

Notes:

- This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.
- All services work to be carried out in accordance with the relevant Engineering Specifications for this contract.
- This drawing has been produced from a limited-access site survey by an engineer. The contractor shall therefore verify via their own intrusive site survey that the Drawing reflects the installations at the commencement of works.
- The electrical services, equipment and installations which are to remain located in the area of works shall be protected for the duration of works.
- The ESI shall employ a FA specialist to design and install new FA detection.
- Any services that are to remain, but inadvertently stripped out or damaged shall be re-instated by the ESI at no cost to the employer, and to the satisfaction of the engineer.
- Refurbishment works will be undertaken within an occupied building. The ESI shall therefore ensure noisy works, including drilling etc, shall be completed out of normal working hours.
- The ESI shall dispose of all redundant materials utilising their own skips etc, in accordance with the building landlords access conditions.
- All works on site shall be undertaken in liaison with the site managers; no works shall be commenced without a permit to work and without comprehensive method statements and risk assessments.
- Works shall be arranged such that there is no disruption to occupied staff. All works shall be undertaken in accordance with the employers and building landlords site rules and restrictions.
- The ESI shall allow for full liaison and co-ordination with other parties regarding the extent of provision and interfacing, to ensure that the delivery/site assembly are co-ordinated on site.
- Services requiring maintenance shall be kept within accessible areas.
- New builderswork holes shall be formed by the ESI or principal contractor, including fire stopping where necessary.
- All new plants shall be supported independently and not utilise ceiling for support.
- The lighting/lighting control shall be coordinated with all other services.
- This drawing is indicative only and identifies the proposed small power and data requirements. The ESI shall be responsible for the final design, detail and co-ordination with architectural, structural and other services elements associated with the installation. All dimensions, routes and quantities are for guidance only and shall be validated, finalised and co-ordinated by the ESI.
- Final mounting heights of accessories to be agreed with the architect.
- Services throughout are to be exposed in places and as such careful attention shall be paid by the ESI to final appearance and quality of the final installation. In particular the methods of support adopted for each service shall enhance the appearance of the overall installation. Methods of fixing to the structure or building finishes shall be agreed with the architect. Finishes shall be selected and agreed with the architect prior to installation.
- The ESI shall confirm & co-ordinate final quantities, rating & location of all supplies to specialist equipment in conjunction with their requirements.
- Final quantities of power supplies for security & fire alarm equipment to be confirmed by the ESI following co-ordination with the appointed specialist. All power locations are indicative and subject to final security/fire alarm specialist design.
- All front of house FoH/Visible outlets, including but not limited to, socket outlets, spurs, USB, isolator switches etc, to be brushed steel finish, c/w black insert throughout and is to be included for within the ESI tender return. The ESI shall agree the final finish for all areas with the architect prior to placing orders.
- The ESI to ensure all installations and accessories are Part M compliant. Where required the ESI shall proposed suitable visual contrast options to the design team for agreement (e.g. contrast with wall, bezel in required etc).
- The ESI shall fully co-ordinate all power supplies with the MSI to agree and confirm the final sizes and locations of all equipment.
- It is proposed that elements of this project will be CDP (Contractor Design Portions) which will be clearly identified within the tender documentation.
- New fire alarm systems shall be designed and installed within the basement area are to be integrated into the main building fire alarm system/loops by the landlords incumbent specialist.
- Visual aid devices (VAD's) shall be provided within each WC cubicle.
- The ESI/FAI shall liaise and co-ordinate with the security specialist for interface units and provide green break glass / door release on all access control doors.
- The ESI shall design, supply and install all required containment throughout the basement area (sub main, lighting / small power, FA etc) and shall be co-ordinated with architect. All containment to be galvanised (including all conduits - PVC will not be accepted).

P02	16/08/24	Tender Issue.	BT	SR
P01	09/08/24	Tender Issue.	BT	SR
Rev	Date	Description	Checked	Approved

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AM Alpha

Project
Royal London House
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Drawing Title
Electrical Services
Basement
Combined Layout

Scale	Sheet Size	Designed	Checked
1:50	A0	BT	SR
Project Status	Subsidiary	HM Project No.	
TENDER		35660	
Drawing No.	Rev		
35660-HML-XX-B1-GA-E-151001	P02		

The ESI shall fully survey the existing basement area electrical switchgear and advise on its condition and suitability of the serving all new services within the basement area and utilise existing where possible. However, the ESI to include £7,000 provisional sum as part of the tender returns to allow for new supply and distribution board if deemed required

Small Power Legend

- Twin switched socket outlet
- Cleaners switched socket outlet
- Switched fused connection unit
- Shower supply (ESI to size and confirm final location and arrangements with ESI as part of the CDP duties)
- Denotes hand dryer supply
- Denotes water heater supply
- Denotes Electric Heater (Located at High Level)
- Denotes Panel Heater

Small Power Layout

Fire Alarm Legend

- Smoke detector
- Heat detector
- Heat detector c/w sounder base & flashing beacon
- Smoke detector c/w sounder base
- Smoke detector c/w sounder base & flashing beacon
- Manual call point
- Flashing alarm indicator
- Distress alarm indicator
- Distress alarm reset button
- Distress alarm power supply unit
- Distress alarm pull cord
- Denotes to be located above ceiling with remote below ceiling LED indicator

All areas within the refurbishment works to include new analogue addressable fire alarm system incorporating manual break glass units, new optical high performance smoke detectors with flashing and sounder base etc installed to L2 classification. The ESI to employ the incumbent fire alarm specialist to design, supply, install, test and commission a complete new system from the existing building system.

The ESI is to confirm the depth of all ceiling voids to determine the requirement of void detection within the area. It shall be included for in their tender returns.

Fire Alarm Layout

Lighting Legend:

- Recessed LED Dali Downlight (IP44)
- Suspended LED IP65 batten Luminaire (1190mm)
'E' Denotes emergency version
- Recessed presence/absence detector
- Manual light switch

Lighting Layout