

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

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

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 set in floor
Low voltage downlight	5 amp Socket set in floor
FOCT1020.10 'Fairlight' T8 light to be positioned over windows	External Waterproof Single Socket Outlet
FOCT1030.10 'Fairlight' to be positioned over showers & in porch soffits	Garage Door Control
FOCT1010.10 'Fairlight' downlight to be positioned elsewhere	Remote Switch 1200mm above floor (in Utility)
FOCT1050.10 'Fairlight' downlight to be positioned over sanitaryware (not showers) & accessibility sinks	Light Switch
LED Niche Lights:	Mood Lighting Control Plate
to: 10402.60 'Fairlight' LED niche light to be positioned in showers	Digital Dimming Control Switch
on 10402.60 'Fairlight' LED niche light to be positioned over sanitaryware (not showers)	Remote switch control point
10042.10 'Fairlight' FLEDS050WW Recessed 8W beam LED downlight	CEFL PIR flush mounted
c 10022.10 'Fairlight' FLEDS050WW Recessed standard beam LED fixed downlight c/w dimmable driver to be positioned elsewhere	CESF PIR surface mounted
e 10002.10 'Fairlight' LED fixed downlight c/w dimmable LED transformer	Illuminated Bell Push
f 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 3155k with remote 7000ma driver 'Fairlight' 10405.00	Alarm Key Pad
In floor light fitting 'Fairlight' 10400.00 1W 350ma IP67 with remote LED driver 'Fairlight' 10405.00	Alarm Control Panel
Low Energy Pendant Fitting to be specified by Interior Designer	Video/Audio Entry Unit
Dual emission wall Light 'Fairlight' 10300.00 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 fitted to activate every fire alarm automatically.
Capped Off Light Point with support above for heavy feature light	File Detector complying with BS5839-6
Strip Light (garages)	As above c/w battery beacon warning system
Bathin Holder Fitting	Telephone Point & Data point LAN to the back of BTs
LED Tape 'Fairlight' 10441.00 High Intensity Tape requires remote driver	TV/FM Aerial Outlet/SAT/Net Point
External Uplighter 'Fairlight' 50002.00 IP67 Round adjustable uplight for GU10 5W LED lamp	Desktop Frontplate K164 - 2 Gang, 4 module
Underwater Light Fitting	Desktop Frontplate K164 - 2 Gang, 5 module
Inset Brick Light 'Fairlight' 50003.60	Speaker Outlet
Shaver Socket	Plasma Point (with remote fused spur)
13 amp Switched Socket 450mm above floor	Sentry Consumer Unit
13 amp Switched Socket 1200mm above floor	Electro/Gas Meter cupboard positions
Fused Spur with light & switch	Shower pump/Pillager pump - power supply to be separate from main electrical board, with its own MCB
Immersion 450mm above floor	External Tap with Internal Isolating Tap
MK Flex outlet	Gas Point & Tap
Surveillance Camera	Room Temperature Sensors 1200 - 1400mm from L1L
'Fairlight' F22022 1w 350ma LED light IP67 for wall & floor mounting - requires remote LED driver	Thermostatic Room Temperature Controller (positioned adjacent to Mood Lighting Plate)
Supply for mood lighting	Digital Boiler Programmer controlling heating & hot water
	Heater towel rail in bathrooms
	Dimplex Heater with fused spur
	Ceiling Fan

'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

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

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 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 rail 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.

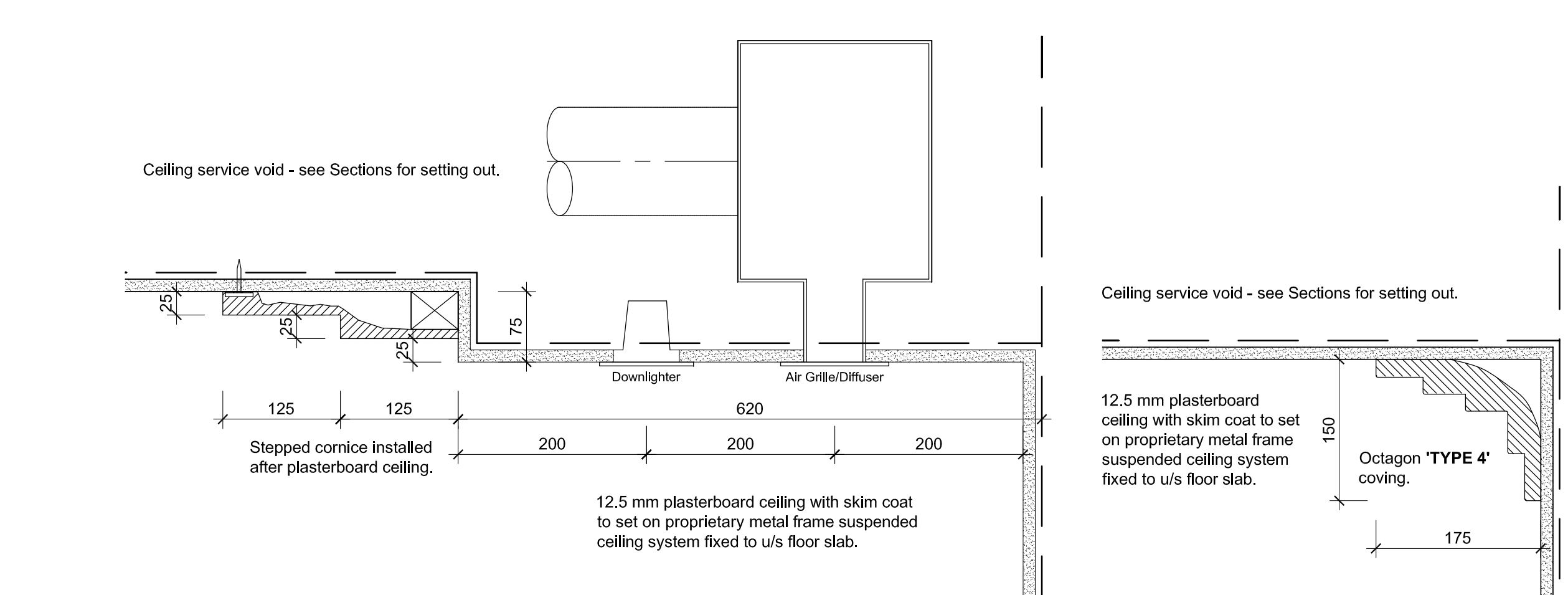
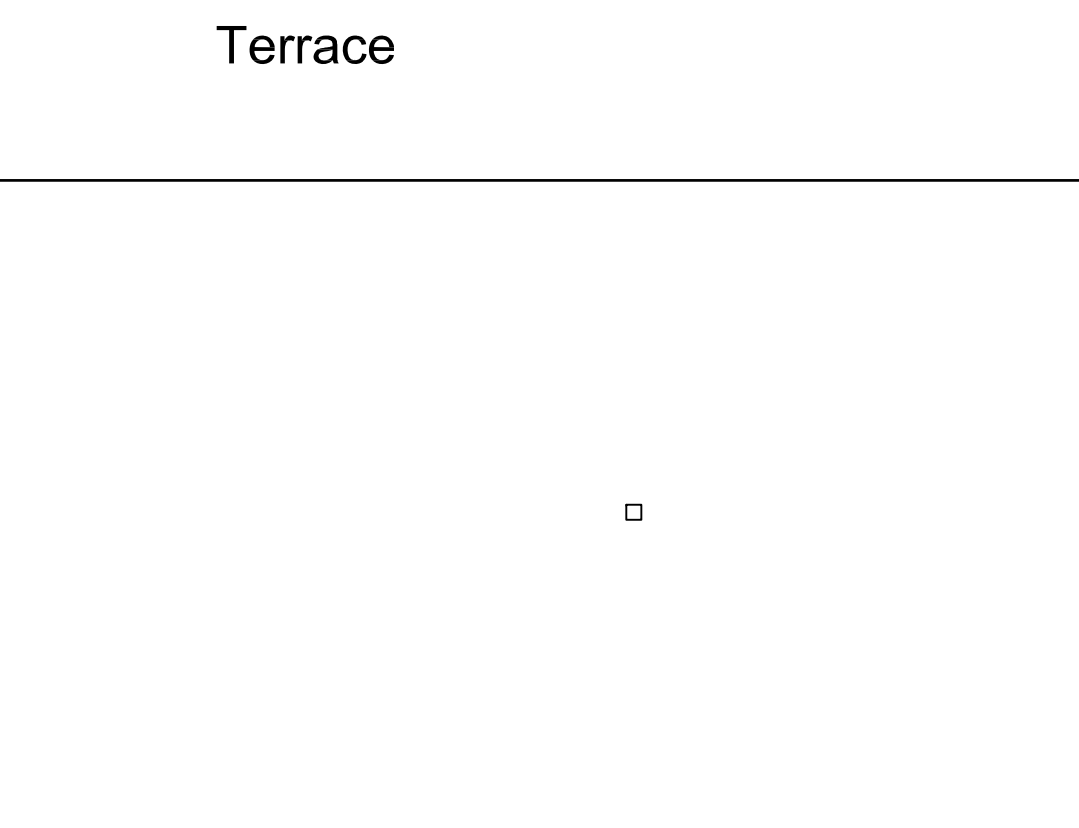
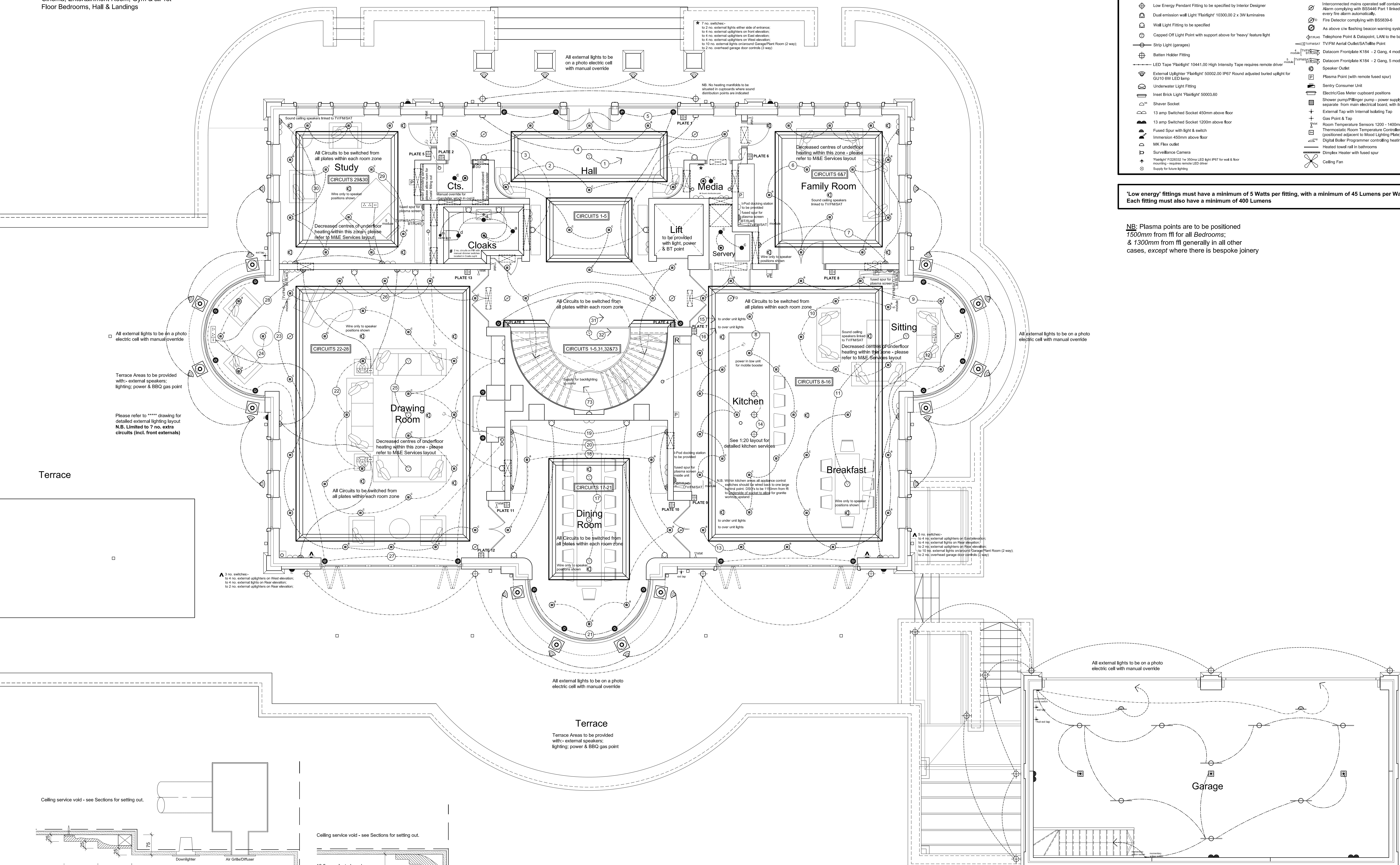
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

This drawing should be read in conjunction with Fire Risk Assessment ref: TN/1040401A

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'.



Ground Floor Garage Plan

B	Garage altered	25/02/14
A	Preliminary issue	02/10/13

Revision Date

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Project: **Overbye, South Rd, Weybridge**

Title: **Ground Floor Services Layout**

Status: **Construction**

Scale	Drawn	Date
1:50	lh	Jul '13
Job number	Drawing number	Revision
0623	2021	B

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