NOTES

1. THIS DRAWING SHOWS A GENERAL REPRESENTATION OF THE ELECTRICAL EQUIPMENT, ALL LOCATIONS AND DIMENSIONS TO BE AGREED PRIOR TO FIRST FIX.
2. KITCHEN EQUIPMENT POSITIONS TO BE AGREED ON SITE WITH THE KITCHEN SPECIALIST PRIOR TO THE FIRST FIX WORKS COMMENCING.

LEGEND SWITCHES

- DOUBLE SWITCHED SOCKET OUTLET 450mm ABOVE FFL
- DOUBLE SWITCHED SOCKET OUTLET 1050mm ABOVE FFL
- DOUBLE SWITCHED SOCKET OUTLET 1050mm ABOVE FFL CHROME FINISH
- 45 AMP COOKER CONTROL SWITCH.
- 3A 3 AMP BOILER SWITCHED FUSED SPUR.
- SWITCHED FUSED SPUR
- UNSWITCHED FUSED SPUR
- SINGLE UNSWITCHED SOCKET OUTLET
- GRID SWITCH. LOCATED WITHIN HIGH LEVEL KITCHEN WALL UNIT.
- DP 20A DP CONTROL SWITCH C/W NEON
- TV POINT
- BT POINT (UNLESS SHOWN OTHERWISE)
- DATA POINT RJ45 CAT5e
- MEDIA PANEL
  2 No DOUBLE SWITCHED SOCKET OUTLETS
  1 No TV
  2 No SAT
  1 No BT
  1 No DATA POINT RJ45 CAT5e
- DISTRIBUTION BOARD
- ELECTRICITY METER CUPBOARD
- WALL MOUNTED PROGRAMMABLE HEATING THERMOSTAT
- WC +PR WIRING CENTER & HOT WATER PROGRAMMER
- ELECTRICAL EARTH BONDING
- MAINS DOOR BELL
- DOOR BELL PUSH
- INTERCOM DOOR ENTRY PANEL
- INTERCOM ENTRY HANDSET
- ONT GTC ONT MEDIA BOX

NOTE: SWITCHED FUSED SPUR TO BE LOCATED UNDER ALL KITCHEN SINKS FOR WATERGUARD SOLO INSTALLATION

UNMARKED LIGHTS/SWITCHES TO BE FINISHED WHITE PLASTIC

LEGEND LIGHTING

- PENDANT LIGHT (WOODEN BATTEN TO BE INSTALLED BEHIND AT FIRST FIX STAGE)
- B BATTEN LAMP
- LED DOWN LIGHT
- PIR SELF COMMUNAL LIGHTING WITH EMERGENCY BATTERY BACK UP LINKED TO PIR SENSORS
- DIRECTIONAL LED DOWN LIGHT
- IP RATED LED DOWN LIGHT
- EXTERNAL UP/DOWN LAMP IP RATED.
- ONE GANG 1WAY SWITCH
- ONE GANG 2WAY SWITCH
- TWO GANG 1WAY SWITCH
- TWO GANG 2WAY SWITCH
- INTERMEDIATE SWITCH
- SHAVER SOCKET.
- 3 POLE FAN ISOLATOR
- 5A 5 AMP SOCKET OUTLET
- SINGLE SURFACE MOUNTED FLUORESCENT LUMINAIRE
- P PELMET LUMINAIRE
- P PLINTH LUMINAIRE
- SD DENOTES SMOKE ALARM - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.
- HD HEAT DETECTOR
- CO CARBON MONOXIDE ALARM BATTERY OPERATED. LOCATED 1-3M FROM APPLIANCE
- E EXTRACT FAN. LIGHT SWITCH CONTROL WITH RUN-ON TIMER.
- FOUR SPOTLIGHT LIGHTING TRACK

UNMARKED LIGHTS/SWITCHES TO BE FINISHED WHITE PLASTIC

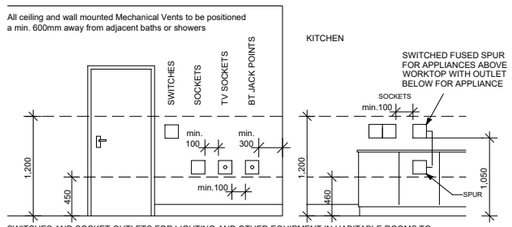
LIGHT FITTINGS, HEAT DETECTOR & EXTRACT FAN WITHIN KITCHEN TO BE EQUALLY SET OUT WITHIN CEILING

LIGHT FITTINGS TO BE CENTERED WITHIN CEILING AS SETTING OUT

PHASE 9B - PLOT 590 (OPP)
PHASE 9C - PLOT 660 (OPP)
PHASE 9D - PLOT 685 (AS)
PHASE 9E - PLOT 737 (AS)

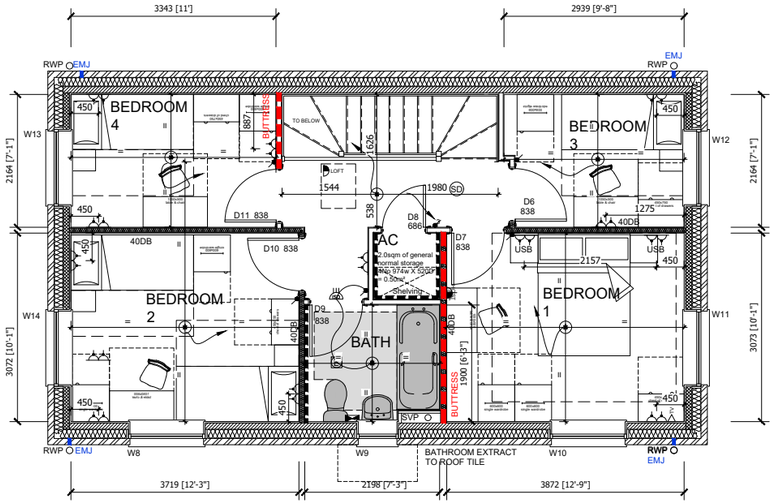
ELECTRICAL SPACING DIAGRAM:

All ceiling and wall mounted Mechanical Vents to be positioned a min. 600mm away from adjacent baths or showers

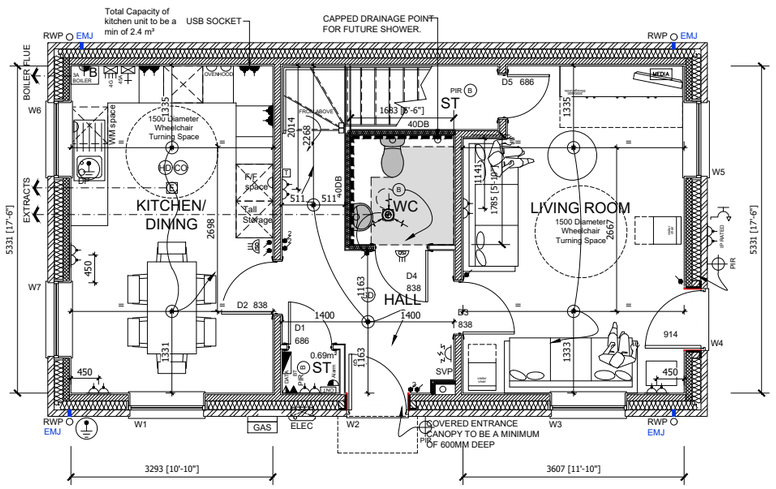


KITCHEN

SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPMENT IN HABITABLE ROOMS TO BE LOCATED AT A HEIGHT OF BETWEEN 450MM AND 1200MM ABOVE FINISHED FLOOR LEVEL.



FIRST FLOOR PLAN

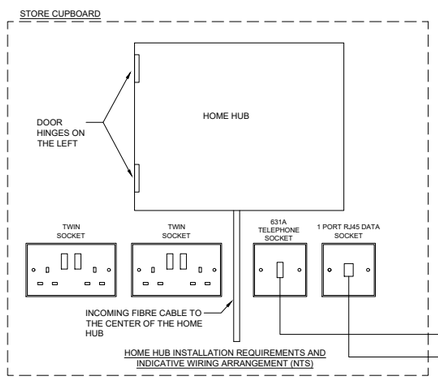


GROUND FLOOR PLAN

2.97sqm of general normal storage,
1No 1360w X 400D = 0.54
1No 1700w X 400D = 0.68
1No 2000w X 400D = 0.80
1No 2370w X 400D = 0.95
Maximum shelf height of 1500mm from FFL and minimum spacing between shelves 300mm

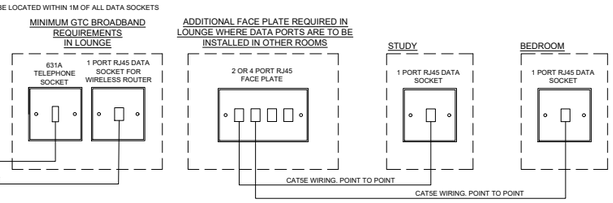
Consumer unit to be installed at 1350 to 1450mm off fll

STORE CUPBOARD

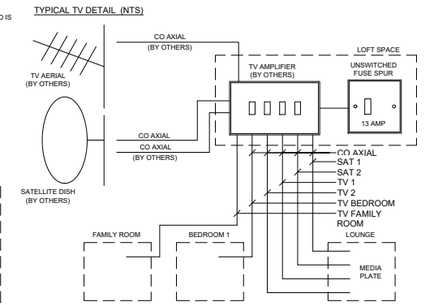


NOTES

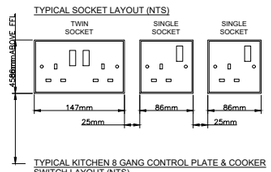
1. THE BOX MUST BE MOUNTED SO THAT ITS CENTERLINE IS THE SAME AS THAT OF THE INCOMING SERVICE DUCT THROUGH WHICH THE FIBRE OPTIC WILL BE RUN.
2. THE COMPLETED ASSEMBLY OF THE BOX, PLATES AND EQUIPMENT MAY WEIGH UP TO 8.5KG. YOU WILL NEED TO ENSURE ADEQUATE FIXINGS ARE USED: WE RECOMMEND AN ADDITIONAL TIMBER STUD IS USED ON PARTITION WALL TO HELP SUPPORT THIS.
3. THE BOX MUST BE FIXED SO THE DOOR HINGES ARE ON THE LEFT SIDE.
4. 631A SECONDARY SOCKETS FOR TELEPHONE TERMINATIONS.
5. TELEPHONE CABLING IS DAISY CHAINED FROM MULTIPLE CONNECTION POINTS USING CW1308 BACK TO A SINGLE CONNECTION BELOW THE HOME HUB.
6. RJ45 SOCKETS FOR DATA TERMINATIONS.
7. DATA CABLING IS POINT TO POINT USING CAT5E.
8. REMEMBER TO LABEL ALL CABLES AND CONNECTIONS CORRECTLY.
9. POWER SOCKETS TO BE LOCATED WITHIN 1M OF ALL DATA SOCKETS



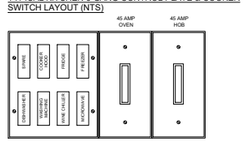
TYPICAL TV DETAIL (NTS)



TYPICAL SOCKET LAYOUT (NTS)



TYPICAL KITCHEN 8 GANG CONTROL PLATE & COOKER SWITCH LAYOUT (NTS)



Building Regulations Part Mv1/M4(2) Accessible Requirements

[to be read in conjunction with Approved Document M V1 / M4(3)]

Car Parking
The parking space should be a standard level parking bay with an additional 900mm clear access zone to both sides and suitable ground surface.

Approach Route
External ramped approach to be a gentle gradient between 1:20 and 1:15 with a minimum clear width of 1200mm, 1200mm level landings top and bottom of ramp 1200mm clear of any door swing

Private Entrance

[2.20] Principle private entrance & alternative entrance

The communal entrance should be provided with the following.
- 1200x1200mm level landing
- min 900w x 600dp canopy over landing
- PIR dusk till dawn lighting
- minimum clear opening of 850mm
- minimum 300mm nib to leading edge of entrance door the extra width of this nib is maintained for a minimum distance of 1200mm
- level accessible threshold
- door entry controls to be mounted 900-1000mm above FFL, min 300 from corner.
- Where their is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm door swings

[2.21] Other External Doors
- All other external doors - to have a clear opening width of 850mm

Circulation areas, internal doorways and storage

[2.22] Doors and hall widths
- minimum clear width of every hallway/landing is 900mm
- minimum door clear opening of 750mm
- minimum 300mm nib to leading edge

Habitable rooms

[2.24] Living, kitchens and eating areas to provide
- Within the entrance story there is a living area [which may be a living room, dining room or a combined kitchen and dining room.
- min clear access zone of 1200mm wide in front of all units.
- Glazing to the principal window of the principal living area starts a max. of 850mm above fll or at a minimum height necessary to comply with the requirements of part K for guarding to windows

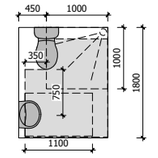
[2.25] Bedrooms to provide - see plan
- 750mm clear access route from doorway to window
- At least one double bedroom [principle bedroom] can provide a clear access zone min 750 wide to both sides and foot of the bed
- Every other bedroom can provide 750mm clear access to one side and the foot of the bed
- All single and twin bedrooms can provide a clear access of 750mm wide to one side of each bed.

Sanitary Facilities

General provisions

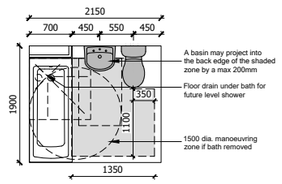
[2.26] All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyo.nd those required to comply with this guidance need not have strengthened walls.

WC facilities on the entrance storey
[2.27] To provide step free access to a WC that is suitable and convenient for some wheelchair users and , where reasonable, to make provision for showering, dwellings should comply with all of the following.
- Every dwelling has a room within the entrance storey that provides a WC and basin [which may be within a WC /cloakroom or a bathroom]
- In a 2 or 3 storey dwelling with one or two bedrooms, the WC [together with its associated clear access zone] meets the provision of Diagram 1.3 and the basin does not impede access to the WC.
- In a 2 or 3 storey dwelling with 3 or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin [together with their associated clear access zones] meet the provisions of Diagrams 2.5 & 2.6 page 20 & 21 Part M4[2]
- The door opens outwards



Example of WC/cloakroom - Example 2.6A from M4[2] pg21

Bathrooms - see plan
[2.29] To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following.
- Every dwelling has a bathroom that contains a WC, basin and a bath, this is located on the same floor as the double bedroom, described as the principal bedroom.
- The WC, basin and bath [together with their associated clear access zone] meet the provisions of below diagram [M4/2 diagram 2.5]
- Provision for a potential level access shower is made with the bathroom if not provided else where in the dwelling



Example of bathroom - Example 2.7A from M4[2] pg22

Service and controls

[2.30] To Assist people who have reduced reach, services and controls should comply with all of the following.
- consumer units to be mounted between 1350 - 1450mm from FFL
- switches, sockets, stopcocks and controls, except controls to rads, are located with their centre line 450-1200mm above FFL and a minimum of 300mm (horizontally) from an inside corner, and NOT behind appliances
- handles to at least one window in the principal living area to be 450-1200mm above FFL [unless fitted with a remote device]
- handles to other windows to be within 450-1400mm above FFL [unless fitted with a remote device]
- boiler timer controls and thermostats are either 900-1200mm above FFL on the boiler, or separate controllers are mounted elsewhere in an accessible location within the same height range.

-	Statutory approvals to be received prior to commencement of works.
-	Building control submission to be deposited prior to any works.
-	Check / trace positions of existing services / drainage prior to new works.
-	Ensure no Easements / rights of way exist on site prior to construction.
-	Do NOT scale from this drawing. Check dimensions on site against site survey prior to any new works. Report and resolve any discrepencies prior to any new building works.
-	Relevant Party Wall notices to be served and agreed before new works.
-	CDM Co-ordinator to be appointed with Health & Safety file in place prior to any new works.

A1 SHEET

Revision:	Date:	Description:	By:
C1	19.02.21	Construction Issue	MJR
C2	25.05.21	Minor updates to notes	MJR

1:50
0 1m 2m 3m 4m

Client:
DORCHESTER LIVING

Trower Davies Architectural Consultants

Site Address:
UPPER HEYFORD, PHASE 9
BICESTER

Drawing Title:
HOUSE TYPE AF4[sa] ELECTRICAL SERVICES AND LIGHTING PLANS

Scale:	Date drawn:	Drawn by:
1:50 @ A1	FEB '21	MJR

Project Number:	Drawing Number:	Revision:
727	HTaf4[sa]-09-06	C2

Status:
CONSTRUCTION ISSUE