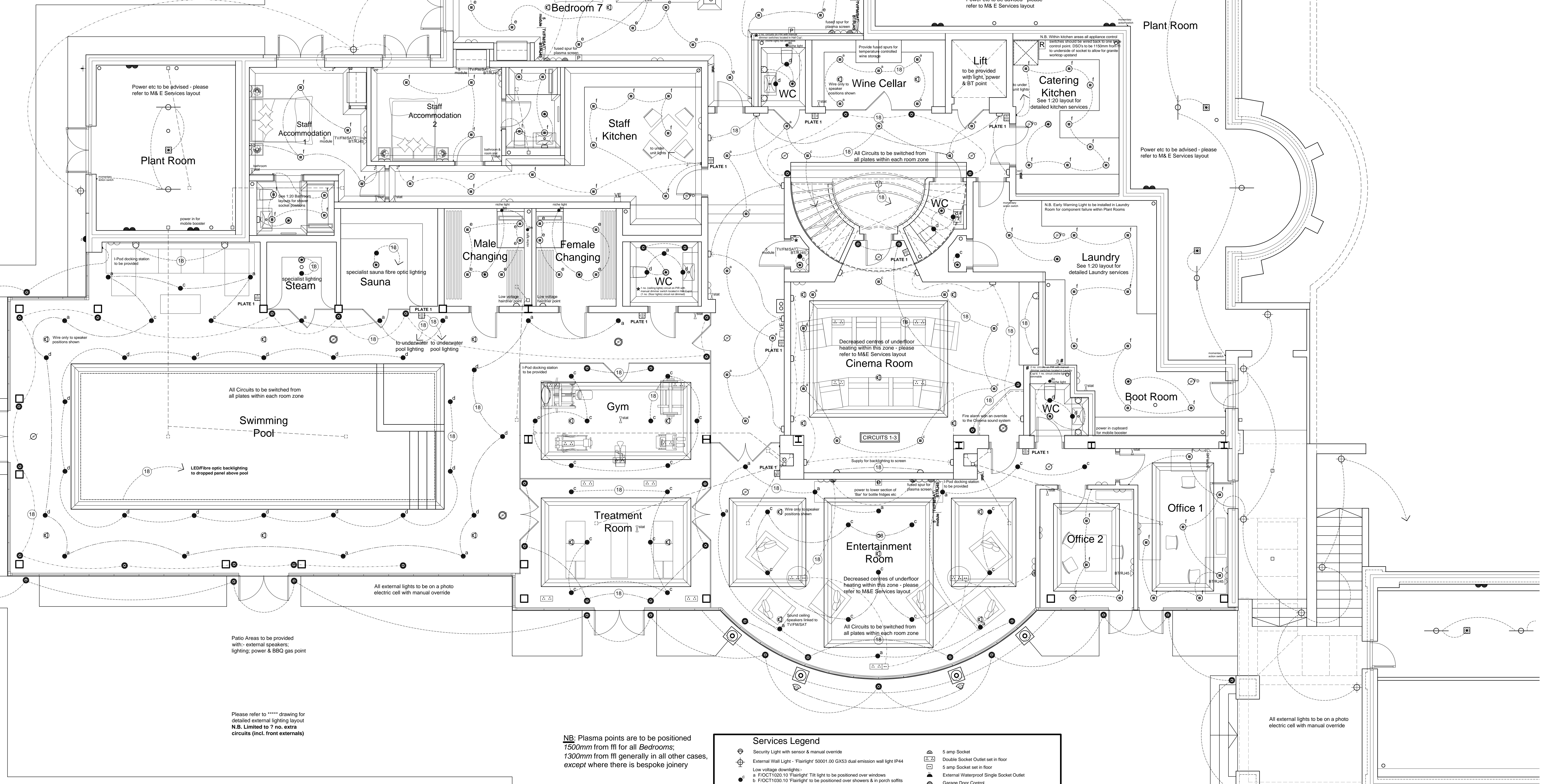
All electrical work required to meet the requirements for Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

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

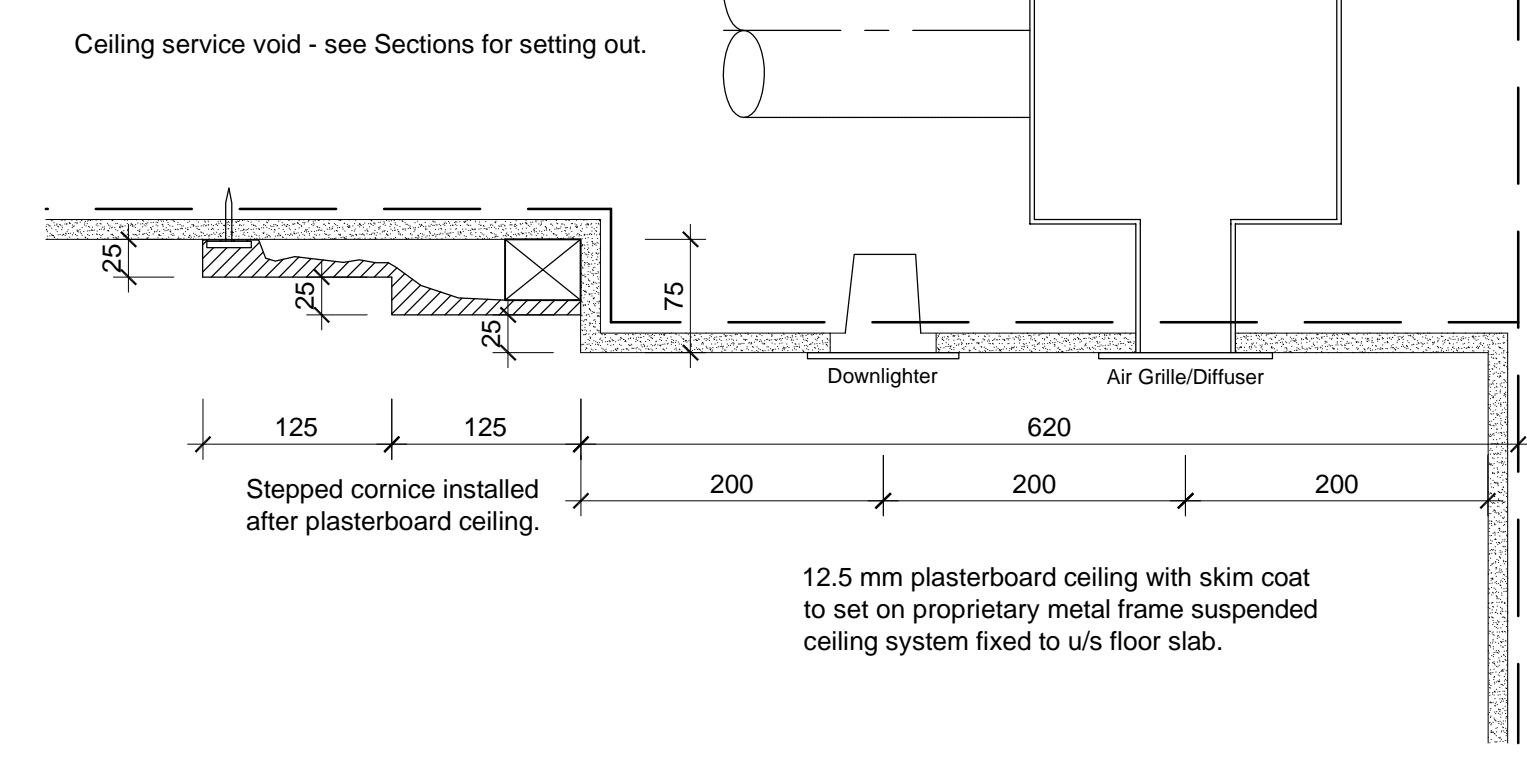
NB: Plasma points are to be positioned 1500mm from ftl for all Bedrooms; 1300mm from ftl generally in all other cases, except where there is bespoke joinery

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

Services Legend

<ul style="list-style-type: none"> Security Light with sensor & manual override External Wall Light - 'Flairlight' 50001.00 GX53 dual emission wall light IP44 Low voltage downlights: <ul style="list-style-type: none"> a F/OCT1020.10 'Flairlight' T8 light to be positioned over windows b F/OCT1030.10 'Flairlight' T8 light to be positioned over showers & in porch soffits c F/OCT1010.10 'Flairlight' downlight to be positioned elsewhere d F/OCT1050.10 'Flairlight' downlight to be positioned over sauneyware (not showers) & kitchen/utility sinks LED Niche Lights: <ul style="list-style-type: none"> dn 10402.60 'Flairlight' LED niche light to be positioned in showers ch 10402.60 'Flairlight' LED niche light to be positioned over sauneyware (not showers) a 10042.10 'Flairlight' F/LEDSD50WW Recessed IR beam LED downlight c/w dimmable driver to be positioned over windows & feature c 10022.10 'Flairlight' F/LEDSD50WW Recessed standard beam LED fixed downlight c/w dimmable driver to be positioned elsewhere a 10002.10 'Flairlight' LED fixed downlight c/w dimmable LED transformer f 10001.10 'Flairlight' LED fixed downlight (non-dimmable) Recessed floor & step light light into wall @ Low level 'Flairlight' 10422.10 Scopic 90 LED 315Sk with remote 700ma driver 'Flairlight' 10406.00 In floor light fitting 'Flairlight' 10400.00 1W 350ma IP67 with remote LED driver 'Flairlight' 10402.00 Low Energy Pendant Fitting to be specified by Interior Designer Dual emission wall Light 'Flairlight' 10300.00 2 x 3W luminaires Wall Light Fitting to be specified Capped Off Light Point with support above for heavy feature light Strip Light (garages) Batten Holder Fitting LED Tape 'Flairlight' 10441.00 High Intensity Tape requires remote driver External Lightpoint 'Flairlight' 50002.00 IP67 Round adjusted buried uplight for GU10 6W LED lamp Underwater Light Fitting Inset Brick Light 'Flairlight' 50003.00 Shaver Socket 13 amp Switched Socket 450mm above floor 13 amp Switched Socket 1200mm above floor Fused Spur with light & switch Immersion 450mm above floor MK Flex outlet Surveillance Camera 'Flairlight' F2202 10 300mm LED IP67 for wall & floor mounting - requires remote LED driver Spots for mood lighting 	<ul style="list-style-type: none"> 5 amp Socket Double Socket Outlet set in floor 5 amp Socket set in floor External Waterproof Single Socket Outlet Garage Door Control Remote Switch 1200mm above floor (in Utility) Light Switch Mood Lighting Control Plate Digital Dimming Control Switch Remote switch control point CEFL PIR flush mounted CESP PIR surface mounted Illuminated Bed Push Door Chimes Alarm Key Pad Alarm Control Panel Video/Audio Entry Unit Video/Audio Entry Sounder Interconnected mains operated self contained Smoke Alarm complying with BS5446 Part 1 linked to activate every fire alarm automatically. Fire Detector complying with BS5838-6 As above c/w flashing beacon warning system Telephone Point & Datapoint, LAN to the back of BTs TV/FM Aerial Outlet/Satellite Point Datacom Frontplate K184 - 2 Gang, 4 module Speaker Outlet Plasma Point (with remote fused spur) Sanity Consumer Unit Electric/Gas Meter cupboard positions Showers pump/riser 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 f.t.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
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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

Construction Issue 0001013

Revision Date



Project
Overby, South Rd, Weybridge

Title
Lower Ground floor Services Layout

Status
Construction

Scale
1:50

File number
1:50

Drawing number
2020

Date
Jul 13

Revision

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