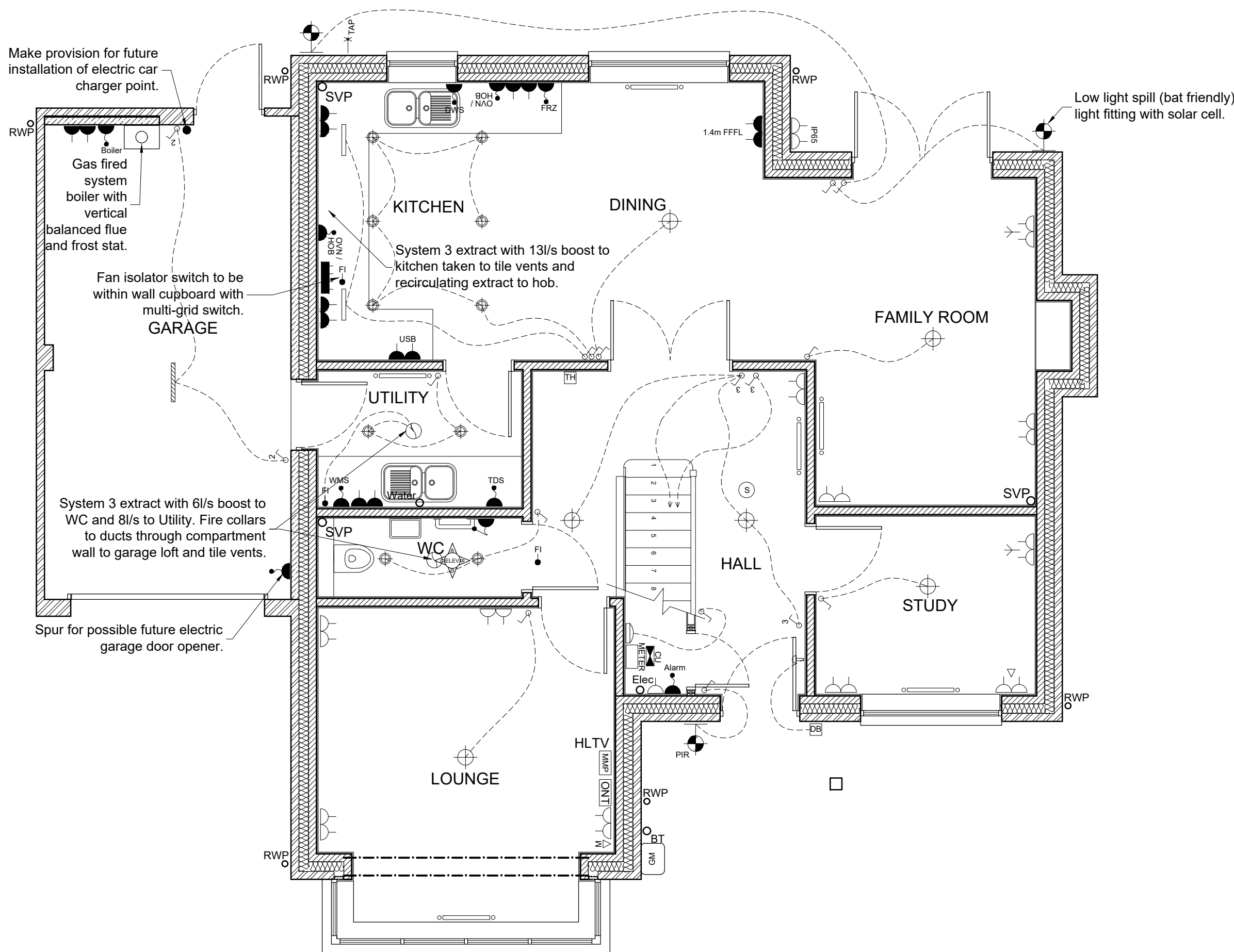
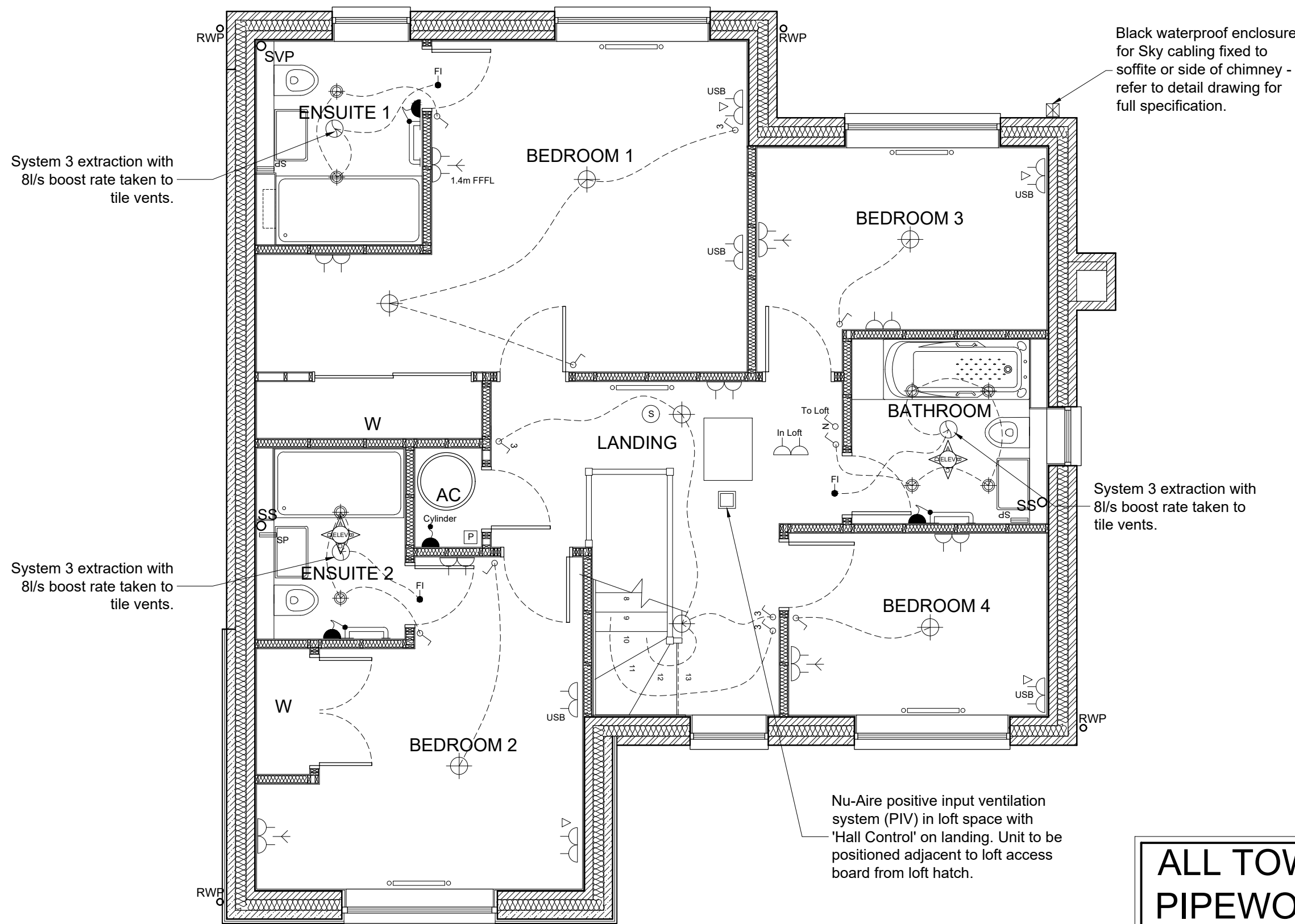




GROUND FLOOR PLAN 1-50



FIRST FLOOR PLAN 1-50

- Single switched socket outlet, 450mm above FFL to underside.
- Twin switched socket outlet, 450mm above FFL to underside.
- Single switched socket outlet, 1050mm above FFL to underside unless stated height shown. ie. 1800mm.
- Twin switched socket outlet, 1050mm above FFL to underside unless stated height shown. ie. 1800mm.
- Switched fuse spur, 1050mm above FFL to underside and outlet 450mm above FFL unless otherwise indicated.
- Twin switched waterproof external socket outlet, 450mm above internal finished floor level to underside.
- Pop-up Evoline Socket, within kitchen worktop supplied and fitted by kitchen installer. Provide single switched socket for connection within adjacent cupboard.
- External Termination Switch, IP65 Rated enclosure for termination of steel wire armoured cable for supply to garage / treatment plant / pump and the like. Appropriately sized cable internally run back to the consumer unit with a dedicated MCB provided.
- 4 Way grid switch to kitchen appliances. Single unswitched socket outlets located in adjacent cupboards for later connection of appliances by kitchen fitter.
- Mechanical extract fan, ceiling mounted connected with insulated ducting to tile vent tube, supplied and fitted by electrician. Fan type to be selected to suit ducted length (centrifugal if required), be wired with light switch and have timer overrun and separate isolator.
- Mechanical extract fan, ceiling, mounted connected with flat or round ducting sized to suit fan duty and available void space, all supplied and fitted by electrician to include fixing external grille unless previously supplied to bricklayer for building in. Fan type to be selected to suit duct length (centrifugal if required), be wired with light switch and have timer overrun and separate isolator.
- Mechanical extract fan, wall mounted with height to be confirmed. Hole core cut by electrician at first fix stage unless duct supplied in. External grille supplied and fitted by electrician. Fan to be wired with light switch and have a timer overrun and separate isolator.
- Fan isolator switch, 1125mm above FFL to underside unless shown above door opening.
- Radiator position, see separate schedule, provided by plumber for type, size and outputs.
- Ladder type towel warmer, generally 450 x 1263mm nom. lit, in straight fronted white or chrome. Where hot water cylinder fitted connect to boiler flow and return so that towel rail functions when heating is switched off. Where combi boiler is fitted use an electric version with appropriate fused spur connection.
- Wall mounted thermostat, supplied by plumber or underfloor heating contractor, fitted by electrician to include associated wiring of thermostatic heads to manifolds as required. Where underfloor heating is specified there will typically be a thermostat in every room (details on underfloor heating designs layout) and electrician should allow to wire from each stat position to the manifold(s).
- Kick space heater, installed by plumber and connected to central heating system. Single switched spur by electrician to operate booster fan.
- Telephone socket outlet, 450mm above FFL to underside. 'M' Denotes BT master socket adjacent to Optical Network Termination enclosure (ONT).
- Telephone socket outlet, 1050mm above FFL to underside.
- CA T6 Data point, Wired back to hub position, (hub by others).
- Television aerial point, wired back to loft - no aerial supplied or fitted. Use satellite quality CT100 cable not co-ax.
- Multi-media Plate, See detailed drawing for required configuration.
- Garage door operator, Switched spur outlet on ceiling or adjacent wall as required by installation for garage door opener. Supply and fitting of operator is subject to final site requirements.
- Self contained PIR 180° sensor switching external or commons lighting.
- Self contained PIR 360° sensor switching external or commons lighting.
- Self contained solar cell, switching/overriding external or commons lighting.
- Consumer Unit, Metal clad consumer unit mounts so that the switches are 1350 - 1450 above the finished floor level.
- Electric Meter, Where no external electric meter cabinet is shown the electric meter will be mounted on suppliers back-board at low level adjacent to incoming duct provided. Generally top of board to be 900mm above F.F.L.
- Electric Meter, External recessed electric meter cabinet.
- Gas Meter, External recessed gas meter cabinet.
- Gas Meter, External recessed gas meter cabinet.
- High Level TV sync box at 1.4m from finished floor level. See detailed drawing for required configuration.
- Optical Network Termination Enclosure, with fibre optic cable to external duct position for BT connection. See detailed drawing and the Openreach Developer Self-install guide.
- External wall light fitting PC sum of £50 for supply. PIR denotes passive infra red detector built into fitting, wire at 1800mm above FFL. Fitting to have lamp efficiency greater than 45lumens per current watt AND have solar cell fitted and manual switch to turn off only.
- External soffit light fitting soffit mounted in porches, IP65 16w rated compact fluorescent fittings. Electrician to leave coiled wire at first fix to enable carpenter to thread through porch canopy and bring out at soffit level. Electrician to wire and fix soffit light at second fix.
- Ceiling pendant, Standard fittings supplied with low energy lamps ie; bayonet or edison screw LED lamps.
- Ceiling rose, Standard fittings supplied with low energy lamps ie; bayonet or edison screw LED lamps.
- 5A Sump Lighting socket, 1450mm above FFL to underside.
- Bulkhead light fitting, wall mounted, IP44 rated 16w compact fluorescent bulkhead fittings.
- Wire only to wall light point, fitting supplied by clients for fitting by electrician at final stage. Generally 1800mm above FFL unless otherwise agreed.
- Spotlight fitting, PC sum of £50 for supply, fitted by electrician.
- Spotlight bar, PC sum of £50 for supply, fitted by electrician.
- Downlighter, mains powered, GU10 fitting with white trim. Install at max 1 fitting per 2m ceiling area and a minimum of 750mm between adjacent fittings. Ensure no insulation is in contact with fitting or supply & fit appropriate covers/books. All fittings to be suitable for dimming. Downlighters installed in bathrooms and to rooms below loft spaces/roof voids are to be room sealed (enclosed) fittings + IP65 rated. EEP denotes 11 watt energy efficient lamps. FR denotes fire rated fittings for use in fire rated ceilings.
- Display spotlight below kitchen wall cupboards - wire at 1400mm above FFL.
- Fluorescent light fitting, length as indicated. Where installed in garage undercrofts or communal areas use IP rated enclosures in accordance with IEE regulations.
- 80 Watt tubular heater and guard with switched fused spur.
- Combined shaver light/outlet, 1800mm above FFL and central over basin.
- Gas point.
- Integrated oven, 45amp horizontal double pole cooker unit with 45amp cooker cable outlet below / OVN denotes built in oven and IOB denotes Ceramic or Halogen hob.
- DWS Dishwasher space or appliance if included within site specification. Cold feed and waste provided.
- WMS Washing machine space or appliance if included within site specification. Hot and cold fill and waste provided.
- WDS Washer dryer space, or appliance if included within site specification. Dryer to be condensing type, hot & cold fill plus waste to be provided.
- TDS Tumble dryer space, or appliance if included within site specification. Ducting out to external air is not included and is the responsibility of the customer, unless the appliance is supplied and fitted by the main contractor.
- FS Fridge space or appliance if included within site specification.
- FZ Freezer space or appliance if included within site specification.
- FFS Tall fridge freezer space or appliance if included within site specification.
- Single way light switch, 1125mm above FFL to underside.
- Two way light switch, 1125mm above FFL to underside.
- Three way light switch, 1125mm above FFL to underside.
- Dimmer switch, suitable for LED lamps.
- Single way switch with neon indicator, 1125mm above FFL to underside to operate a single batten holder loft light unless specified as a fluorescent fitting.
- Outside tap, c/w double check valve and internal isolator valve.
- Halogen floodlight fitting, height to be agreed on site. PIR Denotes passive infra-red detector built into unit.
- Boiler programmer, supplied by plumber and fitted by electrician.
- Door bell push, 1150mm maximum above external paving levels.
- Door bell chime, mains powered 2000mm to underside.
- Wall mounted shaver socket.
- Smoke detector, mains wired and interlinked within each dwelling.
- Carbon Monoxide Detector, A carbon monoxide alarm should be provided in the same room as the solid fuel appliance. It should comply with BS EN 50921:2001 and be powered by a battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is about to pass. Mains powered BS EN 50921 Type A carbon monoxide alarms with fixed wiring (not plug in types) may be used provided they are fitted with a sensor failure warning device.

NOTES:

All electrical accessories are to be white Delta slimline or similar. Where specification requires chrome or similar finishes a sample will be required for clients approval. For pricing purposes assume polished Delta slimline or similar with black inserts. For heights of fittings please ensure finished floor level is added to structural slab level if not already installed.

To comply with Building Regulation Part R1 install a conduit through the external wall in the location of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided for installations that have not advanced to a stage where a permanent cover plate / network termination equipment is in place at the time of the building control final inspection.

For timber framed houses measures to limit air leakage is required to ALL back-boxes installed on external walls. Generally the metal back-boxes will be fixed to adjacent studs at first fix stage with cabling routed within the 20mm service void adjacent to the rigid board insulation. Prior to fixing the back-box a strip of 300 / 450mm girth DPC should be taped to the insulation to allow the tacker to tape seal the vapour barrier when installing. Cables will be run and left coiled within the back-box in the usual way. At 2nd fix stage all back-boxes on external walls should be lined with proprietary intumescent putty pads to seal off all air paths from the back-box into the wall void. The accessory can then be wired and fitted in the usual way. On timber framed houses where a battened service void has been provided (typically Potton Kingspan houses) all cabling will be run inside vapour / air barrier. No further air leakage measures will be required and the electrician can use metal back-boxes or later cut in dry-lining back-boxes at 2nd fix at their discretion.

ALL TOWEL RADIATORS ARE TO BE PIPED FROM WALL NOT FLOOR. CONNECTION PIPEWORK IN 15mm CHROME FINISHED COPPER.

ALL ACCESSORIES ARE DETA SLIMLINE WHITE AS AGREED SPECIFICATION. 8-1-20

PLOTS 6-9

Rev D - System 3 note added to kitchen. 31-01-20
Rev C - Construction issue. 21-01-20
Rev B - Revised following meeting with client. 13-01-20
Rev A - First issue for pricing / approvals. 17-12-19

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Job Title.
HOOK LANE, ALDINGBOURNE, CHICHESTER,
PO20 3TE for METIS HOMES Ltd

Description.
PLOTS 6-9 SERVICES
FOR CONSTRUCTION

Scale: 1:50 Date: JUNE '19 Drawing No:HLA-P6_9-330-D