

NB
Locations are indicative only.

Not all rooms have been fully surveyed. On site electrician to clarify and confirm locations and specifications.

A number of cover plates/outlets have been located but not identified. Electrician to confirm.

Light switches have been denoted but FA can not confirm whether one way/multi way or dimmer type. Electrician to confirm.

Data outlets denoted as CAT 6 - electrician to confirm.

Sub-contractors drawings, etc. to be prepared during the course of the works as and when required by team.

The mechanical/electrical services contractor will be responsible for providing a complete and functional mechanical/electrical services installation in accordance with all current British Standards or Local Regulations whether specifically mentioned in this document or not.

All materials used shall be new and all accessories and equipment shall be manufactured to the latest British and European Standards.

It will ultimately be the responsibility of the mechanical/electrical services contractor to adopt these proposals and accept full design responsibility for the complete and functional installation.

Electrical installations to comply with BS 7671:2008 including certificates, labels, operating instructions and detailed plans for complex installations. All electrical and mechanical installations to be conducted by certified installer, compliance certificate to be submitted to building control within 30 days of completion.

All mechanical and electrical work to comply with approved documents B, F, G, H, J, L, M, P, R & S

PROPOSED M&E KEY

 Element to be removed

 Element to be retained

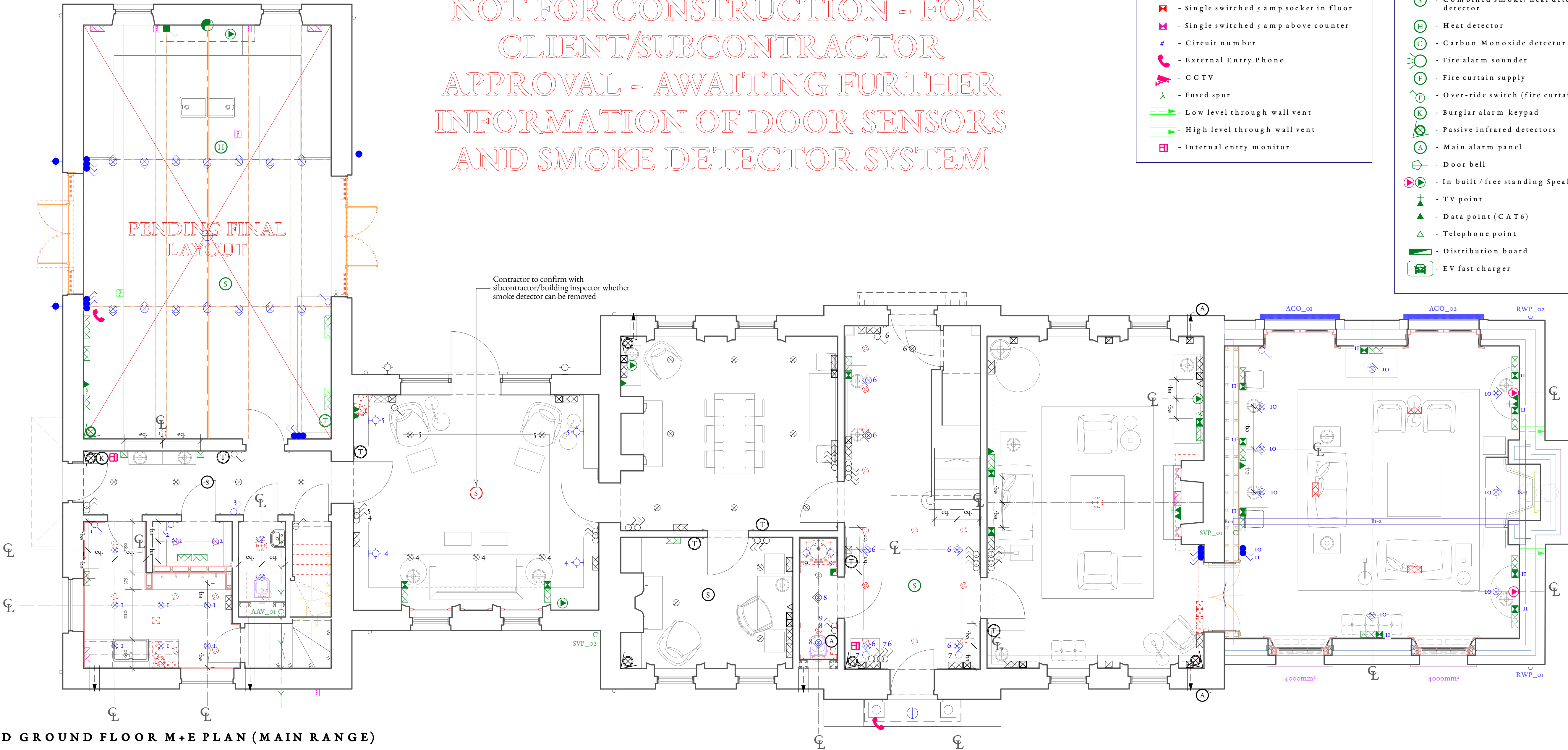
Lighting Key

-  - Pendant light fitting
-  - Wall mounted light
-  - External wall light
-  - Picture light
-  - Reading light
-  - External wall light on PIR
-  - External pendant on PIR
-  - PIR
-  - Directional spot (on Truss or sim.)
-  - Directional downlight
-  - Downlight
-  - Downlight within joinery
-  - LED strip lights in joinery
-  - Cupboard light with door switch
-  - One-way switch
-  - Multi-way switch
-  - Dimmer switch
-  - Single switched 5 amp socket nom. 450 mm AFFL
-  - Single switched 5 amp socket in floor
-  - Single switched 5 amp above counter
-  - Circuit number
-  - External Entry Phone
-  - CCTV
-  - Fused spur
-  - Low level through wall vent
-  - High level through wall vent
-  - Internal entry monitor

Electrical Key

-  - Twin switched 13 amp socket nom. 450 mm AFFL
-  - Twin switched 13 amp floor socket
-  - Twin switched 13 amp socket above counter
-  - Twin switched 13 amp socket with USB nom. 450 mm AFFL
-  - Twin switched 13 amp floor socket with USB
-  - Twin switched 13 amp socket above counter with USB
-  - Single switched 13 amp socket nom. 450 mm AFFL
-  - Single switched 13 amp floor socket
-  - Single switched 13 amp socket above counter
-  - Extractor fan
-  - Extractor fan isolator
-  - Cooker supply
-  - Quooker tap supply
-  - Isolator
-  - Shaver socket
-  - Heated towel rail
-  - Air con. controller
-  - Thermostat
-  - Combined smoke/heat detector & Carbon Monoxide detector
-  - Heat detector
-  - Carbon Monoxide detector
-  - Fire alarm sounder
-  - Fire curtain supply
-  - Over-ride switch (fire curtain)
-  - Burglar alarm keypad
-  - Passive infrared detectors
-  - Main alarm panel
-  - Door bell
-  - In built / free standing Speaker
-  - TV point
-  - Data point (CAT6)
-  - Telephone point
-  - Distribution board
-  - EV fast charger

NOT FOR CONSTRUCTION - FOR
CLIENT/SUBCONTRACTOR
APPROVAL - AWAITING FURTHER
INFORMATION OF DOOR SENSORS
AND SMOKE DETECTOR SYSTEM



PROPOSED GROUND FLOOR M+E PLAN (MAIN RANGE)
1:50 @ A1



NOTES:		
Notwithstanding the representations on this drawing, if used as Construction stage drawings, ALL foundations and structural members to be designed to comply in all respects with the appropriate Construction and Building Acts, and all their amendments. This drawing is subject to advice from a structural engineer before implementation.		
Fleming Architects & Partners cannot be responsible for drawing inaccuracy if issued from any location other than their offices.		
It is the obligation of both Client and Contractor to study these drawings carefully before works commence (all drawings, notes, details and dimensions are to be checked) and to report any discrepancy immediately to the Architect. This is especially true if there is no architectural presence on site. If IN DOUBT, ASK. All attempts will be made to allocate the necessary resource to promptly resolve any such discrepancy. Immediate response cannot be guaranteed.		
The Architect cannot take liability for unreported discrepancies occurring within the duration of the project.		
Fleming Architects & Partners (c)		
drawing revisions	rev.	description
C	20/01/2025	TV room floor sockets removed
B	14/01/2025	Amended to align with AV subcontractor info
A	22/11/2024	Construction Issue

Leygore Farm Barn
Turkdean
Northleach
Gloucestershire
GL54 3NY

FLEMING
ARCHITECTS
& Partners

title **Proposed Ground Floor M+E Plan**
project **Magpie Farm**
client **Michael Holland & Denise O'Donoghue**
scale **1:50 @ A1**
date **08/10/2024**
drawn **ALB**
checked **CF**

STATUS **CONSTRUCTION**
399-C-702 /C