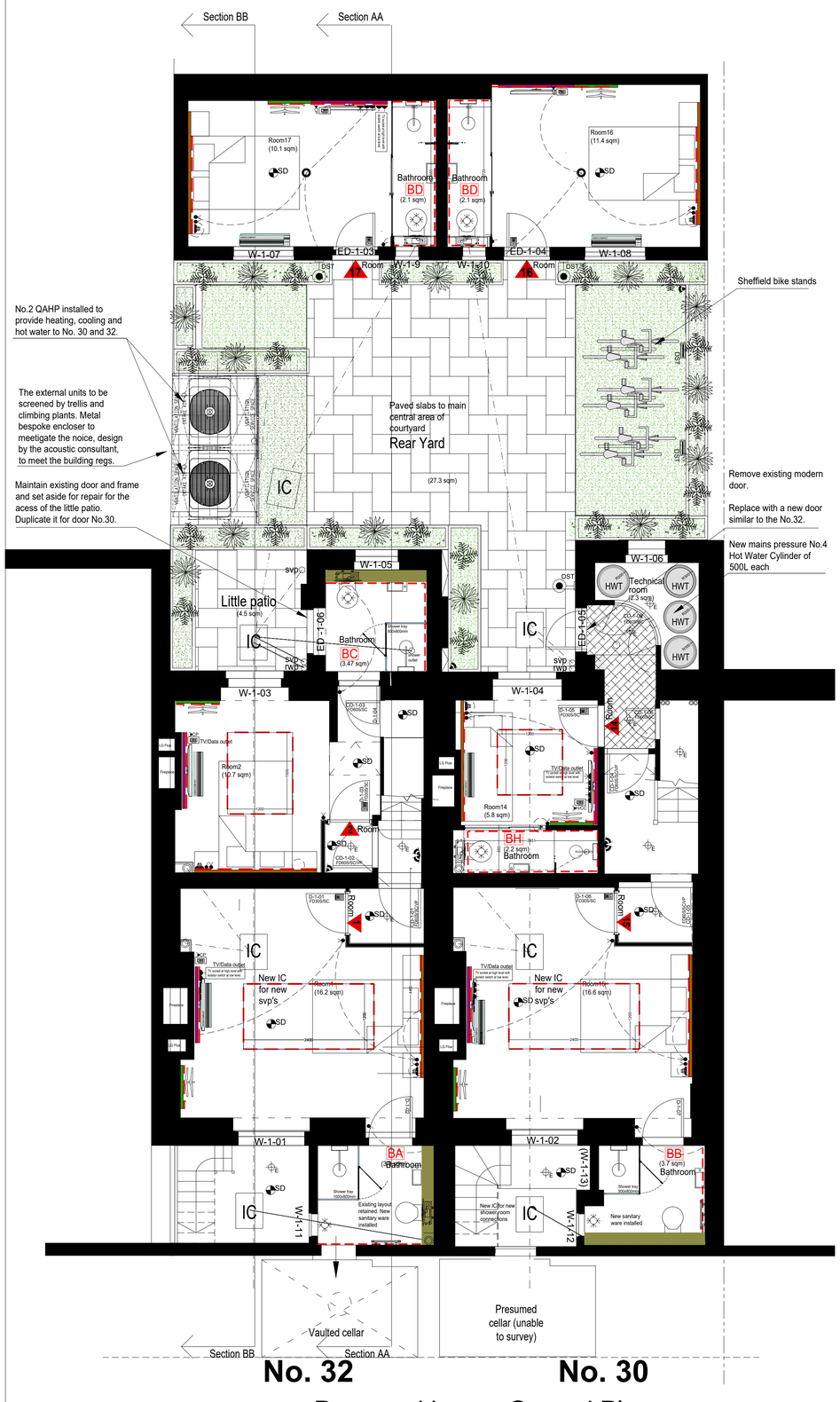
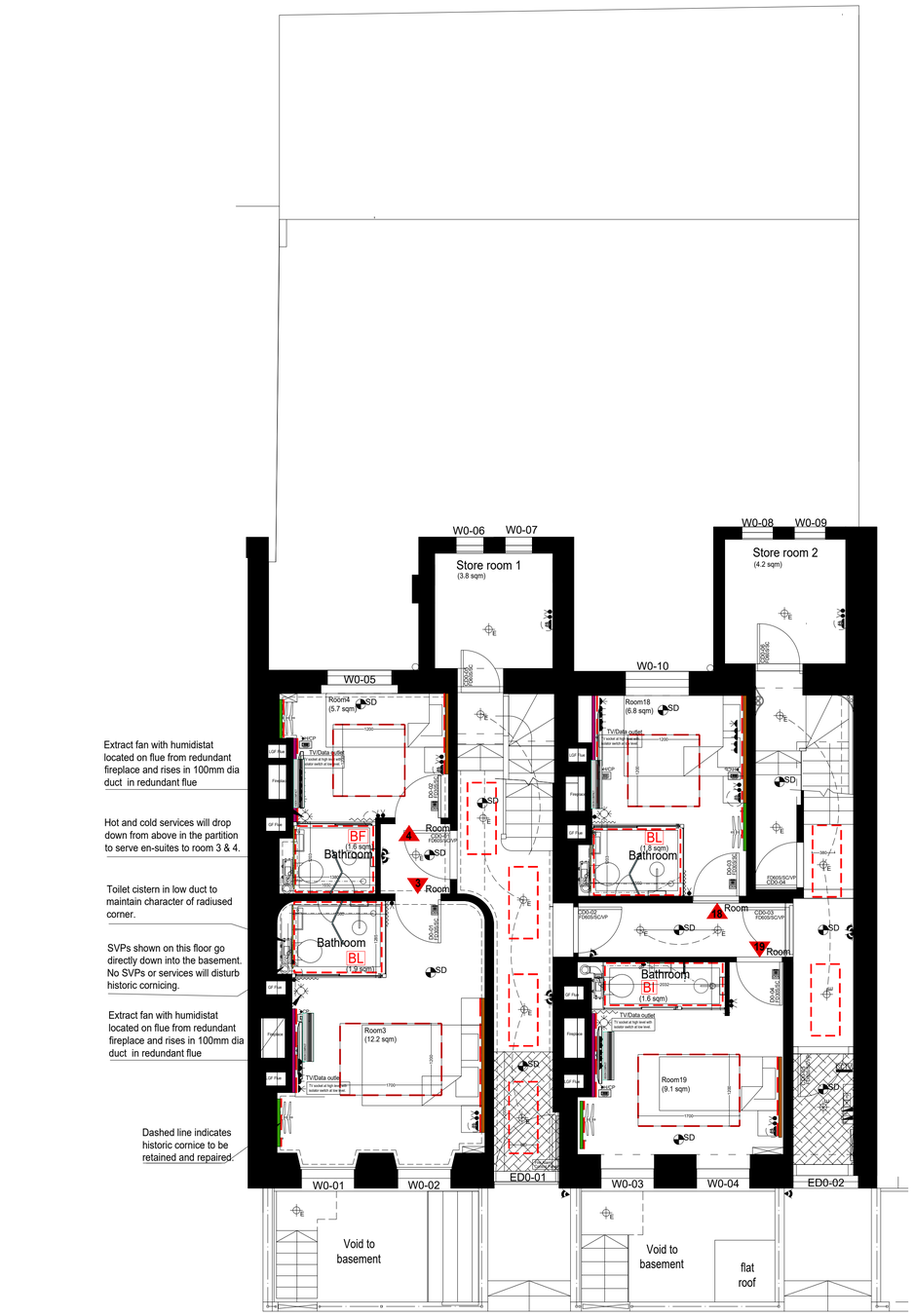


Proposed Lower Ground Plan



Proposed Ground Floor Plan

KEY ELECTRICAL SYSTEM :	
L	LED Downlight
E	LED Downlight emergenzy fitting IP54D/S+PIR
DBT	LED Downlight with daylight sensor and timer
DST	LED Wall light with daylight sensor and timer
	Brick Led Downlight with daylight sensor and timer
	LED Strip ribbon (two denote top & bottom ribbons)
SD	Smoke detector/alarm
OV	Spur for AoV actuator with link to fire alarm system
	PIR - ceiling mounted
CU	Consumer Unit
	Aerial source in adaptable distribution box
	2-way switch
	1-way switch
	BT fiber connection
	Vent air-extract - indicative
W	Main water supply pipes
E	Electrical supply cables
T	Telecoms
D	Dry riser
	Satelite Socket
	Double Socket
	Double socket with USB connections
S	Shaver point
H/CP	Control panel lighting and heating/cooling systems
CKA	Code key access control -Handle
	Illuminated mirror
	Electrical Heated Towel Rail
	CCTV Camera
CCTV	CCTV Control
WM	Washer spur outlet
TD	Drier spur outlet

KEY SYSTEM :	
	VISION COMPACT 2.3 DW (air) HP and AC without external unit 810WX549HX165Dmm
	VISION H2ö 3.6 DW (water) HP and AC without external unit 1010WX549HX165Dmm
	ASHS external unit for HP and AC
DHW Buffer	Electrical Buffer for DHW L (TBC)

Note:
The M&E contractor is to comply with all national building regulations and with the specification and requirements of the Services Engineer.
MEV system to be designed by others. What is shown is indicative ONLY.

MDF perforated panel with LED lighting installed with a frame to the existing ceiling.
Pannel size:
1200x1700 mm
1200x1200 mm
600x1200 mm

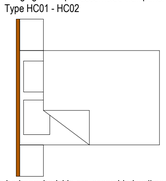
Suspended ceiling to allow the location of the internal split unit.
Height of ceiling
H=(TBC) mm from FFL

KEY FURNITURE :

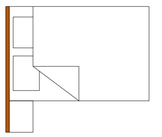
TV and control wall panel

Hanging cloths pre-assembled wall panel Type HC01 - HC02

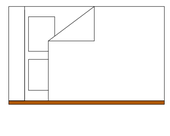
Hanging cloths pre-assembled wall panel Type HC03



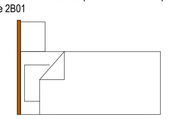
Double bedroom bedside pre-assembled wall panel Type 2B03



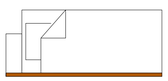
Double bedroom bedside pre-assembled wall panel Type 2B01



Double bedroom bedside pre-assembled wall panel Type 2B02



Single bedroom bedside pre-assembled wall panel Type 1B01



Single bedroom bedside pre-assembled wall panel Type 1B02

Please refer to the 2105/BC/D 101-106 for the furniture design drawings.

GENERAL NOTES:

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Site checking
All dimensions and levels indicated must be site checked prior to commencement of works,and any discrepancies found must be reported.
Please consult with the architect in the event of an anomaly or conflicting information.
Please also refer to the structural engineer's details and specification for structural information and the services engineer's details and manufacture drawing

1M 2M 3M 4M 5M

REV	BRIEF DETAILS	DATE
-	Initial Issue	29-06-22
A	Changed HP room16-17access contol,added CCTV	21-07-22
B	Amended bathrooms design and Added door numbering	30/08/22
C	Amended lights and M&C systems	

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ARCHITECTURE SURVEYING TOWN PLANNING PHD

Project	Oxford House Hostel Tavistock Place, London WC1H 9RE
Drawing	M&E Basement and first floor plans
Date	30-08-2022
Drawn By	SHD/VM
Scale	1-50at A1
Drawing Number	2105/BC/ 601 C