

- LEGEND:**
- SWITCH FUSED CONNECTION UNIT WITH NEON
 - 13A SINGLE UNSWITCHED SOCKET
 - 13A SINGLE SWITCHED SOCKET OUTLET
 - 13A TWIN SWITCHED SOCKET OUTLET
 - 13A SWITCHED CLEANERS SOCKET OUTLET
 - 13A CLEANERS SOCKETS TO BE ENGRAVED AS SUCH.
 - ACCESSORIES SHALL BE AS FOLLOWS:
 - GENERALLY, THROUGHOUT - STANDARD WHITE PLASTIC AS MK LOGIC PLUS
 - PLANTROOMS AND VOIDS ETC - MK METALCLAD RANGE
 - ALL ACCESSORIES TO BE FLUSH IN ALL AREAS WITH THE EXCEPTION OF PLANT AREAS, SWITCHROOMS AND CEILING VOIDS WHERE THEY WILL BE SURFACE FIXED.
 - ONLY HDG STEEL CONTAINMENT TO BE USED FOR MECHANICAL PROTECTION.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT ETC TO BE BY ELECTRICAL CONTRACTOR.
 - ALL RING CIRCUITS TO COMPLY WITH HIGH INTEGRITY EARTHING REQUIREMENTS OF PART 54 OF BS7671: 18TH EDITION WIRING REGULATIONS. ALL SOCKET OUTLETS TO HAVE DUEL EARTH TERMINALS AND ICT CIRCUIT RINGS CPC TO BE INDIVIDUALLY TERMINATED AT SOCKET AND DISTRIBUTION BOARD IN DIFFERENT TERMINALS.
 - ALL SOCKET OUTLETS, SFCU'S AND ISOLATOR SWITCHES ETC TO BE PROVIDED WITH LABELS INDICATING DISTRIBUTION BOARD CIRCUIT REFERENCE. ISOLATORS TO ALSO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.
 - SOCKET CIRCUITS SHALL GENERALLY BE PROVIDED WITH RCD PROTECTION AT DISTRIBUTION BOARD OR INTEGRAL TO SOCKETS.
 - THE UNDERFLOOR BUSBAR SYSTEM SHALL BE FIXED DIRECTLY TO THE FLOOR AND BE COMPLETE WITH ALL TAP-OFF UNITS, FIXING BRACKETS, LIVE ENDS, FLEXIBLE CORNERS etc. CONNECTIONS FOR TAP-OFFS SHALL BE EVERY 300mm.
 - SUPPLIES TO UNDERFLOOR BUSBAR SHALL BE 32A TYPE B MCB WITH 10.0SQ.MM 3CORE XLPE/SW/LSOH CABLE TO EACH END FEED UNIT
 - SUPPLIES TO UNDERFLOOR BUSBAR TO BE 3 CORE XLPE/SW/LSOH CABLES WITH 3RD CORE USED AS CPC. CPC CORE TO HAVE HEAT SHRUNK GREEN/ YELLOW OVER SHEATH CORE INDICATOR AT BOTH ENDS OF CABLE.
 - ALL XLPE/SW/LSOH CABLING SUPPLYING BUSBAR SYSTEM SHALL BE FIXED DIRECTLY TO THE FLOOR SLAB AT 300mm INTERVALS BY MEANS OF BLACK ALL ROUND BAND AND BLACK DOME HEAD SCREWS.
 - UNDERFLOOR BUSBAR SYSTEM SHALL BE RATED AT 32A SP&N COMPLETE WITH FULL SIZED NEUTRAL AND EARTH BAR PLUS THE FACILITY FOR CASSEMENT EARTH AT EACH TAP-OFF. TAP-OFF POINTS SHALL BE AT 300MM INTERVALS ALONG ITS LENGTH.
 - FLEXIBLE CONNECTIONS FROM THE BUS-BAR TO THE SLAB/FLOOR BOX SHALL BE PROVIDED IN METALIC KOPEX FLEXIBLE CONDUIT 3000/5000mm LENGTHS FROM UNFUSED TAP-OFF UNIT
 - FLEXIBLE CONNECTIONS FROM DESKS TO MAIN SCS CABLE ROUTES SHALL BE BY 25mmØ LSF SHEATHED KOPEX FLEXIBLE CONDUIT WITH FIXING AT MATTING USING A PROPRIETARY FLEXIBLE CONDUIT TAKE OFF PLATE.
 - FLOOR SERVICE BOXES, FLOOR GROMMETS AND CLEANERS SERVICE BOXES BE CUT INTO CORNER OF FLOOR TILE TO ALLOW TILE TO BE ROTATED AND PROVIDE 4No. POSSIBLE FLOOR BOX POSITIONS.
 - FINAL LOCATION OF ALL UNDERFLOOR BUS-BARS AND THEIR BOXES TO SUIT EXISTING FLOOR TILE LAYOUT AND EXISTING SERVICES WITHIN FLOOR VOID.
 - CONDUIT CONTAINMENT FOR ALL AV CABLING TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR
 - ALL CONTAINMENT & CABLING TO BE APPROPRIATELY FIRE STOPPED WHERE PASSING THROUGH FLOORS, FIRE RATED PARTITIONS AND CAVITY BARRIERS. REFER TO KJTAIT SPECIFICATION/DETAIL DRAWINGS FOR DETAILS AND TO ARCHITECTS DRAWINGS FOR LOCATIONS.
 - ALL WALL RECESSED OUTLETS WITHIN PARTITIONS TO BE PROVIDED WITH ACOUSTIC PUTTY PADS TO MAINTAIN ROOM SOUND RATING. ALL CABLE CONTAINMENT PASSING THROUGH ACOUSTIC PARTITIONS TO BE APPROPRIATELY SEALED TO MAINTAIN ROOM INTEGRITY.
 - FINAL DETAILS OF SUPPLIES TO MECHANICAL PLANT TO BE CONFIRMED WITH MECHANICAL CONTRACTOR AND DESIGNED BY ELECTRICAL CONTRACTOR TO SUIT. THE SUPPLIES SHOWN ARE INDICATIVE.
 - GENERALLY THE INSTALLATION SHALL UTILISE LSOH TWIN & EARTH CABLING RUN CONCEALED WITHIN PARTITIONS. HDG STEEL CONTAINMENT TO BE USED FOR MECHANICAL PROTECTION WHERE REQUIRED FOR COMPLIANCE AND
 - POWER SUPPLIES TO HAND DRYERS SHALL COMPRISE FLUSH FUSED CONNECTION UNIT AT HIGH LEVEL; CONCEALED 25mmØ. CONDUIT DROP IN WALL TO 1200mm AFFL; FLUSH OUTLET BOX AFFL; MK LOGIC PLUS BLANKING PLATE. OUTLET BOX IN DISABLED TOILETS TO BE AT 900mm AFFL.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR. ALL ISOLATORS TO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT ETC TO BE BY ELECTRICAL CONTRACTOR. ALL ISOLATORS TO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.
- MECHANICAL PLANT AND EQUIPMENT WILL GENERALLY BE SURFACE FIXED TO WALLS/SOFFITS IN EXPOSED SERVICES AREAS AND ON CEILINGS WHERE SUSPENDED CEILINGS.
- ALL CABLING WILL BE INSTALLED ON TRAY CONTAINMENT ON PRIMARY ROUTES AND IN CONDUIT TO FINAL EQUIPMENT LOCATIONS. CABLE ROUTES SHALL BE CONCEALED WHEREVER POSSIBLE.
- HD DENOTES HAND DRIER
- ST DENOTES SENSOR TAP
- WH DENOTES POINT OF USE WATER HEATER
- USB DENOTES INTEGRATED USB OUTLET IN SOCKET PLATE

- NOTES:**
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH KJTAIT ELECTRICAL SPECIFICATION, MECHANICAL SERVICES DRAWINGS, ARCHITECTS AND STRUCTURAL ENGINEERS DRAWINGS.
 - ELECTRICAL INSTALLATION SHALL COMPLY FULLY WITH BS 7671: 2018 + AMENDMENTS AND KJTAIT ENGINEER'S SPECIFICATION AND THE EMPLOYERS REQUIREMENTS
 - ALL ACCESSORY BACK BOXES TO BE STEEL FIXED TO DWANGS USING DOME HEADED SCREWS. BACK BOXES TO HAVE MINIMUM 40mm DEPTH FOR CAT6 DATA CABLING TERMINATIONS.
 - CLEANERS SOCKETS TO BE ENGRAVED AS SUCH.
 - ALL ACCESSORIES TO BE FLUSH IN ALL AREAS
 - ACCESSORIES SHALL BE AS FOLLOWS:
 - GENERALLY, THROUGHOUT - STANDARD WHITE PLASTIC AS MK LOGIC PLUS
 - PLANTROOMS AND VOIDS ETC - MK METALCLAD RANGE
 - ALL ACCESSORIES TO BE FLUSH IN ALL AREAS WITH THE EXCEPTION OF PLANT AREAS, SWITCHROOMS AND CEILING VOIDS WHERE THEY WILL BE SURFACE FIXED.
 - ONLY HDG STEEL CONTAINMENT TO BE USED FOR MECHANICAL PROTECTION.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT ETC TO BE BY ELECTRICAL CONTRACTOR.
 - ALL RING CIRCUITS TO COMPLY WITH HIGH INTEGRITY EARTHING REQUIREMENTS OF PART 54 OF BS7671: 18TH EDITION WIRING REGULATIONS. ALL SOCKET OUTLETS TO HAVE DUEL EARTH TERMINALS AND ICT CIRCUIT RINGS CPC TO BE INDIVIDUALLY TERMINATED AT SOCKET AND DISTRIBUTION BOARD IN DIFFERENT TERMINALS.
 - ALL SOCKET OUTLETS, SFCU'S AND ISOLATOR SWITCHES ETC TO BE PROVIDED WITH LABELS INDICATING DISTRIBUTION BOARD CIRCUIT REFERENCE. ISOLATORS TO ALSO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.
 - SOCKET CIRCUITS SHALL GENERALLY BE PROVIDED WITH RCD PROTECTION AT DISTRIBUTION BOARD OR INTEGRAL TO SOCKETS.
 - THE UNDERFLOOR BUSBAR SYSTEM SHALL BE FIXED DIRECTLY TO THE FLOOR AND BE COMPLETE WITH ALL TAP-OFF UNITS, FIXING BRACKETS, LIVE ENDS, FLEXIBLE CORNERS etc. CONNECTIONS FOR TAP-OFFS SHALL BE EVERY 300mm.
 - SUPPLIES TO UNDERFLOOR BUSBAR SHALL BE 32A TYPE B MCB WITH 10.0SQ.MM 3CORE XLPE/SW/LSOH CABLE TO EACH END FEED UNIT
 - SUPPLIES TO UNDERFLOOR BUSBAR TO BE 3 CORE XLPE/SW/LSOH CABLES WITH 3RD CORE USED AS CPC. CPC CORE TO HAVE HEAT SHRUNK GREEN/ YELLOW OVER SHEATH CORE INDICATOR AT BOTH ENDS OF CABLE.
 - ALL XLPE/SW/LSOH CABLING SUPPLYING BUSBAR SYSTEM SHALL BE FIXED DIRECTLY TO THE FLOOR SLAB AT 300mm INTERVALS BY MEANS OF BLACK ALL ROUND BAND AND BLACK DOME HEAD SCREWS.
 - UNDERFLOOR BUSBAR SYSTEM SHALL BE RATED AT 32A SP&N COMPLETE WITH FULL SIZED NEUTRAL AND EARTH BAR PLUS THE FACILITY FOR CASSEMENT EARTH AT EACH TAP-OFF. TAP-OFF POINTS SHALL BE AT 300MM INTERVALS ALONG ITS LENGTH.
 - FLEXIBLE CONNECTIONS FROM THE BUS-BAR TO THE SLAB/FLOOR BOX SHALL BE PROVIDED IN METALIC KOPEX FLEXIBLE CONDUIT 3000/5000mm LENGTHS FROM UNFUSED TAP-OFF UNIT
 - FLEXIBLE CONNECTIONS FROM DESKS TO MAIN SCS CABLE ROUTES SHALL BE BY 25mmØ LSF SHEATHED KOPEX FLEXIBLE CONDUIT WITH FIXING AT MATTING USING A PROPRIETARY FLEXIBLE CONDUIT TAKE OFF PLATE.
 - FLOOR SERVICE BOXES, FLOOR GROMMETS AND CLEANERS SERVICE BOXES BE CUT INTO CORNER OF FLOOR TILE TO ALLOW TILE TO BE ROTATED AND PROVIDE 4No. POSSIBLE FLOOR BOX POSITIONS.
 - FINAL LOCATION OF ALL UNDERFLOOR BUS-BARS AND THEIR BOXES TO SUIT EXISTING FLOOR TILE LAYOUT AND EXISTING SERVICES WITHIN FLOOR VOID.
 - CONDUIT CONTAINMENT FOR ALL AV CABLING TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR
 - ALL CONTAINMENT & CABLING TO BE APPROPRIATELY FIRE STOPPED WHERE PASSING THROUGH FLOORS, FIRE RATED PARTITIONS AND CAVITY BARRIERS. REFER TO KJTAIT SPECIFICATION/DETAIL DRAWINGS FOR DETAILS AND TO ARCHITECTS DRAWINGS FOR LOCATIONS.
 - ALL WALL RECESSED OUTLETS WITHIN PARTITIONS TO BE PROVIDED WITH ACOUSTIC PUTTY PADS TO MAINTAIN ROOM SOUND RATING. ALL CABLE CONTAINMENT PASSING THROUGH ACOUSTIC PARTITIONS TO BE APPROPRIATELY SEALED TO MAINTAIN ROOM INTEGRITY.
 - FINAL DETAILS OF SUPPLIES TO MECHANICAL PLANT TO BE CONFIRMED WITH MECHANICAL CONTRACTOR AND DESIGNED BY ELECTRICAL CONTRACTOR TO SUIT. THE SUPPLIES SHOWN ARE INDICATIVE.
 - GENERALLY THE INSTALLATION SHALL UTILISE LSOH TWIN & EARTH CABLING RUN CONCEALED WITHIN PARTITIONS. HDG STEEL CONTAINMENT TO BE USED FOR MECHANICAL PROTECTION WHERE REQUIRED FOR COMPLIANCE AND
 - POWER SUPPLIES TO HAND DRYERS SHALL COMPRISE FLUSH FUSED CONNECTION UNIT AT HIGH LEVEL; CONCEALED 25mmØ. CONDUIT DROP IN WALL TO 1200mm AFFL; FLUSH OUTLET BOX AFFL; MK LOGIC PLUS BLANKING PLATE. OUTLET BOX IN DISABLED TOILETS TO BE AT 900mm AFFL.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT TO BE BY ELECTRICAL CONTRACTOR. ALL ISOLATORS TO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.
 - FINAL CONNECTIONS FROM ISOLATOR SWITCHES TO EQUIPMENT ETC TO BE BY ELECTRICAL CONTRACTOR. ALL ISOLATORS TO HAVE LABEL IDENTIFYING EQUIPMENT SERVED.

S4 - P02	20/02/2023	LBC ISSUE	SH	KR
S4 - P02	28/10/2022	TENDER ISSUE	SH	KR
CHANGES AS REV CLOUDS				
S2 - P01	30/09/2022	INFORMATION ISSUE	SH	KR
SUIT-REV	DATE	DESCRIPTION	DRN	CHK

STAGE 3

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

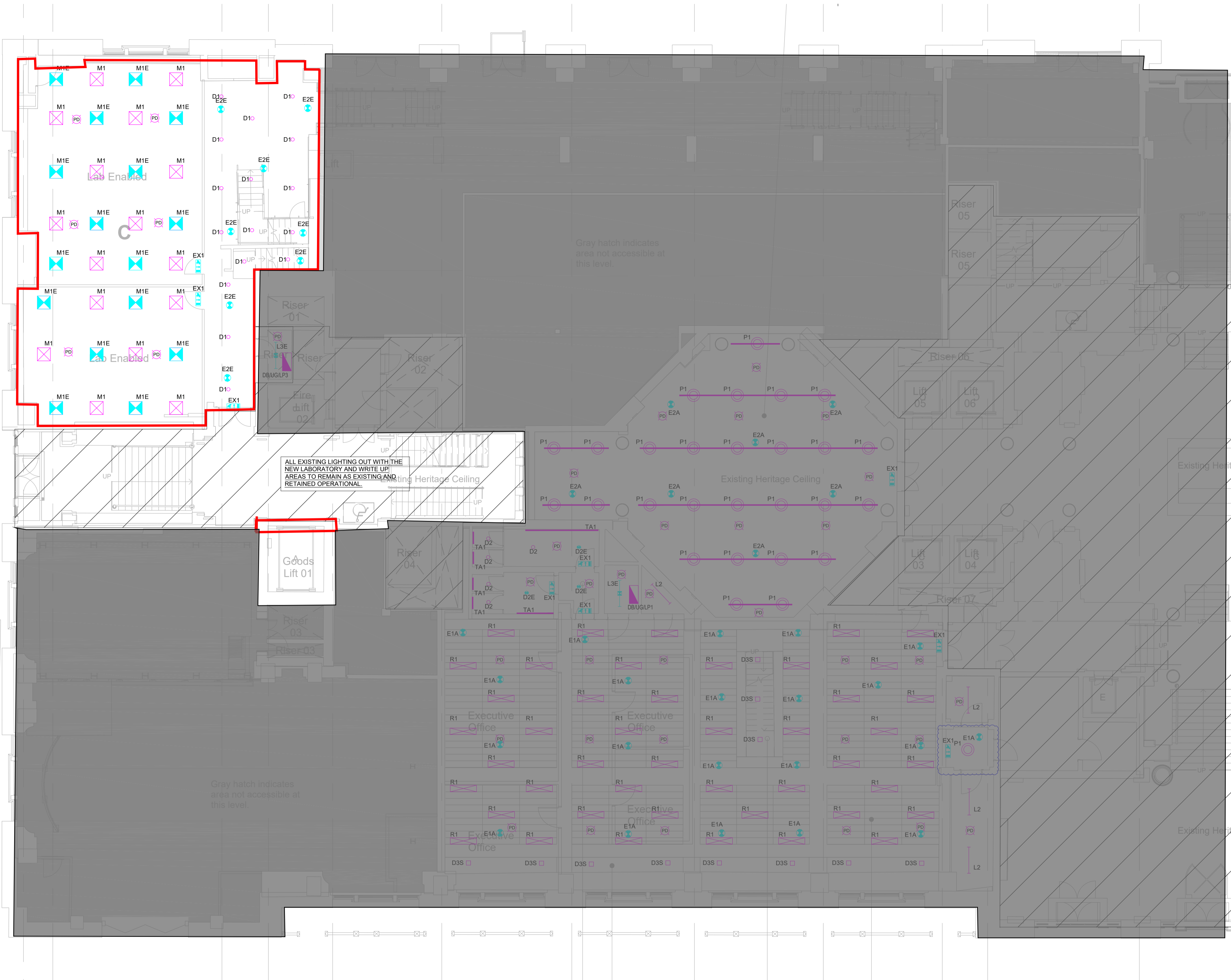
KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	ELECTRICAL SERVICES UPPER GROUND FLOOR SMALL POWER LAYOUT SHEET 1 of 2		
DESIGNED BY	SH	DATE	Sept 2022
DRAWN BY	MZ	KJT JOB No.	
SCALE	1:100 @ A1		L3221
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT-REV
L3221	KJT-01-UG-DR-E-6201		S4-P02

WC's to be refurbished & reconfigured. Finish and materials and fittings to match elsewhere.

Existing staircase with link to second floor to be retained. Raised access floor to be retained.



- Legend:
- TP&N DISTRIBUTION BOARD
 - SURFACE MOUNTED ON ROD OR CONTAINMENT LED
 - CIRCULAR WHITE DALI LUMINAIRE AS WHITECROFT PORTAL LED 22W, 2300Lm, 4000K LED.
 - RECESSED IP44 LED DALI CIRCULAR WHITE DOWNLIGHTER AS WHITECROFT MIRAGE3 C165 LED 16W, 2010Lm, 4000K LED. WITH CLEAR GLASS COVER, SEMI SPECULAR OPTIC
 - E - DENOTES COMPLETE WITH 3 HOUR DURATION EMERGENCY BATTERY PACK. OR THORN LIGHTING EQUIVALENT
 - RECESSED SQUARE ARCHITECTURAL ADJUSTABLE GIMBAL DOWNLIGHT WITH HIGH OUTPUT LED AND REMOTE DALI DRIVER. 8W 1055Lm FOR EACH. S - DENOTES SINGLE SPOT, D - DENOTES DOUBLE SPOT. AS WHITECROFT MINION OR EQUIVALENT FROM THORN LIGHTING.
 - CEILING RECESSED NON-MAINTAINED EMERGENCY LUMINAIRE AS ZUMTOBEL RESCLITE PRO MINI ESCAPE HIGH OUTPUT OR WHITECROFT FLORIN E3
 - CEILING RECESSED NON-MAINTAINED EMERGENCY LUMINAIRE AS ZUMTOBEL RESCLITE PRO MINI ANTI PANIC HIGH OUTPUT OR WHITECROFT FLORIN E3
 - CEILING SURFACE MOUNTED NON-MAINTAINED EMERGENCY LUMINAIRE AS ZUMTOBEL RESCLITE PRO MINI ESCAPE HIGH OUTPUT OR WHITECROFT FLORIN E3
 - CEILING SURFACE MOUNTED NON-MAINTAINED EMERGENCY LUMINAIRE AS ZUMTOBEL RESCLITE PRO MINI ANTI-PANIC HIGH OUTPUT OR WHITECROFT FLORIN E3
 - CEILING SURFACE MOUNTED NON-MAINTAINED EMERGENCY LUMINAIRE AS ZUMTOBEL RESCLITE PRO MINI SPOT OR WHITECROFT FLORIN E3
 - SURFACE WALL MOUNTED ABOVE DOOR SINGLE SIDED MAINTAINED OPERATION EMERGENCY ESCAPE SIGN AS ZUMTOBEL ONLITE ARTSIGN OR EQUIVALENT. ARROW DENOTES DIRECTION OF TRAVEL, AHEAD, LEFT, RIGHT, DOWN.
 - CEILING SURFACE MOUNTED SINGLE/DOUBLE SIDED MAINTAINED OPERATION EMERGENCY ESCAPE SIGN AS ZUMTOBEL ONLITE PURESIGN S-SINGLE SIDE, D- DOUBLE SIDE. ARROW DENOTES DIRECTION OF TRAVEL, AHEAD, LEFT, RIGHT, DOWN.
 - CEILING RECESSED SINGLE/DOUBLE SIDED MAINTAINED OPERATION EMERGENCY ESCAPE SIGN AS ZUMTOBEL ONLITE PURESIGN S-SINGLE SIDE, D- DOUBLE SIDE. ARROW DENOTES DIRECTION OF TRAVEL, AHEAD, LEFT, RIGHT, DOWN.
 - SUSPENDED ARCHITECTURAL LINEAR PENDANT LED ALUMINIUM PROFILE LUMINAIRE. 1250mm LENGTH WITH SUSPENSION KIT 24.6W, 2875Lm POD LED OPTIC. DIRECT LIGHT DISTRIBUTION ONLY. AS WHITECROFT AVENUE METRO SUSPENDED VITALITY OR EQUIVALENT FROM THORN LIGHTING.
 - RECESSED ARCHITECTURAL LINEAR LED ALUMINIUM PROFILE LUMINAIRE. 1250mm LENGTH WITH RECESSING KIT 24.6W, 2875Lm POD LED OPTIC DALI. DIRECT LIGHT DISTRIBUTION ONLY. AS WHITECROFT AVENUE METRO RECESSED VITALITY OR EQUIVALENT FROM THORN LIGHTING.
 - 1200mm SURFACE ARCHITECTURAL LINEAR LED DALI LUMINAIRE WITH OPAL DIFFUSER. 4200Lm 29W 4000K LED. AS WHITECROFT STILETTO LED OR EQUIVALENT FROM THORN LIGHTING
 - 1200mm SURFACE IP54 LINEAR LED DALI LUMINAIRE WITH DIFFUSER. 6425Lm 46W 4000K LED. AS WHITECROFT ACL INDUSTRY OR EQUIVALENT FROM THORN LIGHTING. E - DENOTES INTEGRAL 3 HOUR DURATION EMERGENCY BATTERY PACK
 - CEILING RECESSED MODULAR IP54 RATED LED DALI LUMINAIRE WITH TP(a) DIFFUSER WITH SMOOTH OUTER FACE FOR CLEANING. 33W, 3290Lm, 4000K LED. LUMINAIRE AS WHITECROFT HYGIENE OR EQUIVALENT FROM THORN LIGHTING. E - DENOTES INTEGRAL 3 HOUR DURATION EMERGENCY BATTERY PACK
 - EXISTING OR NEW (SEE NOTES) DALI 35W 2700LM 3000K LED TRACK MOUNTED PENDANT LUMINAIRE C/W TRACK ADAPTOR WITH INTEGRAL DALI DRIVER STORED FROM STRIP OUT PHASE OF OTHER FLOORS AND REINSTALLED IN NEW LOCATION SHOWN. LUMINAIRES TO BE CLEANED, TESTED AND RECONNECTED TO TRACK. AS ORLIGHT CYMBAL.
 - RECESSED MODULAR 1200X300mm LUMINAIRE 4000Lm 32W LED WITH HEXAPRISM DIFFUSER. AS WHITECROFT CITYLINE
 - EXISTING OR NEW (SEE NOTES) SURFACE SUSPENDED TRACK SYSTEM STORED FROM STRIP OUT PHASE OF OTHER FLOORS AND REINSTALLED IN NEW LOCATION COMPLETE WITH END FEED UNIT AND SUPPORTS ETC. TRACK TO BE TESTED AND REINSTALLED IN NEW LOCATIONS SHOWN. ALLOW FOR REPLACEMENT SUPPORTS/BRAKETS AS REQUIRED. AS ORLIGHT ORLTL TRACK SYSTEM.
 - LED TAPE WITH OPAL COVER & DALI DRIVER MOUNTED TO REAR OF MIRRORS & WC SHADOW GAP IN TOILETS. FINAL REQUIREMENTS TO BE AGREED WITH ARCHITECT.
 - LIGHTING CONTROL MULTI-PURPOSE DALI NETWORKED PIR (PRESENCE OR ABSENCE) & PHOTOCCELL SENSOR. DL-DAYLIGHT SENSOR ONLY. SURFACE/SUSPENDED ON ROD OR CEILING RECESSED TO SUIT CEILING TYPE
 - 13AMP UNSWITCHED FUSED CONNECTION UNIT
 - 2 WAY CENTRE RETRACTABLE LIGHT SWITCH *N DENOTES NUMBER OF GANGS
 - EMERGENCY TEST KEY SWITCH
 - EXISTING LIGHTING TO BE RETAINED AND PROTECTED DURING THE REFURBISHMENT WORKS. EXISTING CORE LIGHTING TO REMAIN OPERATIONAL AT ALL TIMES. ALLOW FOR ALTERING EXISTING CIRCUITING TO PROVIDE TEMPORARY SUPPLIES TO LIGHTING IN THESE AREAS DURING THE REPLACEMENT OF ANY DISTRIBUTION BOARDS THAT EFFECT THESE AREAS.

S4 - P04	20/02/2023	LBC ISSUE	KR	SH
S4 - P04	14/02/2023	MINOR ADDS/CHANGES TO EMERG LIGHTING ADDED AS CLOUDED.	KR	SH
S4 - P03	07/11/2022	TENDER ISSUE CEILING & LIGHTING AMENDED IN OFFICE SPACES.	KR	SH
S4 - P02	28/10/2022	TENDER ISSUE DISTRIBUTION BOARDS/NOTES ADDED	KR	SH
S2 - P01	30/09/2022	INFORMATION ISSUE	KR	SH
SUIT-REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

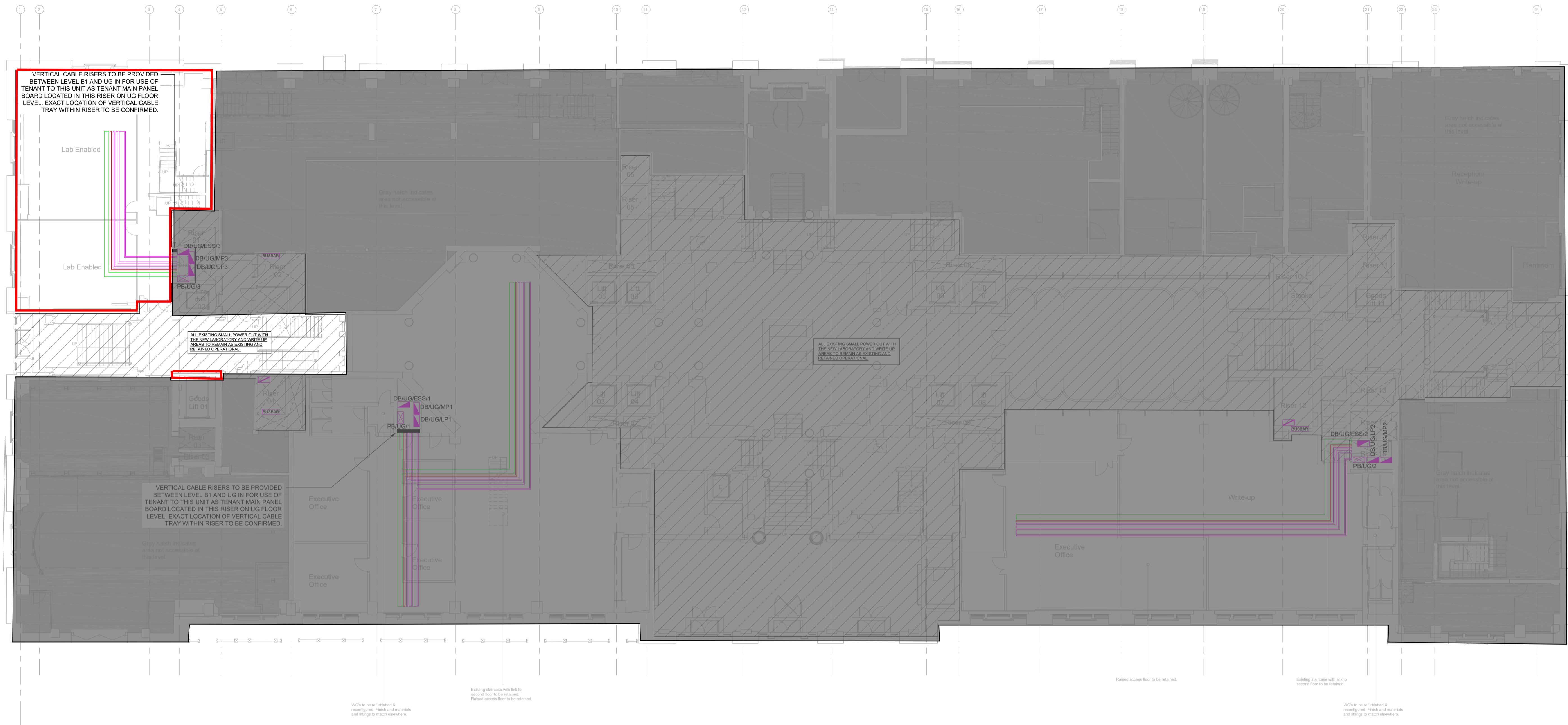
THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT

ENGINEERS

1 Fitzroy Square
London W1T 5HT
T +44 (0) 207 585 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	ELECTRICAL SERVICES UPPER GROUND FLOOR LIGHTING LAYOUT SHEET 1 of 2		
DESIGNED BY	KR	DATE	Sept 2022
DRAWN BY	MZ	KJT JOB No.	
SCALE	1:100 @ A1		L3221
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT-REV
L3221	KJ7-01-UG-DR-E-6301		S4-P04



LEGEND:

- 300mm SUB-MAIN CABLE TRAY
- 100mmx100mm L&P CABLE TRUNKING
- 150mm FIRE ALARM BASKET
- 100mm SEC/LV/BMS ALARM BASKET
- 300mm DATA BASKET
- 50mm FIRE ALARM BASKET

- BUSBAR** RISING ELECTRICAL LV POWER BUSBAR (NON-ESSENTIAL & ESSENTIAL)
- TENANT ON-FLOOR MCCB PANELBOARD
- LTG & POWER TP&N DISTRIBUTION BOARD
- LTG & POWER SP&N DISTRIBUTION BOARD
- EXISTING DISTRIBUTION TO REMAIN

NOTE THIS DRAWING INDICATES THE PRIMARY CONTAINMENT SYSTEMS ROUTES ONLY. SECONDARY CONTAINMENT INCLUDING CONDUIT ETC SHALL BE PROVIDED FROM THE PRIMARY ROUTES TO INDIVIDUAL ITEMS OF EQUIPMENT SUCH AS SMOKE DETECTORS AND LUMINAIRES AS REQUIRED.

ALL CABLING WILL BE INSTALLED ON CONTAINMENT ON PRIMARY ROUTES AND IN CONDUIT OR SURFACE CLIPPED TO DEVICES. CABLING SHALL BE CONCEALED WHERE POSSIBLE.

ALL CONTAINMENT SHALL BE SUITABLY FIXED TO SOFFITS AND SUPPORTED VIA STEEL ROD AND UNISTRUT.

S4 - P02	20/02/2023	LBC ISSUE	KR	SH
S4 - P02	28/10/2022	TENDER ISSUE	SH	KR
S2 - P01	14/10/2022	STAGE 3 ISSUE	SH	KR
SUIT-REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	ELECTRICAL SERVICES UPPER GROUND FLOOR CONTAINMENT LAYOUT		
DESIGNED BY	SH	DATE	Sept 2022
DRAWN BY	TS	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT-REV	
L3221	KJT-ZZ-UG-DR-E-6101	S4-P02	



DATA CABLING FROM PRIMARY ROUTES TO OUTLETS SHALL BE ROUTED IN CONDUIT OR ON TRAY/BASKET, FINAL ROUTES TO BE DETERMINED ON SITE. CABLE ROUTES SHALL BE CONCEALED WHEREVER POSSIBLE.

REFER TO 6101 SERIES DRAWINGS FOR PRIMARY CONTAINMENT ROUTES.

LEGEND:

- RJ45 Cat6a U/UTP DATA POINT
- X - DENOTES No. OF OUTLETS
- FSB - DENOTES OUTLET INSTALLED WITHIN FLOOR SERVICE BOX
- WIFI- DENOTES OUTLETS FOR WIRELESS ACCESS POINT
- HL - DENOTES HIGH LEVEL
- CV - DENOTES CEILING VOID
- CCTV - DENOTES CAT6a OUTLET FOR IPCCV CAMERA

FINAL MOUNTING LOCATIONS FOR CCTV CAMERAS TO BE CONFIRMED BY SECURITY SPECIALIST CONTRACTOR.

CABLING TO UTILISE CABLE BASKET IN CEILING VOID WITH CONDUITS TO OUTLETS. ALL CABLING/CONTAINMENT TO BE CONCEALED WHERE POSSIBLE. ELECTRICAL CONTRACTOR TO DESIGN AND ALLOW FOR NECESSARY CONTAINMENT FOR DATA OUTLETS. ALLOW FOR 3M SPARE CAT6a CABLE AT EACH POINT TO BE NEATLY COILED TO ALLOW FINAL POSITIONING OF OUTLETS.

3 COMPARTMENT CAT6 COMPLIANT DADO TRUNKING OR BENCH MOUNTED TRUNKING ON ISLANDS

800x800mm 42U HIGH 19" DATA CABINET. COMPLETE WITH PDU, CABLE MANAGEMENT ETC. REFER TO IT SPECIALIST SPECIFICATION FOR DETAILS.

WALL MOUNTED VERTICAL PATCH PANEL DATA CABINET. COMPLETE WITH PDU, CABLE MANAGEMENT ETC. REFER TO IT SPECIALIST SPECIFICATION FOR DETAILS.

LANDLORD NETWORK FIBRE RISER LOCATION. ALLOW 200mm TRAY & 300mm TRAY FOR FUTURE TENANT SERVICES. FINAL POSITION TO BE COORDINATED WITH OTHER RISER SERVICES.

CEILING SERVICES POD SERVING ISLAND BENCHES. COMBINED POWER (INC RCD PROTECTION), DATA AND GASES POD, FACTORY PRE-WIRED AND TESTED. CSP TO BE FIXED TO CEILING SUBSTRUCTURE AND FULLY RELOCATABLE. EACH CSP TO SERVE 2NO DESKS AND HAVE THE FOLLOWING:

- 32A, 30mA RCBO PROTECTION
- 4NO TWIN 13A SOCKETS
- 2No RJ45 CAT6a DATA OUTLETS
- GAS OUTLETS REFER TO MECHANICAL DRGS

REFER TO BURO HAPFOLD SPECIFICATION FOR FURTHER DETAILS ON CEILING SERVICES POD.

S4 - P02	20/02/2023	LBC ISSUE	KR	SH
S4 - P02	28/10/2022	TENDER ISSUE. UPDATED TO NEW ARCHITECTS PLAN. FIBRE RISERS AND UPDATED SCOPE ADDED.	SH	KR
S2 - P01	30/09/2022	INFORMATION ISSUE	KR	SH
SUIT-REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 585 0952
E london@kjtait.com
W www.kjtait.com

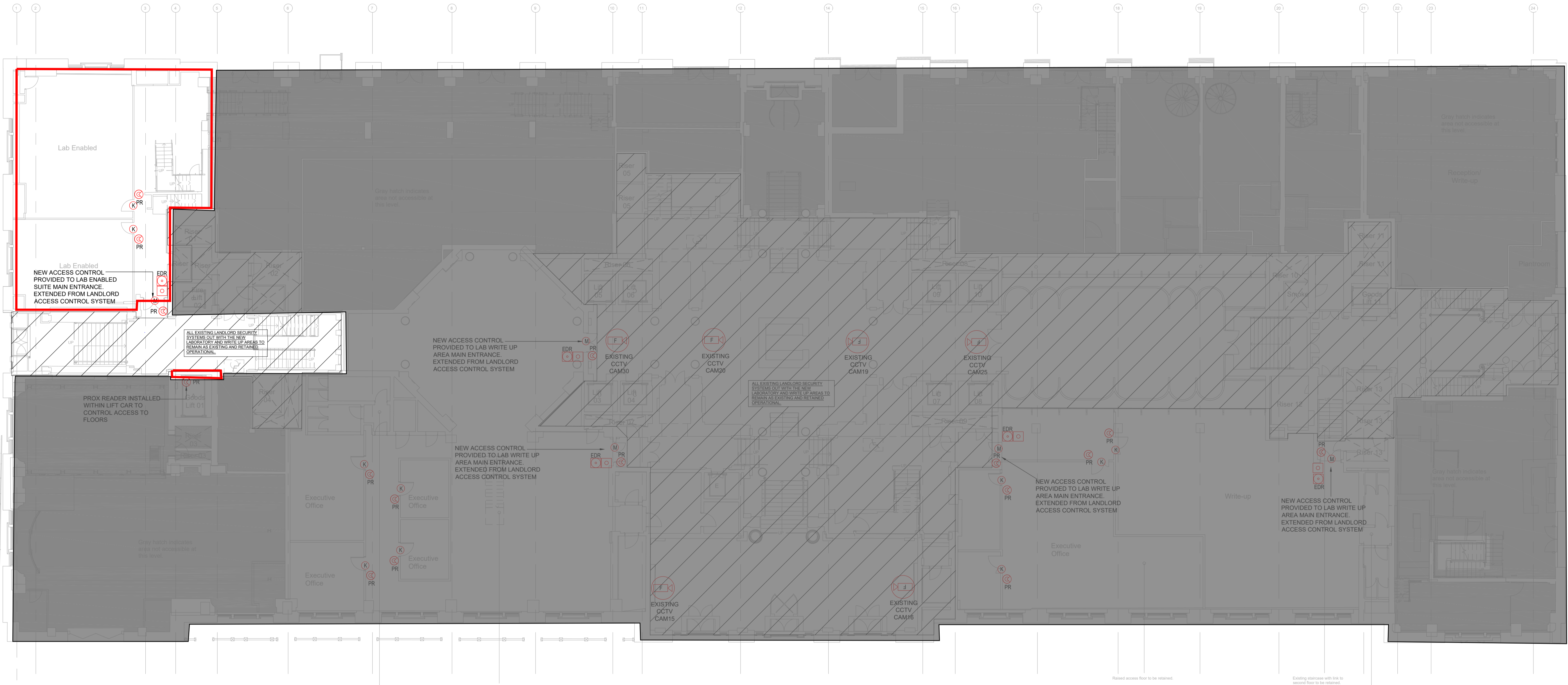
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE ELECTRICAL SERVICES
UPPER GROUND FLOOR
STRUCTURED CABLING LAYOUT

DESIGNED BY	KR	DATE	SEPT. 2022
DRAWN BY	MZ	KJT JOB No.	
SCALE	1:150 @ A1	L3221	
JOB CODE	L3221	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT-REV
	KJT-ZZ-UG-DR-E-6401		S4-P02



ACCESS CONTROL LEGEND:

- DAC** NEW DOOR ACCESS CONTROLLER - NOTE THESE ARE NOTE INDICATED ON THE DRAWING AT STAGE 3. THE SPECIALIST SECURITY CONTRACTOR SHALL DETERMINE THE QUANTITY OF CONTROLLERS REQUIRED TO SUIT THE GENETEC SYSTEM. LOCATION OF CONTROLLERS TO BE AGREED. SECURITY CONTRACTOR TO INCLUDE FOR ALL NECESSARY FIRE ALARM INTERFACES TO ENSURE ALL DOORS RELEASE ON FIRE SIGNAL.
- EDR** NEW GREEN SEMI-FLUSH BREAKGLASS TO ALLOW EMERGENCY USE OF DOOR ON SYSTEM FAILURE
- PR** NEW CARD ACCESS READER (PROXIMITY) WITH BLE COMPATIBILITY
- M** ELECTRO MAGNETIC SOLENOID LOCK. EXACT TYPE TO BE SPECIFIED BY ARCHITECT AND INSTALLED BY DOOR IRONMONGERY CONTRACTOR.
- K** ELECTRO MAGNETIC STRIKE "KEEPER LOCK WITH FREE LATCHING EGRESS. TO BE SPECIFIED BY ARCHITECT AND INSTALLED BY DOOR IRONMONGERY CONTRACTOR.
- ENT CP** ENTRYPHONE CALL PANEL.

CCTV SYSTEM LEGEND:

- F** FIXED CCTV CAMERA DOME. EXISTING CAMERAS ARE TO BE REPLACED WITH NEW 1080P IP CAMERAS IN EXISTING LOCATIONS.
- CCTV** CCTV MONITOR/KEYBOARD & JOYSTICK
- CCTV MP** CCTV MULTIPLEXOR
- CCTV DR** CCTV DIGITAL RECORDER

DISABLED ALARM LEGEND:

- R** DISABLED RESET UNIT
- DIS** DISABLED CALL INDICATOR/BUZZER
- PULL** DISABLED PULL CORD/INDICATOR
- DCSRP** DISABLED CALL SYSTEM REMOTE INDICATOR PANEL

EXISTING CORE AREAS ARE GENERALLY OUTWITH THE REFURBISHMENT SCOPE/WORKS AREAS. SECURITY SYSTEMS SPECIALIST CONTRACTOR SHALL EXTEND EXISTING SYSTEM NETWORK CABLING AS REQUIRED. CABLE ROUTES TO TAKE COGNISANCE OF HERITAGE FINISHES ETC.

ACCESS CONTROL AND CCTV EQUIPMENT WILL GENERALLY BE SURFACE FIXED TO WALLS/OFFITS IN EXPOSED SERVICES AREAS AND ON CEILINGS WHERE SUSPENDED CEILINGS.

ALL CABLING WILL BE INSTALLED ON TRAY CONTAINMENT ON PRIMARY ROUTES AND IN CONDUIT TO FINAL EQUIPMENT LOCATIONS. CABLE ROUTES SHALL BE CONCEALED WHEREVER POSSIBLE.

WC's to be refurbished & reconfigured. Finish and materials and fittings to match elsewhere.

Existing staircase with link to second floor to be retained. Raised access floor to be retained.

Raised access floor to be retained.

Existing staircase with link to second floor to be retained.

WC's to be refurbished & reconfigured. Finish and materials and fittings to match elsewhere.

S4 - P02	20/02/2023	LBC ISSUE	KR	SH
S4 - P02	28/10/2022	TENDER ISSUE	KR	SH
S2 - P01	30/09/2022	INFORMATION ISSUE	KR	SH
SUIT-REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 588 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE ELECTRICAL SERVICES
UPPER GROUND FLOOR
SECURITY LAYOUT

DESIGNED BY	KR	DATE	SEPT. 2022
DRAWN BY	MZ	KJT JOB No.	
SCALE	1:150 @ A1	L3221	
JOB CODE	L3221	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT-REV
	KJT-ZZ-UG-DR-E-6701		S4-P02



LEGEND

- SD SMOKE DETECTOR (HIGH PERFORMANCE)
- SH COMBINED SMOKE & HEAT DETECTOR
- S FIRE ALARM VOICE EVACUATION SPEAKER
- X XENON FLASHING BEACON
- B BREAK GLASS CALL POINT

EVCs
RCP NEW WIRELESS EVCs REFUGE CALL POINT - 2 WAY
SPEECH STAINLESS STEEL FINISH WITH "T" COIL
TYPE "B" STANDARD CALL POINT AS PER KTP OR
DEAFALERTER.

FIRE ALARM AND PAVA DETECTORS WILL
GENERALLY BE FIXED TO SOFFITS IN
EXPOSED SERVICES AREAS AND ON
CEILINGS WHERE SUSPENDED CEILINGS.

ALL CABLING WILL BE INSTALLED ON TRAY
CONTAINMENT ON PRIMARY ROUTES AND IN
CONDUIT OR SURFACE CLIPPED TO DEVICES.

REFER TO 6101 SERIES DRAWINGS FOR
PRIMARY CONTAINMENT ROUTES.

S4 - P02	20/02/2023	LBC ISSUE	KR	SH
S4 - P02	28/10/2022	TENDER ISSUE	KR	SH
S2 - P01	30/09/2022	INFORMATION ISSUE	KR	SH
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS
ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE	ELECTRICAL SERVICES UPPER GROUND FLOOR FIRE DETECTION & PAVA STRATEGY LAYOUT			
DESIGNED BY	KR	DATE	SEPT. 2022	
DRAWN BY	MZ	KJT JOB No.		L3221
SCALE	1:150 @ A1			
JOB CODE	L3221	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	S4-P02	SUIT- REV



- NOTES:
- THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.
 - THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
 - ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
 - ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
 - ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
 - WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
 - FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
 - SUITABLE ACCESS SHALL BE PROVIDED AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
 - WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATOR.

- Abbreviations:
- 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
 - 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
 - 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
 - 110ø MULTIKWIC CONNECTOR TO WC PAN.
 - 32ø MUPVC WP.
 - 42ø MUPVC WP.
 - 50ø MPVC WP.
 - 82ø UPVC WP.
 - 110ø UPVC SP.
 - CLAY TRAP WITH 50ø MUPVC INLET & OUTLET.
 - 50ø INTUMESCENT FIRE COLLAR/SLEEVE.
 - 82ø INTUMESCENT FIRE COLLAR/SLEEVE.
 - 110ø INTUMESCENT FIRE COLLAR/SLEEVE.

- Legend:
- | | |
|------------------------------|------------------------------------|
| PIPEWORK WITHIN CEILING VOID | PIPEWORK FROM ABOVE |
| PIPEWORK AT HIGH LEVEL | PIPEWORK FROM HIGH LEVEL/LOW LEVEL |
| PIPEWORK AT LOW LEVEL | VENT PIPE |
| PIPEWORK BELOW FLOOR SLAB | STUB STACK |
| SVP SOIL VENT PIPE | FA FROM ABOVE |
| AAV AIR ADMITTANCE VALVE | FB FROM BELOW |
| WVP WASTE VENT PIPE | TA TO ABOVE |
| VP VENT PIPE | TB TO BELOW |
| SP SOIL PIPE | HL HIGH LEVEL |
| S/S STUB STACK | LL LOW LEVEL |
| WP WASTE PIPE | |
| RE RODDING EYE | |
| BC BLANK CAP | |
| FFL FINISHED FLOOR LEVEL | |
| ACCESS PIPE | |

S4 - P02	21/02/2023	LBC ISSUE, FCU DRAINAGE ADDED TO LAB ENABLED AREAS	AG	MT
S2 - P01	28/10/2022	TENDER ISSUE	AG	MT
SUIT-REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES UPPER GROUND DRAINAGE LAYOUT SHEET 1 of 2		
DESIGNED BY	AG	DATE	Sept. 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	KJT-01-UG-DR-M-5201		SUIT-REV
L3221			S4-P02



NOTES:

- ALL SANITARY WARE, TAP WARE AND WHITE GOODS TO ARCHITECTS SPECIFICATION.
- THIS DRAWINGS TO BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, ARCHITECTS DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DRAWINGS.
- ALL INSTALLATIONS TO COMPLY FULLY WITH THE CURRENT WATER BYELAWS, THE REQUIREMENTS OF BS 6700 AND BS-EN-806, THE LOCAL WATER AUTHORITIES AND THE ACOP L8 GUIDANCE FOR THE PREVENTION OF LEGIONELLA
- ALL FITTINGS, PLANT AND EQUIPMENT TO BE INSTALLED, REGULATED AND TESTED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS.
- ALL PIPEWORK, FITTINGS AND EQUIPMENT TO BE INSTALLED TO PROVIDE SYSTEMS FREE OF AIR LOCKS, WATER HAMMER OR LEAKS.
- ALL WATER SERVICES TO BE SUPPLIED AND INSTALLED SERVICES IN COPPER PIPEWORK TO BS 2871 PART 1: TABLE X & BS-EN-1057. WHERE COPPER PIPEWORK IS EXPOSED PIPEWORK SHOULD BE CHROME PLATED.
- ALL FITTINGS TO BE NON-DEZINCIFICATION AND COMPLY WITH BS 864 & BS-EN-1254. ALL CAPILLARY FITTINGS TO HAVE LEAD FREE SOLDER RINGS AS YORKSHIRE POTABLE RANGE. STOPCOCKS, GATE VALVES TO BS 5154 CHECK VALVES TO BS 6282 ; DRAIN VALVES TO BS-EN-1254.
- CONNECTIONS TO ALL APPLIANCES SHALL BE FITTED WITH ACCESSIBLE ISOLATION VALVES AND THERMOSTATIC MIXING VALVES TO CONTROL THE HOT WATER OUTLET TEMPERATURES.
- ALL VALVES TO BE FULLY ACCESSIBLE AND BE PROVIDED WITH IDENTIFICATION LABELS.
- DRAIN VALVES TO BE PROVIDED AT ALL LOW POINTS IN ALL SYSTEMS.
- ALL PIPEWORK IN CEILING VOID DUCTS AND ENCLOSURES TO BE THERMALLY INSULATED.
- ALL EXTERNAL PIPEWORK TO BE TRACED HEATED, THERMALLY INSULATED AND WRAPPED IN A FIBREGLASS RESIN WHICH CURES UNDER ULTRA VIOLET LIGHT CONDITION TO PROVIDE SUITABLE PROTECTION FOR EXTERNAL WEATHER CONDITIONS.
- ALL FITTINGS TO BE WRAS APPROVED.

LEGEND:

- PIPEWORK WITHIN CEILING VOID
- PIPEWORK AT HIGH LEVEL
- PIPEWORK AT LOW LEVEL
- PIPEWORK BELOW FLOOR SLAB

ABBREVIATIONS:

- MWS - MAINS WATER SERVICE
- BCWS SERVICE - BOOSTED COLD WATER
- HWSF - HOT WATER SERVICE FLOW
- HWSR - HOT WATER SERVICE RETURN
- DTL/L - DOWN TO LOW LEVEL
- RTA - RISE TO ABOVE
- DFA - DROP FROM ABOVE
- EW4 - ELECTRIC WATER HEATER

S4 - P03	21/02/2023	LBC ISSUE	TE	AG
S4 - P02	28/10/2022	TENDER ISSUE	TS	MT
S2 - P01	23/09/2022	INFORMATION ISSUE	TE	AG
SUIT-REV	DATE	DESCRIPTION	DRN	CHK

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT

ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

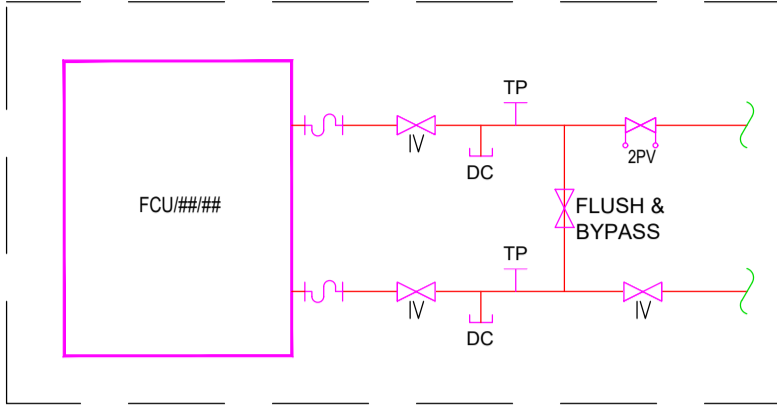
PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD		
	LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES		
	UGF LAB WATER SERVICES		
	LAYOUT - SHEET 1 of 2		
DESIGNED BY	TE	DATE	May 2022
DRAWN BY	TE	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGINAL-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT-REV
L3221	KJT-01-UG-DR-M-5301		S4-P03



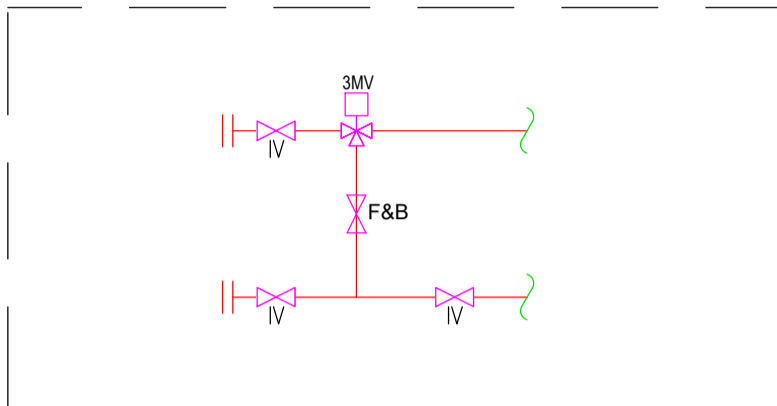
WC's to be refurbished & reconfigured. Finish and materials and fittings to match elsewhere.

Existing staircase with link to second floor to be retained. Raised access floor to be retained.

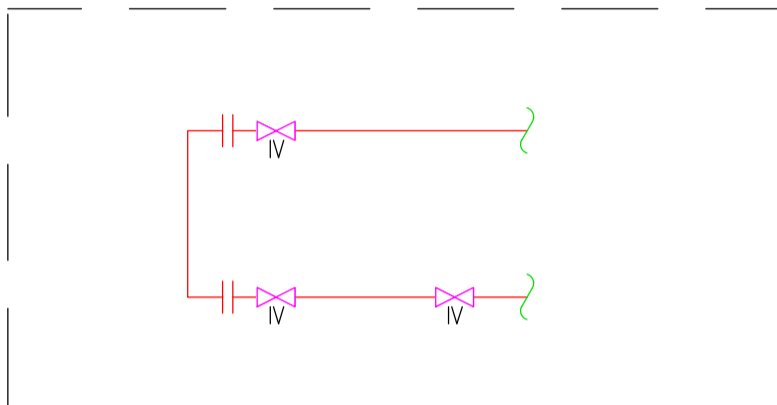
DETAIL A- STANDARD FCU CONNECTION DETAIL



DETAIL B- END OF RUN 3-PORT BYPASS



DETAIL C- FUTURE CONNECTION BYPASS



Notes:

- DO NOT SCALE FROM THIS DRAWING.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION. THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
- ALL PLANT AND EQUIPMENT SHALL BE INSTALLED, REGULATED AND TESTED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS
- ALL INTERNAL HEATING AND CHILLED WATER PIPEWORK TO BE CARBON STEEL PIPEWORK TO BS 1387 THERMALLY INSULATED WITH FOIL FACE CLASS 'V' INSULATION AND ALUMINIUM HAMMER COLD PROTECTIVE CASING.
- AUTOMATIC AIR VENTS SHALL BE FITTED ON ALL SYSTEM HIGH POINTS AND MANUAL DRAIN COCKS ON SYSTEM LOW POINTS.
- PIPEWORK PENETRATIONS THROUGH FIRE RATED STRUCTURES OR BARRIERS TO BE SUITABLY FIRE RATED.
- ALL VALVES TO BE FULLY ACCESSIBLE AND PROVIDED WITH IDENTIFICATION LABELS.
- THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL HEATING, CHILLED WATER AND VENTILATION SYSTEMS IN ACCORDANCE WITH THE RELEVANT CIBSE COMMISSIONING CODES AND THE BSRIA APPLICATION GUIDES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES.

CEILING VOID PIPEWORK SERVICES

- NEW LTHW FLOW/RETURN PIPEWORK
- NEW CHW FLOW/RETURN PIPEWORK
- NEW CONDENSATE PIPEWORK

LEGEND

- PULSED FLOW METER
- COMMISSIONING SET
- STRAINER
- ISOLATION VALVE
- 2-PORT MOTORISED CONTROL VALVE

S4 - P04	21/02/2023	LBC ISSUE	TE	AG
S4 - P03	28/10/2022	TENDER ISSUE	TE	AG
S2 - P02	13/10/2022	INFORMATION ISSUE	TE	AG
S2 - P01	30/09/2022	INFORMATION ISSUE	TE	AG
SUIT-REV	DATE	DESCRIPTION	DRN	CHK

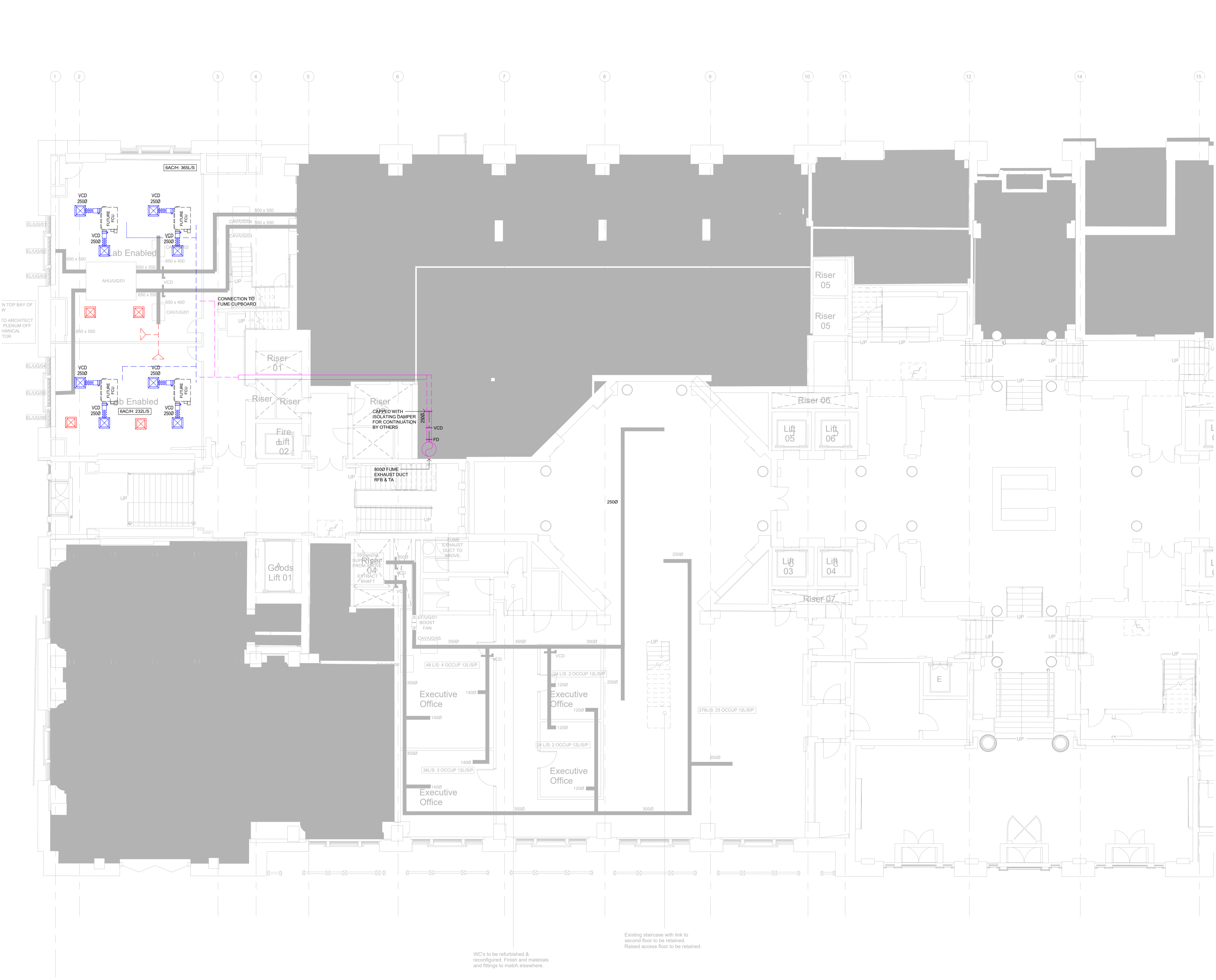
FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION				
CLIENT	OXFORD VICTORIA HOUSE			
PROJECT	DEVELOPMENT LTD			
	LONDON, WC1B 4DA			
DRAWING INFORMATION				
DRAWING TITLE	MECHANICAL SERVICES			
	UGF HTG & COOLING LAYOUT			
	SHEET 1 of 2			
DESIGNED BY	TE	DATE	May 2022	
DRAWN BY	TE	KJT JOB No.	L3221	
SCALE	1:100 @ A1		L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER			SUIT-REV
L3221	KJT-01-UG-DR-M-5501			S4-P04



- NOTES:
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
 - ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
 - ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
 - ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
 - THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
 - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

- LEGEND:
- SUPPLY DUCTS
 - EXTRACT DUCTS
 - FUME EXHAUST DUCTS
 - TEST-FIT FUTURE SUPPLY DUCTS
 - TEST-FIT-FUTURE EXTRACT DUCTS
 - TEST-FIT FUTURE FUME EXHAUST DUCTS

S4 - P04	21/02/2023	LBC ISSUE	AG	MT
S4 - P03	28/10/2022	TENDER ISSUE	TE	MT
S2 - P02	14/10/2022	INFORMATION ISSUE	TE	MT
S2 - P01	30/09/2022	INFORMATION ISSUE	GON	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES UPPER GROUND FLOOR VENTILATION SHEET 1 of 2		
DESIGNED BY	TE	DATE	May 2022
DRAWN BY	TE	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT- REV
L3221	KJT-01-UG-DR-M-5701		S4-P04