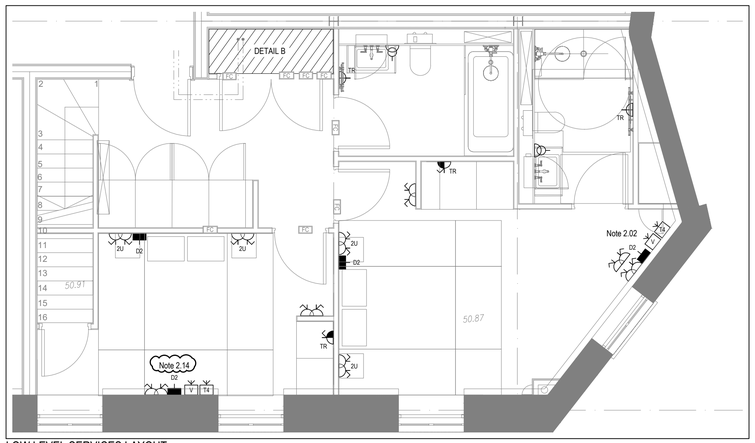
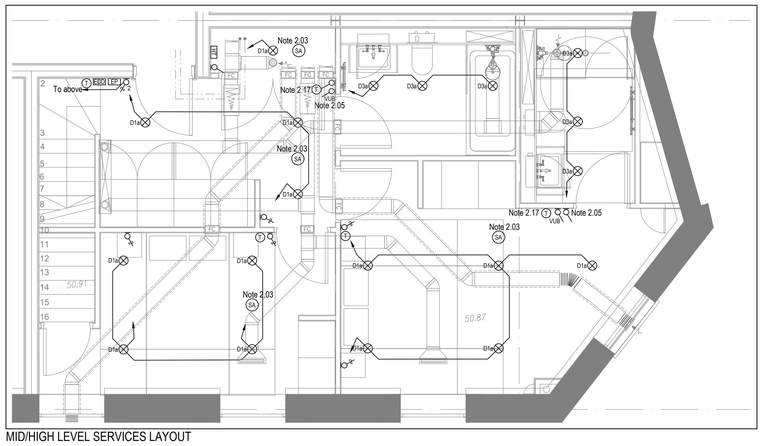
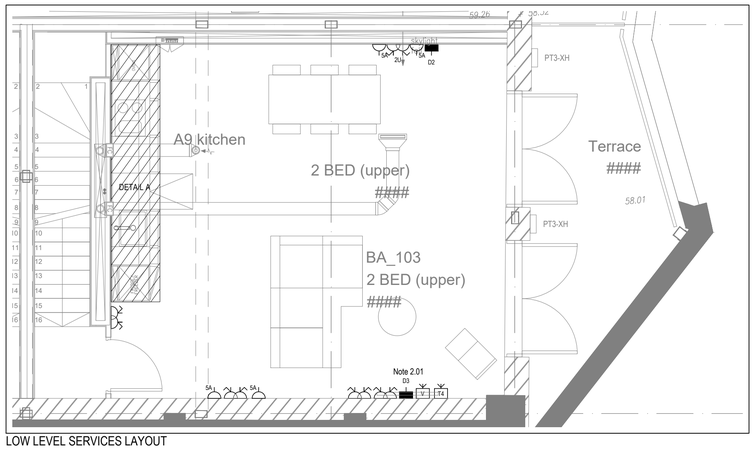


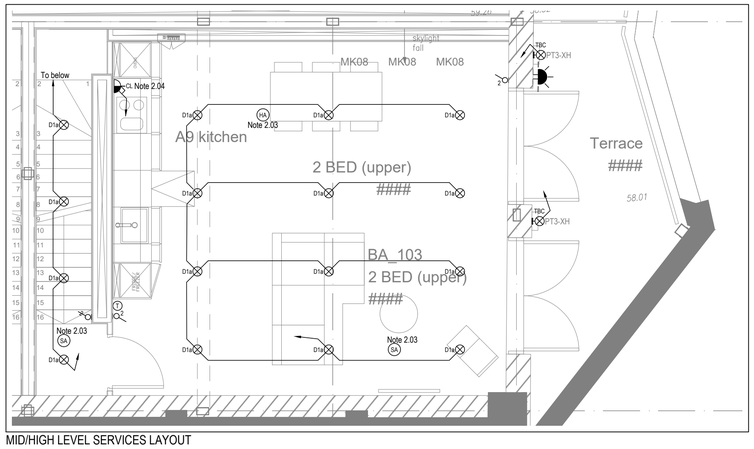
LOW LEVEL SERVICES LAYOUT
Lower level



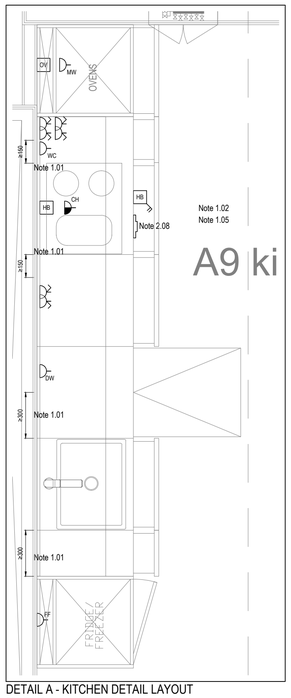
MID/HIGH LEVEL SERVICES LAYOUT
Lower level



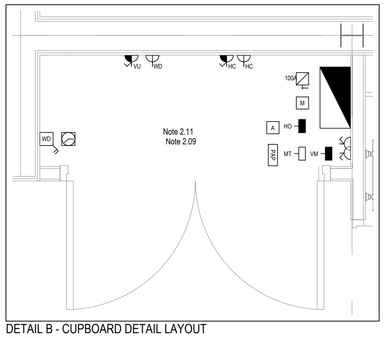
LOW LEVEL SERVICES LAYOUT
Lower Level



MID/HIGH LEVEL SERVICES LAYOUT
Upper Level



DETAIL A - KITCHEN DETAIL LAYOUT
SCALE 1:20



DETAIL B - CUPBOARD DETAIL LAYOUT
SCALE 1:20

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NOTES

General Electrical Notes

- Mechanical services shown for coordination purposes only. Refer to mechanical drawings for mechanical services information.
- Before commencing work on site, please read Design Risk Management Information.
- All manufacturer's instructions to be reviewed prior to installation.
- All electrical installations shall be carried out in accordance with BS 7671.
- This drawing is to be read in conjunction with the electrical symbols legend & typical mounting heights drawings.
- Where electrical boxes, conduits, trunking, pattresses or luminaires penetrate floors, walls, roofs, ceilings or other partitions, they must be suitably fire-stopped in order to arrest the spread of fire through the electrical system; as per section 527.2 of BS 7671 and Approved Document B.
- Dimensioned setting out details to be confirmed by architect.
- All discrepancies are to be queried with WDA before works commence.
- Room Thermostat location is indicative only. Final position to be determined on site subject to building and apartment orientation. The room Thermostat must be positioned away from heat emitters and away from direct sunlight.

Electrical Installation Notes

1.01 All switches and sockets must be installed at least 300mm from internal room corners to meet the requirements of Lifetime Homes, 150mm from hobs and 300mm from sink basin to comply with BS7671.
1.02 The kitchen layout shown is indicative only. Please refer to specialist drawings for final layouts before any installation work commences on site.
1.03 All wiring accessories shown as being installed on party walls must be installed offset in the adjoining property such that they are not back-to-back on the party wall.
1.04 All electrical items within 2.25m of FFL must be installed at least 600mm from the edge of a bath or shower and at least 600mm radius from basin taps, or be rated to IPX4 protection (zone 1 & 2) or IPX7 (zone 0). Shaver sockets compliant with BS EN61558-2 are an exception and can be installed within zone 2.
1.05 Grid switch & Hob isolator to be located in unit c/w boxing out for cabling below hob. Location TBC by building control prior to final sign off.

Tenure Specific Notes

2.01 Main television point comprising the following:
- 2No. Double switched socket outlet
- Quad coaxial outlet
- 3No. RJ45 Outlet Data Point
- Virgin TV Outlet

2.02 Master bedroom television point comprising the following:
- 2No. Double switched socket outlet
- Quad coaxial outlet
- 2No. RJ45 Outlet Data Point
- Virgin TV Outlet

2.03 Smoke and heat alarms shall be mains fed with trickle charged battery backup. All alarms within the dwelling shall be interconnected to provide a common alarm upon detection at any one unit. All smoke and heat alarms must be positioned at least 300mm from any wall or other obstruction. Detector closest to apartment entrance shall be fitted c/w relay base for connection to landlord's fire alarm system.
2.04 Under-cupboard lighting to be wired to kitchen lighting circuit. Locations of spurs to be coordinated with kitchen specialist.
2.05 2 gang switch for bathroom light and extract ventilation boost, with label inside the mounting box warning of multiple circuits.
2.06 Provision for pendant lighting. Final specification of luminaire by others
2.07 All switches to be mounted on single faceplate with label warning of multiple circuits.
2.08 8 gang grid switch fitted with 20A double pole switches, each switch engraved with the name of the appliance served:-
- Cooker hood
- Dishwasher
- Fridge/freezer
- Oven
- Wine Cooler
- Microwave (Combi microwave where applicable)
- VUB

2.09 All consumer units to be fitted with surge supplement modules.
2.10 Refer to kitchen layouts for positions of electrical appliances before any installation work commences.
2.11 For locations and setting out details of services, refer to typical cupboard drawing.
2.12 All towel rails shall have separate timers and controls located in the MEP cupboard
2.13 Architect to confirm the position of the towel rail.
2.14 Secondary bedroom TV Point:
- 1No. Double switched socket outlet.
- Quad coaxial outlet
- 2No. RJ45 outlet data point
- Virgin TV outlet

2.15 Pre-wire for future luminaire within Besa box including blank plate, switched as indicated.
2.16 Switched fused connection unit located in ceiling void to serve fan coil unit. Switched fused connection unit must be positioned within 300mm of the access panel.
2.17 Thermostat linked to air sensor within bathroom. Final location of air sensor TBC by underfloor heating contractor.

DRAWING ISSUED TO AS-BUILT STATUS FOLLOWING CONFIRMATION FROM ARDMORE ON 11.01.2023 THAT THERE WERE NO CHANGES ON SITE AGAINST THE CONSTRUCTION ISSUE DRAWING

BACKGROUND PLAN AS PER: KDS

DRAWING No:	REVISION:	DATE RECEIVED:
3670-KDS-BA-02-DR-A-06-2804	C1	26.01.2021
3670-KDS-BA-02-DR-A-06-2805	C1	26.01.2021

Rev	Date	Description	Drwn	Chkd
AB	23.01.2023	As built	IV	JM
C2	11.11.2021	Updated secondary bedroom TV points	ZM	JM
C1	03.06.2021	Construction Issue	IV	JM
P1	12.02.2021	Preliminary Issue	IV	JM

Current purpose: AS BUILT Scale: 1:50 Size: A1
Original Issue Date: 12.02.2021 Drwn: IV Chkd: JM

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Title:
ELECTRICAL SERVICES LAYOUT
FLAT TYPE BA 103 PRIVATE

Project:
HORNSEY TOWN HALL

Client:
ARDMORE

Rev:
AB

Dwg Number:
10687-E-03-BA-103

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