

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 LCD 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 - Flairlight 50001 00 GX53 dual emission wall light IP44	Double Socket Outlet set in floor
Low voltage downlight	5 amp Socket set in floor
a F/OCT1022 10 Flairlight TR light to be positioned over windows	External Waterproof Single Socket Outlet
b F/OCT1023 10 Flairlight to be positioned over showers & in porch soffits	Garage Door Control
c F/OCT1010 10 Flairlight downlight to be positioned elsewhere (not showers) & accessibility grade	Remote Switch 1200mm above floor (in Utility)
d F/OCT1050 10 Flairlight downlight to be positioned over sanitaryware	Light Switch
LED Niche Lights:	Mood Lighting Control Plate
on 10402.60 Flairlight LED niche light to be positioned in showers (not showers)	Digital Dimming Control Switch
o 10042.10 Flairlight FLEDS5000W Recessed 88 beam LED downlight c/w dimmable driver to be positioned over windows & features	Remote switch control point
c 10022.10 Flairlight FLEDS5000W Recessed standard beam LED fixed downlight c/w dimmable driver to be positioned elsewhere	CEFL PIR flush mounted
e 10002.10 Flairlight LED fixed downlight c/w dimmable LED transformer	CEFS PIR surface mounted
f 10001.10 Flairlight LED fixed downlight (non-dimmable)	Illuminated Bell Push
Recessed floor & step light set into wall @ low level Flairlight 10422.10 Scoop 90 LED 3150K with remote 7000ma driver Flairlight 10405.00	Door Chimes
In floor light fitting Flairlight 10400.00 1W 350ma IP67 with remote LED driver Flairlight 10405.00	Alarm Key Pad
Low Energy Pendant Fitting to be specified by Interior Designer	Alarm Control Panel
Dual emission wall Light Flairlight 10300.00 2 x 3W luminaires	Video/Audio Entry Unit
Wall Light Fitting to be specified	Video/Audio Entry Sounder
Capped Off Light Point with support above for heavy feature light	Interconnected mains operated self contained Smoke Alarm complying with BS5446 Part 1 fitted to activate every fire alarm automatically.
Strip Light (garages)	File Detector complying with BS5839-6
Batten Holder Fitting	As above c/w flashing beacon warning system
LED Tape Flairlight 10441.00 High Intensity Tape requires remote driver	Telephone Point & Datapoint, LAN to the back of BTs
External Upfitter Flairlight 50002.00 IP67 Round adjustable uplight for GU10 LED lamp	TV/FM Aerial Outlet/SATellite Point
Underwater Light Fitting	TV/FM Frontplate K184 - 2 Gang, 4 module
Inset Brick Light Flairlight 50003.00	Database Frontplate K184 - 2 Gang, 5 module
Shaver Socket	Speaker Outlet
13 amp Switched Socket 450mm above floor	Plasma Point (with remote fused spur)
Fused Spur with light & switch	Security Consumer Unit
Immersion 450mm above floor	Electro/Gas Meter cupboard positions
MK Flex outlet	Shower pump/Puller pump - power supply to be separate from main electrical board, with its own MCB
Surveillance Camera	External Tap with Internal Isolating Tap
Flairlight F22832 1x 300ma LED light IP67 for wall & floor mounting - requires remote LED driver	Gas Point & Tap
Supply for Mains lighting	Room Temperature Sensors 1200 - 1400mm from f.f.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

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 fl for all Bedrooms; & 1300mm from fl 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 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 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.

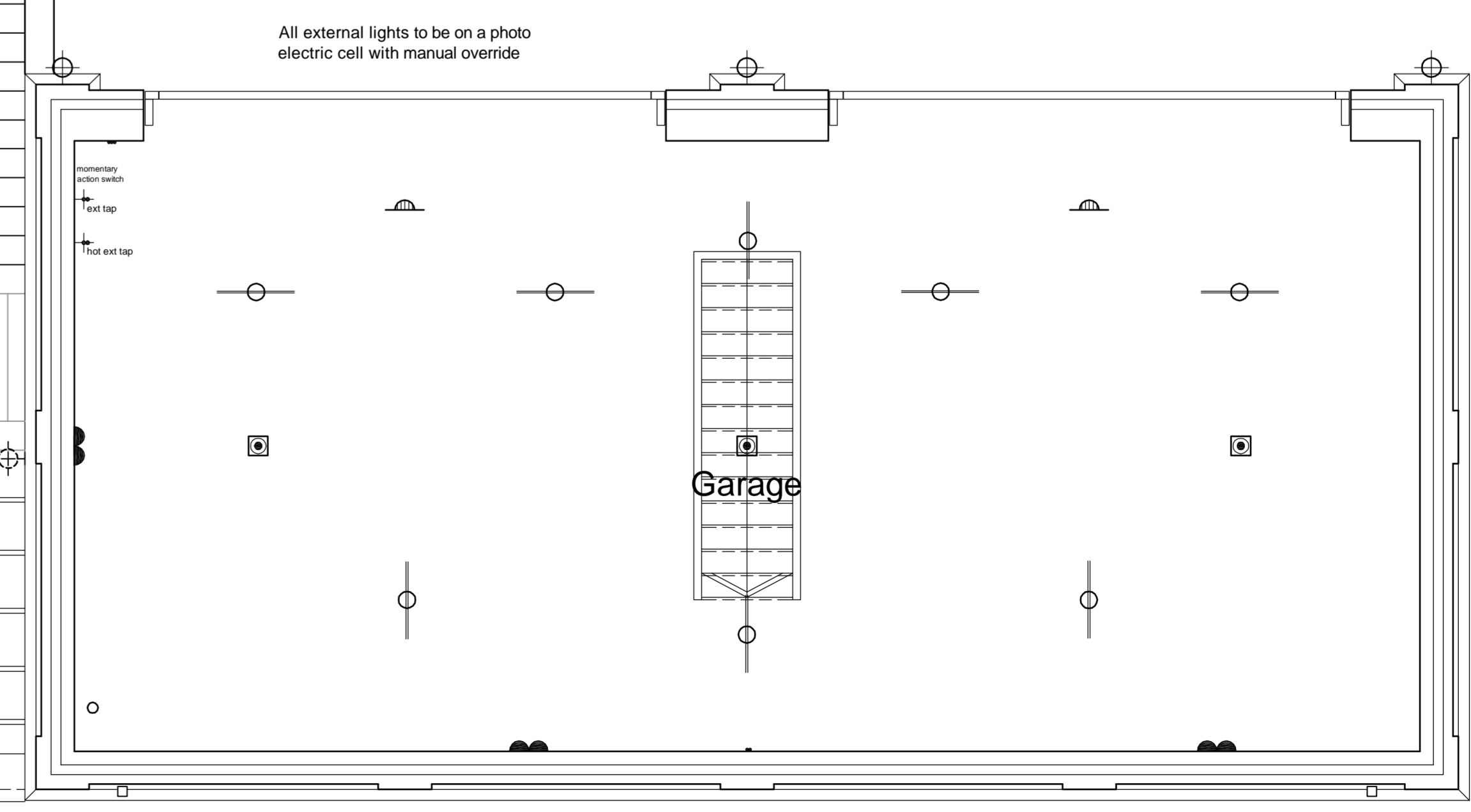
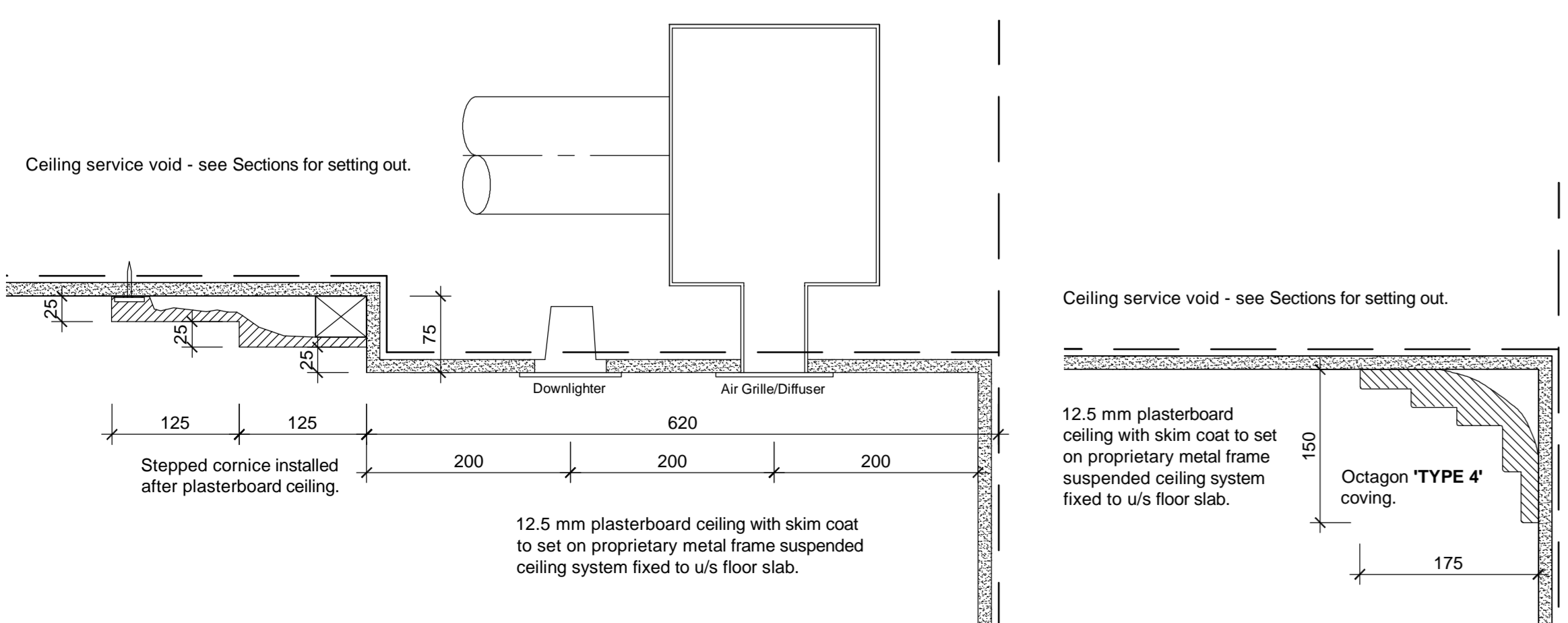
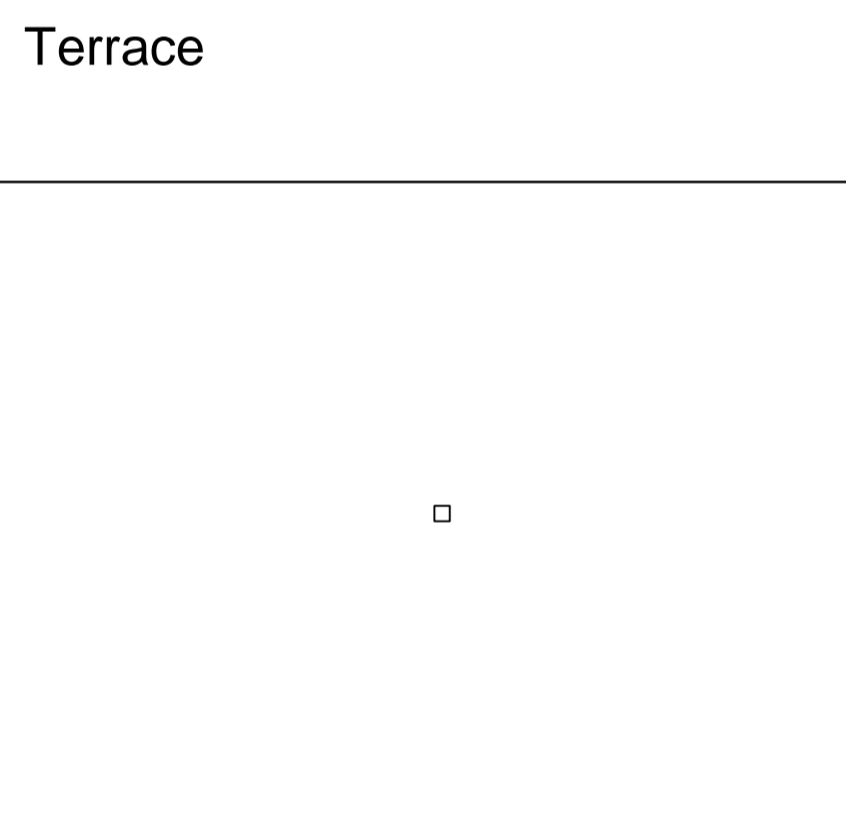
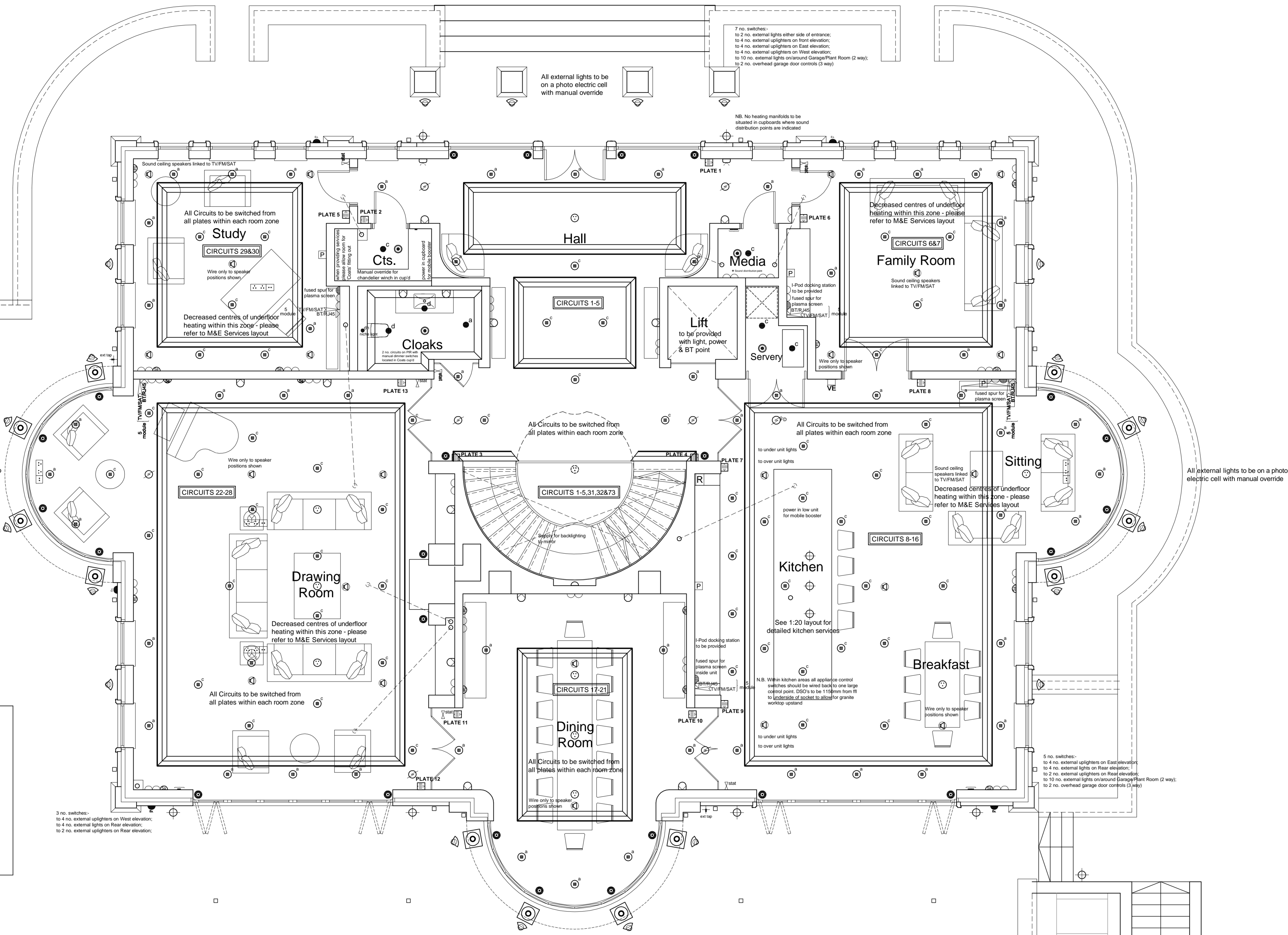
Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

This drawing should be read in conjunction with Fire Risk Assessment ref: TM/10404/01A

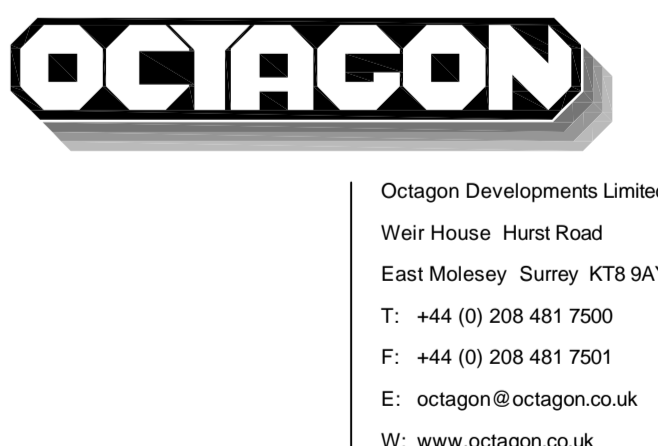
Note:-

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'.



Construction Issue 00/00/13



Project: Overbye, South Rd, Weybridge  
Title: Ground Floor Services Layout

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