

GENERAL SPECIFICATIONS
1. GENERAL: A. WORK INDICATED: Drawings are diagrammatic – do not scale for precise locations. Verify all existing site conditions; make adjustments as needed. B. FURNISHING WORK: Provide all labour, materials, tools, plant, equipment, and services necessary for complete execution in accordance with the Contract at no additional cost to the Employer. Includes all incidental items for a compliant, complete installation. C. COMPLETION & TESTING: All equipment shall be commissioned, tested, and handed over operational to the Employer's satisfaction. "Provide" means supply, install, commission, and make ready for use. D. MATERIALS & EQUIPMENT: All materials/equipment shall be new, CE/UKCA marked (as required), and compliant with UKCA Regulations 2023. Compatible with existing interfaces. Install per manufacturer's instructions and BS/PAS standards. E. EXISTING OBSTRUCTIONS: Remove/relocate conflicting existing services to the Contract Administrator's satisfaction at no cost to the Employer. F. PENETRATIONS & MAKING GOOD: Written Employer approval required before cutting structural elements or fire compartments. Make good all disturbed areas to match existing. Fire compartment penetrations must use certified systems (tested to BS 476-20/22 or BS EN 1366) and maintain fire resistance (Approved Document B, 2023 amendments). G. SITE CLEANLINESS: Daily clearance of waste/debris. At Practical Completion, remove all plant/materials, leave site clean and ready for occupation (CDM 2015, Regulation 36).
2. COORDINATION AND SCHEDULING (CDM 2015 COMPLIANT): A. COORDINATION: Principal Contractor shall coordinate all trades, verify site conditions, and prevent spatial/scheduling conflicts. B. STAKEHOLDER COORDINATION: Coordinate with Subcontractors, suppliers, Statutory Undertakers, Building Safety Regulator (BSR) / Approved Inspector, Clerk of Works, Principal Designer, Contract Administrator, and Employer. C. FIELD VERIFICATION: No work starts until site dimensions (structure, retained services/furniture) obtained/verified for all Building Control applications, permits, and inspections (BSR/Approved Inspector). D. MINIMISING DISTURBANCE: Phase work to minimise disruption in occupied areas. Submit Construction Phase Plan (CPP) and Programme for approval. Provide dust/impact protection (e.g., polythene, Heras screens) between zones. E. UTILITY SHUTDOWNS: Notify Employer in writing 14 days prior. Written approval required before shutdown. F. SITE EXAMINATION: Thoroughly examine site conditions. No claims for errors/omissions in site verification.
3. COMPLIANCE, PERMITS AND INSPECTIONS (BUILDING SAFETY ACT 2022): A. COMPLIANCE: Comply with: * Building Regulations 2010 (as amended, inc. 2023 Part B, L, F) * British Standards (BS, BS EN) * Construction Products Regulation (UKCA/CE) * Water Supply (Water Fittings) Regulations 1999 * Gas Safety (Installation & Use) Regulations 1998 * Electricity at Work Regulations 1989 * OHSSE/BSRIA Codes of Practice Obtain/pay for all Building Control applications, permits, and inspections (BSR/Approved Inspector). B. CERTIFICATION: Provide: * Building Regulations Completion Certificate * Commissioning Certificates (BSRIA BG 8/2021) * Electrical Installation Certificate (BS 7671:2022) * Gas Safe Certificates * Final Inspection Sign-off Deliver to Employer at Practical Completion. C. CURRENT STANDARDS: Use latest editions of standards applicable in the Local Authority/BSR jurisdiction. D. PRECEDENCE: Contract Documents > Referenced Standards. Notify Contract Administrator immediately of conflicts. E. HEALTH, SAFETY & ENVIRONMENT: Comply with: * CDM 2015 (Principal Contractor duties) * Health and Safety at Work Act 1974 * COSHH 2002 * Environmental Permitting (England & Wales) Regulations 2016 * Site Waste Management Plans Regulations 2008 F. UTILITIES: Comply with DNO (electric), GDN0 (gas), and water supplier regulations.
4. DEFECTS LIABILITY PERIOD (JCT STANDARD): A. DEFECTS: Rectify defects in workshop/materials arising within 12 months of Practical Completion at no cost to the Employer. Includes commissioning issues. Notify Contract Administrator within 7 days of discovery. B. PRE-CONSTRUCTION INFORMATION (CDM 2015): * SUBMISSIONS: Submit electronic Technical Submissions (shop drawings, calculations, O&M data, BIM LOD 300+ if applicable) for Contract Administrator/Principal Designer approval before ordering/installation. Include: * Declarations of Performance (UKCA) * Fire performance data (BS EN 13501) * Efficiency data (ErP/Energy Labelling)
5. HEALTH AND SAFETY FILE & AS-BUILTS (CDM 2015): A. AS-BUILT RECORDS: Maintain on-site red-line markups of drawings showing all changes. Deliver digital + hard copy including: * Final 'As-Built' drawings (PDF & CAD) * Operation & Maintenance (O&M) Manuals * Commissioning records * Warranties/certifications * Asset Information (Uniclass 2015) Form Part G of the Health and Safety File to Employer at Practical Completion.

BRANCH CIRCUITRY AND FEEDER

CABLE TYPES ALL conductors: Copper to BS EN 13601:2024 (100% recycled content) Above ground: Twin & Earth (T&E) to BS 6004:2024 (Class Dca-s1b-d1 fire rating) Steel-Wire Armoured (SWA): Only for external feeds (BS 5467) Non-metallic sheathed cables prohibited (Reg 522.8.10)
CONDUIT REQUIREMENTS Location Permitted System Minimum Size Internal walls PVC-U conduit (BS EN 61386-21) 20mm (¾") Kitchens/bath Galvanised steel (BS 4588:2024) 25mm (1") External Heavy-wall galvanised steel 25mm (1") Underground PVC-U (BS EN 61386-24) 32mm (1¼")
CIRCUIT PROTECTION ALL final circuits: 30mA Type A RCD (Reg 411.3.3) Critical circuits (bedrooms, living rooms): AFDDs to BS EN 62606 (Reg 531.3.3) EV Chargers: Dedicated RCBO (40A min) + Type B RCD
INSTALLATION RULES Concealed wiring only in finished areas (No surface runs) Min. depths: Walls: ≥50mm from surface (Reg 522.6.204) Floors: Under screed/joists (No contact with insulation) Cable avoidance zones: ≥150mm around ceilings/corners (Reg 522.6.202)

ELECTRICAL CODE NOTES
UK ELECTRICAL REGULATIONS COMPLIANCE NOTES (BS 7671:2022 Amd 2, Building Regulations Part P, and British Standards) SOCKET-OUTLETS (RECEPTACLES): All new socket-outlets shall be shuttered type complying with BS 1363-2 (Regulation 553.1.7). ARC FAULT PROTECTION: Final circuits supplying 230V AC socket-outlets (≤ 32A) in habitable rooms (living rooms, bedrooms, dining rooms, studies, hallways, kitchens) shall be protected by: AFDDs (Arc Fault Detection Devices) to BS EN 62606 Installed per Regulation 531.3.3 for high-risk locations. EXTERIOR SOCKET-OUTLET ENCLOSURES: Outdoor socket-outlets shall be housed in IP66-rated enclosures complying with BS EN 60670-22. EXTERIOR SOCKET-OUTLETS: All outdoor socket-outlets shall be: Weatherproof (IP66) per BS EN 60529 Compliant with BS EN 60309-2 or BS 1363-2 with integral covers. RCD PROTECTION: Socket-outlets for: Laundry/utility rooms Fixed appliances (dishwashers, waste disposers) Shall be protected by 30mA Type A RCDs (Regulation 411.3.3). CUPBOARD LUMINAIRES: Luminaires in storage cupboards shall be: Totally enclosed (IP4X minimum) Installed with ≥ 500mm clearance from storage areas (Regulation 559.5.1). BATHROOM LUMINAIRES: Luminaires above baths/showers shall be: Rated for Zone 1/2 locations (IPX4 minimum) Compliant with Section 701.55.2. EARTHING ARRANGEMENT: The installation shall utilise a foundation earth electrode (concrete-encased) per Regulation 542.2.1.4, supplemented by: Main protective bonding to BS 951 Earth fault loop impedance compliant with Chapter 41. MANDATORY CERTIFICATION & VERIFICATION Initial Verification: Regulation 643.7 tests (insulation resistance, polarity, earth fault loop impedance). Certification: Provide Electrical Installation Certificate (EIC) per Part 6. Building Regulations: Part P Compliance Certificate for England/Wales.

MISCELLANEOUS ELECTRICAL

1. EARTHING & BONDING *(BS 7671:2022 Amd 2 Chapter 54, BS EN 62305-3:2024)* 1.1 Equipment Bonding Conductors: Size per Table 54.7 (e.g., 10mm² for ≤32A circuits) Comply with Regulation 411.3.1.2 (automatic disconnection) 1.2 Device Earthing: All accessories/switches to have CPC (Circuit Protective Conductor) Regulation 411.3.1.1 compliance for exposed-conductive-parts 1.3 Main Earthing: 16mm² minimum for TN-C-S systems (Regulation 542.3.1) Foundation electrode required per Regulation 542.2.1.4
2. FIRE PENETRATION SEALING *(Building Regs Part B 2023, BS EN 1366-4:2024, BS 7671:2022 Amd 2)* 2.1 Fire Compartment Seals: Use BS EN 1366-4 certified systems (EI 60/90/120 rating) Submit manufacturer's Third-Party Certification (UKCA/UKAS) 2.2 Temperature Transition Seals: Apply non-setting compound (BS EN 60423-1:2024) for: Cold storage penetrations Internal-external transitions Hygroscopic sealing putty for condensation control (e.g., Rutex CMS)
3. VERIFICATION & TESTING *(BS 7671:2022 Amd 2 Part 6, BS EN 60364-6:2024)* 3.1 Final Certification: Complete Schedule of Inspections (Reg 641.1) Pass mandatory tests: ≥100MΩ insulation resistance (Reg 643.3) RCD trip ≤25ms (Reg 643.8) Ze ≤0.350 for TN-C-S (Reg 643.7)
4. CONTAINMENT LABELING (BS 7671:514.9, BS 7110:2024, Building Safety Act 2022) 4.1 Feeder Identification: Laser-etched labels with: Source DB Load designation Fault current rating 15mm letter height (was 3/4") 4.2 Junction Box Marking: Machine-readable QR codes containing: Circuit origin (e.g., "DB3/C5") Installation date Test certificate reference

SPECIFICATIONS
G. FUSES & PROTECTIVE DEVICES *(BS 7671:2022 Amd 2:2023 BS 88-3:2024 BS EN IEC 60269-1:2024)* Install fuses with BS 88-3:2024 compliance (enhanced DC fault ratings for solar/wind systems). Labels must include: Arc flash hazard warning (ISO 3864-2 symbols) Carbon reduction data (per Building Regs Part Z consultation draft) H. ISOLATION & CIRCUIT PROTECTION *(BS EN IEC 60947-3:2024 BS EN 60618:2024 (DC systems))* Isolators: 1,500V DC rating required if PV/battery systems present Padlock hasps: Must accommodate BS EN 16777-2:2024 safety locks Interlocks: Dual mechanical/electronic where accessible to public Circuit Breakers: Minimum breaking capacity: 16kA (up from 10kA for commercial sites per Reg 434.5.1) Type F (Selective) breakers for critical circuits (hospitals/data centers) Enclosures: Location New Standard (2024) Outdoor IP66 + IK10 impact rating Kitchens Stainless 316L (BS EN 10088-3) EV Charger Zones IP67 + UV stability certification Lighting *(BS 7671:2022 Amd 2 §559 BS EN IEC 60598-1:2024 Part L 2023)* Recessed Fixtures: Fire rating: EI 60 minimum where penetrating ceilings (BS EN 1365-2:2024) Thermal management: Built-in temperature cut-offs (BS EN 62386-306) Lamps: Smart-ready drivers (BS EN IEC 62386-105:2024) Circular economy compliance: Lamps must be field-replaceable (Part L 2023) J. EQUIPMENT LOCATION (Building Safety Act 2022 Schedule 3) Fire compartment boundaries: No panels within 1.5m of compartment walls (BS 9999:2024) Detail twin coordinates required for high-risk buildings K. DEMOLITION (BS 6187:2024 CDM 2015 Reg 20 (2023 amendment)) Circuit Removal: Salvage audit: 95% non-ferrous metal recovery (EFA Waste Directive) Asbestos screening and removal before cutting old conduits Temporary supplies: Hydrocarbon-free Vegetable Oil (HVO) generators only (Net Zero compliance) Remote location monitoring (BS EN 50522:2024)

WIRE & CABLE

FEEDERS: Copper conductors only. Insulation: 90°C thermosetting (e.g., BS EN 50525-2-21 H07Z-R) or equivalent meeting BS 7671 Table 5.1. Minimum rating: 90°C. COLOUR CODE: All wiring: UK harmonised colours (BS 7671 Table 51 / Fig 51B): Single-Phase: Brown (L), Blue (N), Green/Yellow (CPC). Three-Phase: Brown (L1), Black (L2), Grey (L3), Blue (N), Green/Yellow (CPC). *Pre-2004 colours (e.g., Red/Black) prohibited.* CONDUCTORS: All conductors: Copper. Minimum size: 1.5 mm² (lighting circuits), 2.5 mm² (general socket/radial circuits). *(Note: 1.0 mm² permitted for lighting per BS 7671, but 1.5 mm² specified for robustness/voltage drop).*
CIRCUIT PROTECTIVE CONDUCTORS (CPC / EARTHING): All final circuits: Include separate CPC. Minimum size: 1.5 mm² (if mechanically protected) / 2.5 mm² (standard practice) for circuits ≤ 32A with 2.5 mm² phase conductors (per BS 7671 Table 54.7). CIRCUIT DISTRIBUTION & NEUTRAL SIZING: For IT equipment/circuits with high harmonic currents: Neutral conductor ≥ 200% capacity of phase conductors. (Oversizing required per BS 7671 Appendix 11 to mitigate harmonic overheating). VOLTAGE DROP MANAGEMENT: 230V circuits > 30 metres run length: Size conductors to ensure ≤ 3% drop (lighting) / ≤ 5% drop (other) (BS 7671 Appendix 4). Typically requires ≥ 4.0 mm² for longer runs/higher loads.

SPECIFICATIONS
A. TRUNKING, BOXES AND CONDUITS: 1. OUTDOOR WIRING METHODS – INSTALLATION TO BE IN ACCORDANCE WITH BS 7671 AND BS EN STANDARDS: a. Exposed installations: Use galvanised steel conduit to BS EN 61386. b. Concealed installations: Use heavy-gauge steel conduit in compliance with BS EN 61386. c. Underground installations: Use heavy-duty PVC-U ducting conforming to BS EN 61386-24 unless otherwise stated. d. Connection to vibrating equipment: Use liquid-tight flexible metallic conduit or steel-wire armoured flexible cable. e. Boxes and enclosures: Minimum IPX4 or IP65-rated enclosures for outdoor use. 2. INDOOR WIRING METHODS: a. Connection to vibrating equipment: Use flexible metallic conduit or SY cable. In wet/damp areas, use liquid-tight conduit or equivalent rated cabling. b. Damp or wet locations: Use galvanised steel conduit or SWA cable rated for the environment. c. Exposed locations: Use galvanised steel conduit or surface-mounted trunking systems. d. Concealed installations: Use steel conduit or LSZH (Low Smoke Zero Halogen) twin & earth cable in trunking or chased into walls. e. Boxes and enclosures: Use IP20-rated boxes for dry indoor locations, IP66 stainless steel or GRP for wet/damp areas. 3. All final circuits in finished areas shall be installed concealed wherever practical. 4. Minimum conduit/trunking size shall be 20 mm diameter (or equivalent cross-sectional area). 5. All conduit fittings shall be of metallic compression type, with nylon grommets or insulated bushings at entry points. 6. All wiring shall be installed neatly, clipped or supported as high as practical and routed parallel/perpendicular to walls or ceiling lines. 7. Exposed extra-low voltage wiring (e.g. data, fire, security) shall be installed within suitable trunking or conduit unless otherwise indicated. 8. Install 100 mm square boxes (minimum) with appropriate surface or flush front plates as required. 9. Where walls are to be dry-lined or faced, and existing accessories are retained, provide approved back box extensions or relocate to align with new surface finishes. B. CABLES AND CONDUCTORS 1. All fixed wiring shall be copper conductors, with LSZH insulation complying with BS EN 50525 or BS 6004. Minimum size: 1.5 mm² for lighting; 2.5 mm² for sockets. 2. All cable sizes and current ratings shall comply with BS 7671 and the IET On-Site Guide. 3. Armoured or flexible metallic cables shall include an internal green/yellow CPC (Circuit Protective Conductor) unless otherwise specified. 4. For radial or ring final circuits over 30 metres, increase conductor size to reduce voltage drop in accordance with BS 7671, typically to 4 mm². 5. WIRING ACCESSORIES AND COMMUNICATION OUTLETS 1. Verify exact location of all outlets, accessories and communication points with the Contract Administrator or Architect prior to installation. Minor relocations (within 15 mm) shall be made without additional cost to the Employer. 2. Accessory faceplates shall be selected for finish and colour by the Architect (e.g., stainless steel, white moulded, etc.). 3. Data and communications outlet locations to be confirmed with Architect. Structured cabling and telephone wiring by specialist installer (others). 4. All fixings and supports shall meet BS 7671 regulations and relevant building standards. Provide robust, non-corrosive support systems. D. ELECTRICAL IDENTIFICATION 1. All distribution boards, isolators, and major electrical equipment shall be fitted with engraved traffic/plate or equivalent labels, with minimum 25 mm high characters where visible to the public, 10 mm for plant room signage. 2. Label access panels and doors concealing electrical apparatus with appropriate safety identification signage in accordance with BS 7671 and Health & Safety regulations. E. EARTHING & BONDING 1. All installations shall be earthed and bonded to comply with BS 7671 (latest edition). Equipotential bonding shall be provided as required. 2. All final circuits shall include a CPC. All socket circuits shall include a minimum 2.5 mm² CPC for 2.5 mm² ring final circuits or 1.5 mm² CPC for 1.5 mm² radial circuits. 3. Where a separately derived system (e.g., transformer or generator) is installed, provide a TT, TN-S, or TN-C-S earthing arrangement in accordance with design and local authority approval. F. DISTRIBUTION BOARDS 1. "Space in a distribution board structure must provide for future circuit protection devices, neutral and earth bars, and proper labelling." 2. Final circuit outlet and earthing methods must match the design drawings. Any changes must be authorised by the project engineer. 3. Distribution board busbars shall be copper. All final circuit breakers shall be Type B or C MCBs or RCBs as appropriate. 4. Confirm characteristics of mould protection devices (curve types, trip ratings) with the mechanical services provider prior to ordering. 5. Surface-mounted boards shall be installed with Unistrut-type steel framing or equivalent to provide structural support and clearances from the wall. 6. For recessed boards, provide a 20 mm conduit stub for every 3 spare ways to allow future additions. 7. Distribution boards to be from reputable manufacturers such as Schneider (Acti9), Hager, Eaton, ABB, or equivalent with UKCA/CE marking. 8. Provide neatly typed and framed circuit schedules at each board showing clearly the load served by each circuit. All existing schedules impacted by new works shall be updated accordingly.

ABBREVIATIONS
A Ampere AFF Above Finished Floor AIC Amps Interrupting Capacity (Minimum) BCP Bonding Conductor Protective CB Circuit Breaker C Conduit CCT Circuit CPC Circuit Protective Conductor EC Empty Conduit (E) Existing to remain, continue in service FA Fire Alarm FLA Full Load Current (Amps) G Earth (Ground – UK uses "Earth") HP Horsepower Ics/IcuShort-Circuit Breaking Capacity (BS EN 60947-2) IP Ingress Protection Rating kVA Kilovolt-Amps kW Kilowatt L Live LSZH Low Smoke Zero Halogen LTG Lighting MCB Miniature Circuit Breaker MH Mounting Height MLO Main Lug Only (not common in UK – state "main terminals only") N Neutral (N) New Item NIC Not in Contract OEM Original Equipment Manufacturer OFCI Owner Furnished Contractor Installed P Pole (e.g., 1P, 3P) PNL Panel (Distribution Board / Consumer Unit) PH / Ø Phase (R) Remove existing and relocate (RE) Relocated equipment RECPT Receptacle (UK: Socket Outlet) RCD Residual Current Device SPD Surge Protective Device SWA Steel Wire Armoured Cable TBD To Be Determined UON Unless Otherwise Noted V Volt W Wire W/ With WP Weatherproof (IP rated) XFMRTransformer (X) Remove with all associated wiring

SYMBOLS/LEGENDS
WALL LIGHT 10W ADJUSTABLE FRAME RECESSED DOWLIGHT 40W 30W CEILING MOUNT SANDAL LIGHT 10W CEILING MOUNT SANDAL LIGHT 40W CEILING MOUNT SANDAL LIGHT IP RATED RECESSED DOWLIGHT 20W 3-GANG ROCKERY SWITCH 2-GANG ROCKERY SWITCH SINGLE GANG ROCKERY SWITCH SMOKE DETECTOR EXTRACT FAN 40W LINEAR LED STRIP

ENGINEER'S TEAM LTD Web site: www.engrteam.com Email: support@engrteam.com			
CLIENT:		MR AND MRS ANDERTON	
ADDRESS:		25 WILBURY AVENUE, HOVE, BN3 6HS	
CONFIDENTIALITY STATEMENT: ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE DESIGNER.			
NOTES: 1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL UNITS UNLESS STATED OTHERWISE. 2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS. 3. THE CONTRACTOR MUST CHECK ALL DIMENSION AT SITE BEFORE COMMENCING WORK. 4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.			
REFERENCE: 0146-ETE-110CS-GF-R-MEP-000, 0146-ETE-110CS-GF-DR-E-40802 (Rev00)			
REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA
PROJECT: 25 WILBURY AVENUE			
TITLE: GENERAL NOTE FOR ELECTRICAL PLAN			
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:	1:100
DATE : September 14, 2026			
DRAWING NO. E - 0		REV. 6	



ENGINEER'S TEAM LTD

Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS: 25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL
UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ALL RELEVANT DESIGNER,
ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY ADJACENT
STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-R-MEP-001,
0146-ETE-110CS-GF-DR-E-40802 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE

TITLE: **PROPOSED ELECTRICAL
LAYOUT PLAN**

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		1:100

DATE : September 14, 2026

DRAWING NO.	REV.
E - 1	6

Electrical Layout Plan

Scope & Compliance

This Electrical Layout Plan has been prepared for 110 Cannon Street, London, EC4N 6EU, United Kingdom. The design and documentation of all electrical distribution systems, circuits, protective devices, earthing and bonding arrangements, panelboards, cabling, lighting, power outlets, and associated components are provided in accordance with all applicable updated codes, statutory rules, guidelines, and product approval requirements enforced by the relevant UK regulatory authorities and the Authority Having Jurisdiction (AHJ) in London.

Governing Codes & Standards

All electrical design, installation, verification, and safety requirements referenced in this plan are based on the following current UK standards and regulatory frameworks:

- British Standard BS 7671:2018 + Amendment 3 (18th Edition) — "Requirements for Electrical Installations (IET Wiring Regulations)" — the national standard governing the design, installation, inspection, testing and maintenance of electrical installations in the UK, covering circuits up to and including 1000 V AC and 1500 V DC across domestic, commercial, and industrial premises. The current consolidated edition and its latest amendments form the basis of design criteria, protective measures, and safety compliance.
- Electricity at Work Regulations 1989 — requiring that all electrical systems are designed and maintained to prevent danger and risk of injury or fire. Compliance with BS 7671 is recognised as demonstrating adherence to these statutory safety obligations.
- UK Building Regulations (including Part P where applicable) — binding requirements that electrical installations in buildings must meet minimum safety standards, and for certain work may require notification or approval from Building Control or a Competent Person Scheme.
- Statutory and Local Authority Requirements — including any London-specific electrical safety ordinances, inspection and certification regimes, and coordination with utility supply standards for connection and metering interfaces.

Product & Equipment Approval — "110 Cannon Street, London, EC4N 6EU, United Kingdom" Product Approval Codes:

- All electrical materials, devices, components, and equipment indicated on this plan—including cables, conduits, consumer units, switchgear, protective devices (MCBs, RCDs, AFDDs), socket outlets, lighting fixtures, earthing systems, and control devices—shall be third-party listed, certified, or approved for UK use with appropriate marking (e.g., UKCA or CE where accepted under transitional arrangements).
- Products shall comply with relevant British Standards, harmonised European standards, or recognised international standards applicable for the intended application, environment and voltage rating.
- Manufacturer technical data sheets, certification, performance ratings and installation instructions for major electrical components shall be submitted for review and approval prior to procurement and installation.
- Any proposed substitution of materials or equipment not explicitly specified on this plan shall be submitted in writing for review and written approval by the design professional and the AHJ prior to implementation.
- Products not meeting the mandated approval criteria shall not be installed; the AHJ reserves the right to reject any equipment or assembly that does not conform to the applicable regulatory framework.

Permitting, Inspection & Certification

- All electrical works shall be carried out under a valid electrical installation notification or permit, as required by the relevant Building Regulations, Competent Persons Scheme, or local authority inspection regime.
- Staged inspections (e.g., initial, intermediate/rough-in, and final testing) shall be arranged with the AHJ or approved scheme body. Certification documents, including Electrical Installation Certificates and schedules of test results, shall be completed in accordance with BS 7671 model forms or equivalent approved formats.
- Only qualified and competent persons (registered electricians and installers recognised under the applicable UK schemes) shall perform electrical installation, testing and certification tasks.

Design & Installation Criteria / Field Coordination

- The electrical system has been designed with correct conductor sizing, breaker coordination, earth fault loop impedance values, voltage drop limits, segregation of circuits, protective device selection, and compliance with BS 7671's requirements for safety, performance and durability.
- Earthing and bonding arrangements, protective conductor sizes and installation practices are designed to mitigate shock and fire hazards, in accordance with BS 7671 protective provisions and relevant statutory requirements.
- Special locations (e.g., wet areas, external circuits, EV charging points) are provided with additional protection measures as required by BS 7671 and recognised best practice guidance.
- Product placement, access for maintenance, clearances around switchgear, and coordination with other building services (mechanical, plumbing, fire protection, telecommunications) shall be verified on site by the installing contractor.

Testing, Commissioning & Documentation

- Prior to energisation, all circuits shall be tested (continuity, insulation resistance, polarity, loop impedance, RCD operation, functional checks) in accordance with BS 7671 requirements and recorded on appropriate test schedules.
- Any deviations discovered during testing shall be rectified and re-tested before final certification.
- Final documentation—including as-built drawings, test results, installation certificates, and product submittals—shall be compiled and provided to the owner and AHJ as part of the project completion package.

Deviations, Clarifications & Field Changes

- Any proposed deviation from this approved layout plan or from the referenced codes and standards shall be documented and submitted in writing for review and written approval from both the design professional and the AHJ before any modification is carried out in the field.

Contractor Responsibility & Limitation of Design Liability

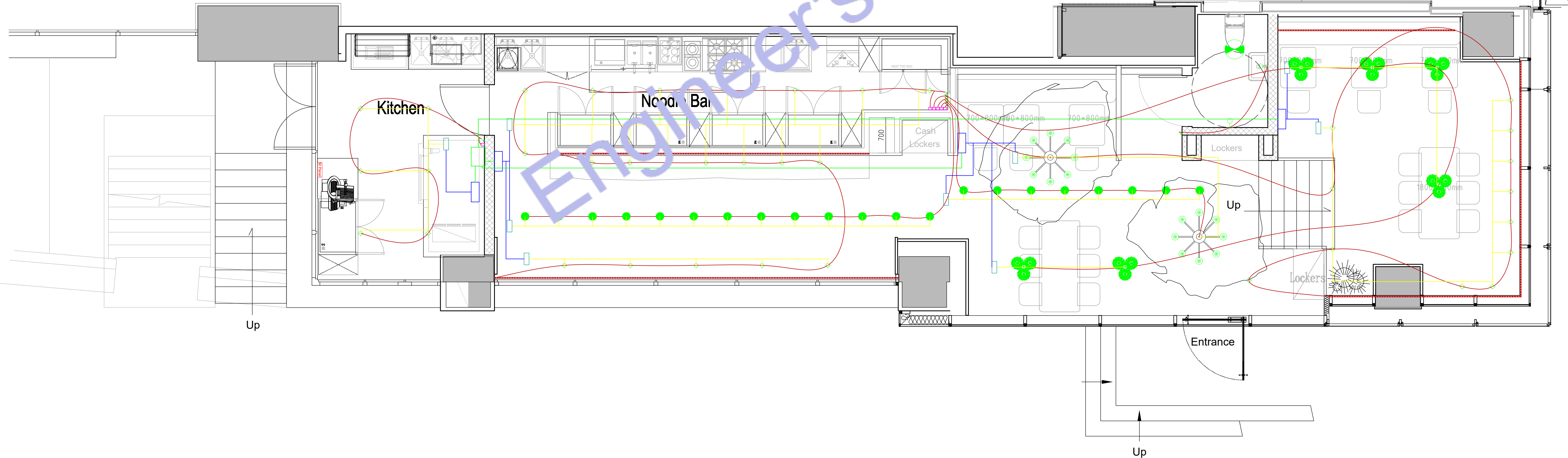
- This Electrical Layout Plan and accompanying notes constitute design and permit documentation only; the contractor is responsible for ensuring that all electrical installations, field conditions, means and methods, safety practices, and coordination with other trades meet the requirements of applicable codes, regulations and manufacturer instructions. The design professional's liability is limited to the design scope; final compliance is subject to inspection, certification and acceptance by the AHJ.

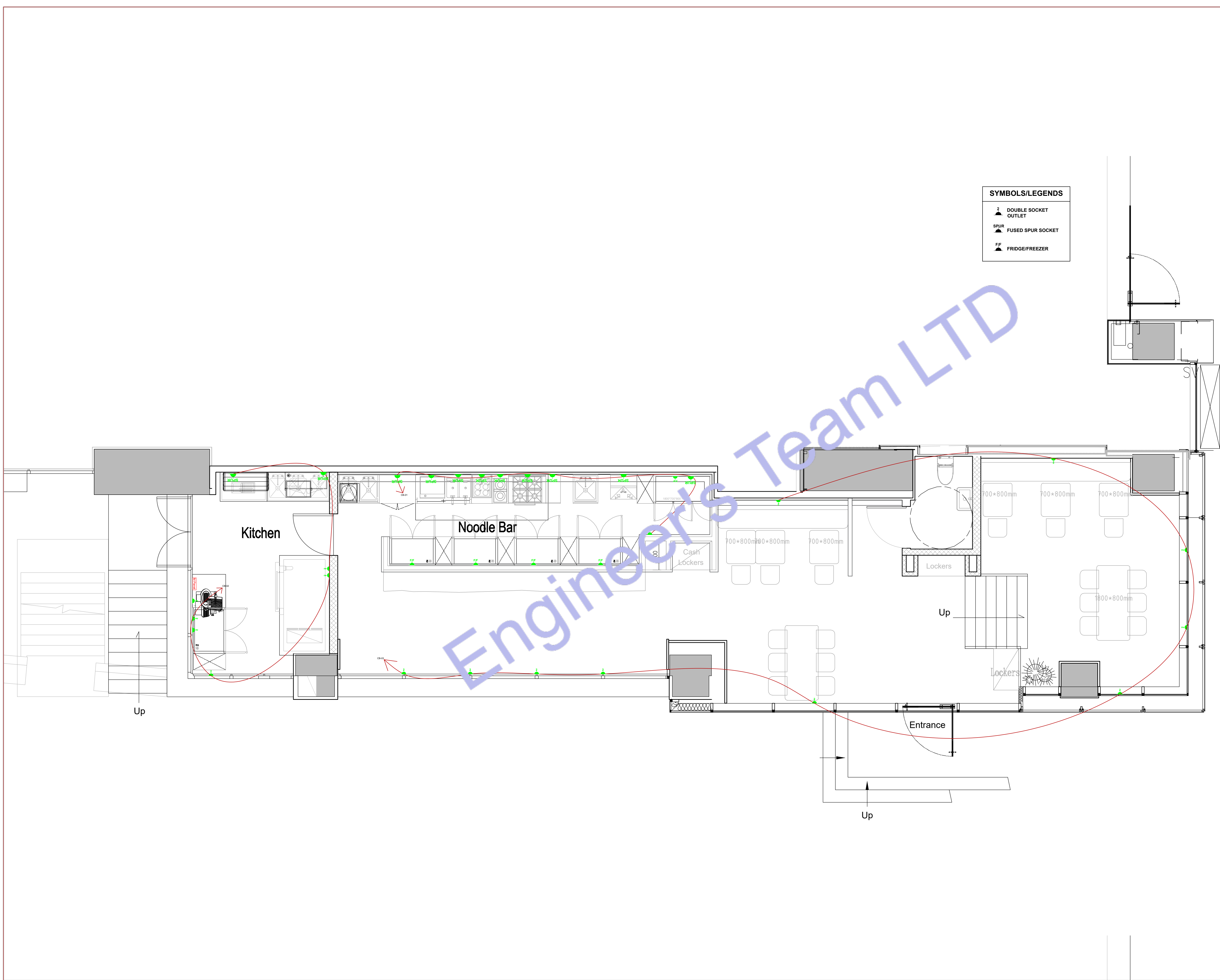
RCP's Legend

WALL LIGHT 10W	3-GANG ROCKERY SWITCH
ADJUSTABLE FRAME RECESSED DOWNLIGHT 10W	2-GANG ROCKERY SWITCH
30W CEILING MOUNT SANDAL LIGHT	SINGLE GANG ROCKERY SWITCH
10W CEILING MOUNT SANDAL LIGHT	SMOKE DETECTOR
40W CEILING MOUNT FLOWER SANDAL LIGHT	EXTRACT FAN 40W
IP RATED RECESSED DOWNLIGHT 20W	LINEAR LED STRIP
CCTV CONTROL PANEL	AV BOX
FIRE PROTECTION CONTROL PANEL	ELECTRICAL WIRE
MAIN PANEL	10W SPOT LIGHT
IA PCD SUPERVISOR	PCD1 PLANT CONTROLLER
SBC CONTROLLER	MODBUS

Important Note:

- The consumer unit is currently located where there used to be a leak. It is now being proposed to move to another wall on the side.





SYMBOLS/LEGENDS

DOUBLE SOCKET
OUTLET

SPUR FUSED SPUR SOCKET

FIF FRIDGE/FREEZER



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS:
25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL
UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ALL RELEVANT DESIGNER,
ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY ADJACENT
STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-R-MEP-002,
0146-ETE-110CS-GF-DR-E-40802 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE

TITLE: **PROPOSED POWER
LAYOUT PLAN**

PROJ. NO. PROJ. ENGR. SCALE @ 24X36:
1:100

DATE :
September 14, 2026

DRAWING NO. REV.
E - 2 6

MAIN PANEL																			
Panel Location-																			
Voltage (Phase-Ground/Phase-Phase)		230	400	Source of Supply-From Service Disconnect/Meter															
Phase-		1		Wire-		3													
Rated Amps-		125		AIC-		10k													
MCCB		125 Amps MCCB		Mounting-		Wall Surface													
Circuit	Description	New/ Existing	Load Type	Breaker Size	Poles	Wire Size	A	B	C	Wire Size	Poles	Breaker Size	Load Type	New/ Existing	Description	Circuit			
1	All Loads	N	SPD	125	3	50	20945	20945			50	3	125	RCD	N	All Loads	2		
3						50			36181	36181								50	4
5						50					25855						25855	50	6
7	LIGHTNING LOADS	N	MCB, Type-B	10	1	1.5	830	5167			6	3	25	MCB, Type-B	N	HVAC VRF	8		
9	GLASS WASHER	N	MCB, Type-B	20	1	2.5			2500	5167	6						10		
11	STABLETOP DOUBLE TANK FRYER	N	MCB, Type-B	25	1	2.5					5000						5167	6	12
13	DOUBLE HEAD INDUCTION CLAYPOT STOVE	N	MCB, Type-B	20	3	2.5	2335	3335			2.5	3	20	MCB, Type-B	N	FOUR BURNER COOKING RANGE WITH OVEN	14		
15						2.5			2335	3335								2.5	16
17						2.5					2335						3335	2.5	18
19	TABLE TOP ELECTRIC GRIDDLE	N	MCB, Type-B	20	3	2.5	2000	2000			2.5	3	20	MCB, Type-B	N	SIX-BASKET FL FCTRIC NOODEF COOKER	20		
21						2.5			2000	2000								2.5	22
23						2.5					2000						2000	2.5	24
25	WATER HEATER	N	MCB, Type-B	20	3	2.5	2000	300			2.5	1	20	MCB, Type-B	N	SUCER	26		
27						2.5			2000	1000			2.5	1	20	MCB, Type-B	N	REFRIGERATOR 2	28
29						2.5					2000	1000	2.5	1	20	MCB, Type-B	N	REFRIGERATOR 4	30
31	REFRIGERATOR 1	N	MCB, Type-B	20	1	2.5	1000	1000			2.5	1	20	MCB, Type-B	N	REFRIGERATOR 6	32		
33	REFRIGERATOR 3	N	MCB, Type-B	20	1	2.5			1000	750	2.5	1	20	MCB, Type-B	N	CB-01	34		
35	REFRIGERATOR 5	N	MCB, Type-B	20	1	2.5					1000	750	2.5	1	20	MCB, Type-B	N	CB-02	36
37	HOOD EXHAUST	N	MCB, Type-B	20	4	2.5	68	442			2.5	1	20	MCB, Type-B	N	HVAC MVHR	38		
39						2.5			68	26			2.5	1	20	MCB, Type-B	N	FRONT DINING AREA EXTRACTOR FAN	40
41						2.5					68	1200	2.5	1	20	MCB, Type-B	N	CB-03	42
43						2.5	68	400					2.5	1	20	MCB, Type-B	N	EXTRACT FANS, ALL LV SYSTEMS	44
45	CASSETTE INDOOR UNIT-1	N	MCB, Type-B	35	1	6			7000	7000	6	1	35	MCB, Type-B	N	CASSETTE INDOOR UNIT-2	46		
							B		C		Total								
Connected Load (W)							20945		36181		25855		82981						
Connected Amps							119.78												
Main Type and Amps Rating							125 Amps MCCB												
Demand Load Calculation																			
Load Classification		Connected Load	Demand Factor	Estimated Demand															
Lighting - Commercial Unit		830	125%	1037.5															
Water Heater - Commercial Unit		6000	100%	6000															
Receptacle		46250	65%	30062.5															
Cooling		15501	100%	15501															
Pump		0	125%	0															
Other		0	100%	0															
Demand Load		68581		52601															
Demand Amps				76.23333333															

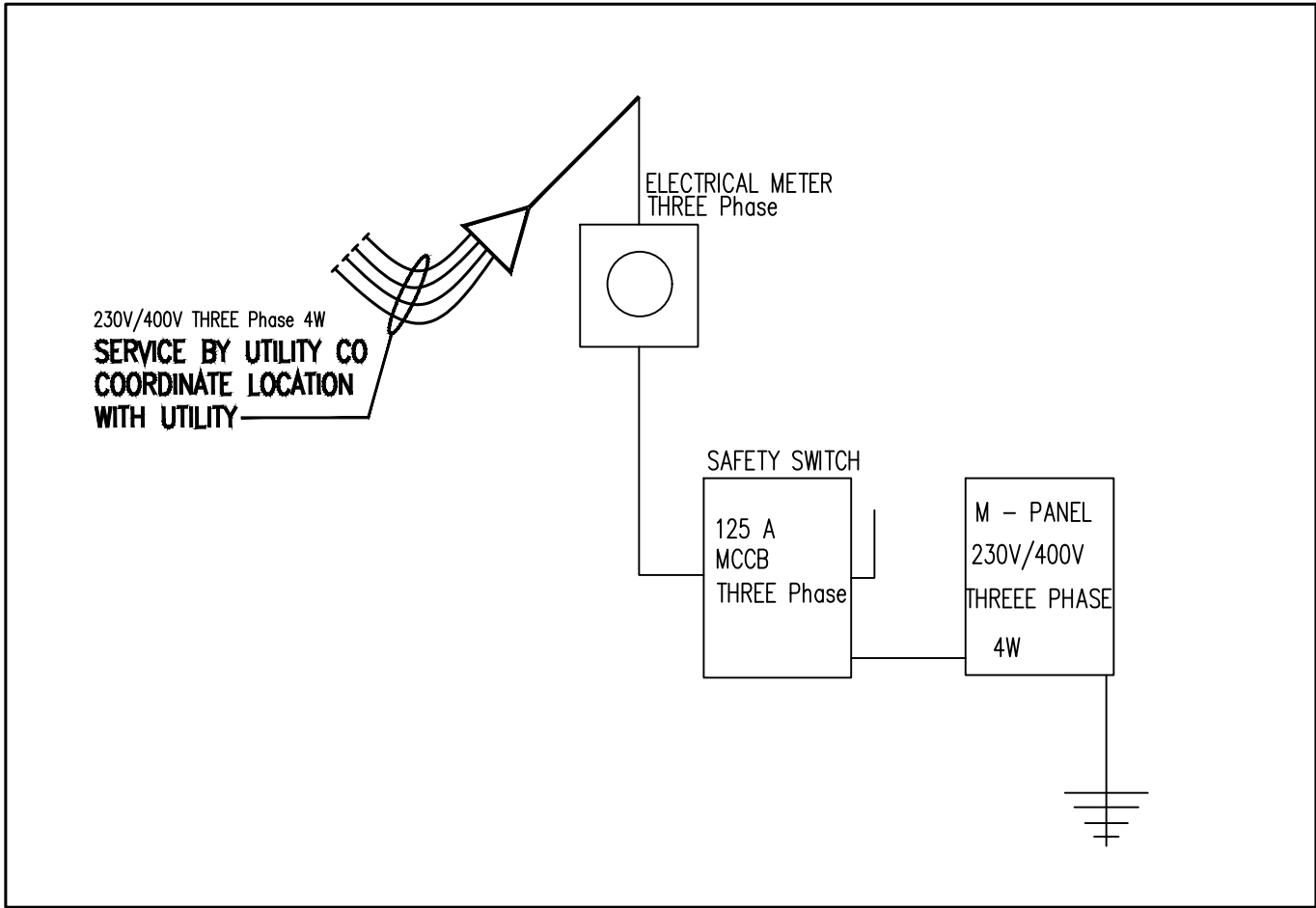
230V/400V THREE Phase 4W
SERVICE BY UTILITY CO
COORDINATE LOCATION
WITH UTILITY

ELECTRICAL METER
THREE Phase

SAFETY SWITCH

125 A
MCCB
THREE Phase

M - PANEL
230V/400V
THREE PHASE
4W





ENGINEER'S TEAM LTD
Web site: www.egrteam.com
Email: support@egrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS: 25 WILBURY AVENUE, HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL DIMENSION AT SITE BEFORE COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-R-MEP-003,
0146-ETE-110CS-GF-DR-E-40802 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

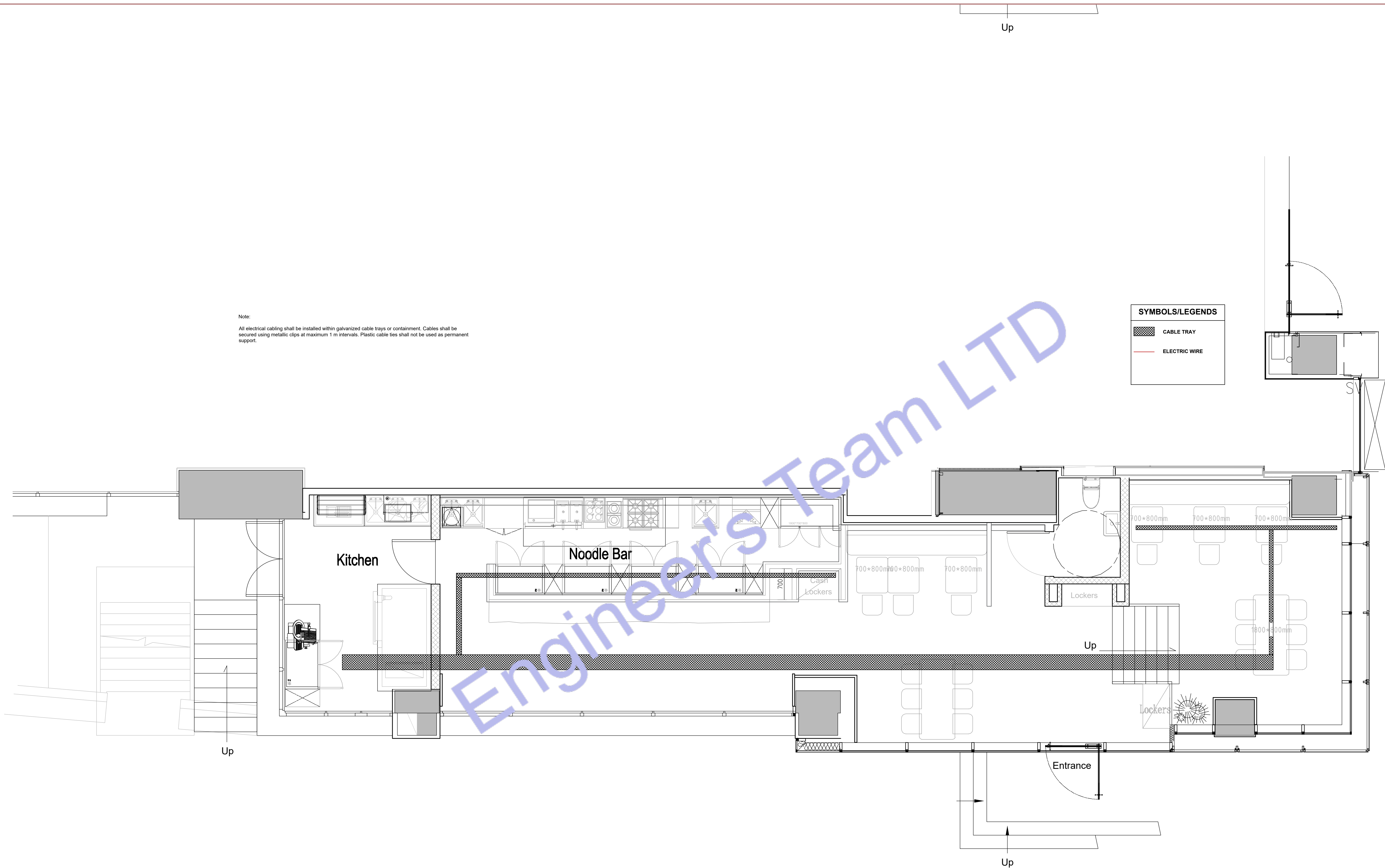
PROJECT: 25 WILBURY AVENUE

TITLE: **ELECTRICAL SCHEDULE**

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
-----------	-------------	--------------------------------

DATE : September 14, 2026

DRAWING NO. E - 3	REV. 6
-----------------------------	------------------



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS:
25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL
UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ALL RELEVANT DESIGNER,
ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY ADJACENT
STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-R-MEP-003,
0146-ETE-110CS-GF-DR-E-40802 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE

TITLE: **ELECTRICAL CABLE TRAY PLAN**

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
-----------	-------------	--------------------------------

DATE : September 14, 2026

DRAWING NO. E - 4	REV. 6
-----------------------------	------------------

GENERAL NOTES:

- I. A LISTED INTERSYSTEM BONDING TERMINATION PROVIDING THE REQUIRED NUMBER OF TERMINALS (MINIMUM OF THREE) FOR CONNECTING OTHER BUILDING SYSTEMS TO THE GROUNDING SYSTEM OF THE ELECTRICAL POWER SUPPLY (NEC250.44).

KEY NOTES: (7)(8)

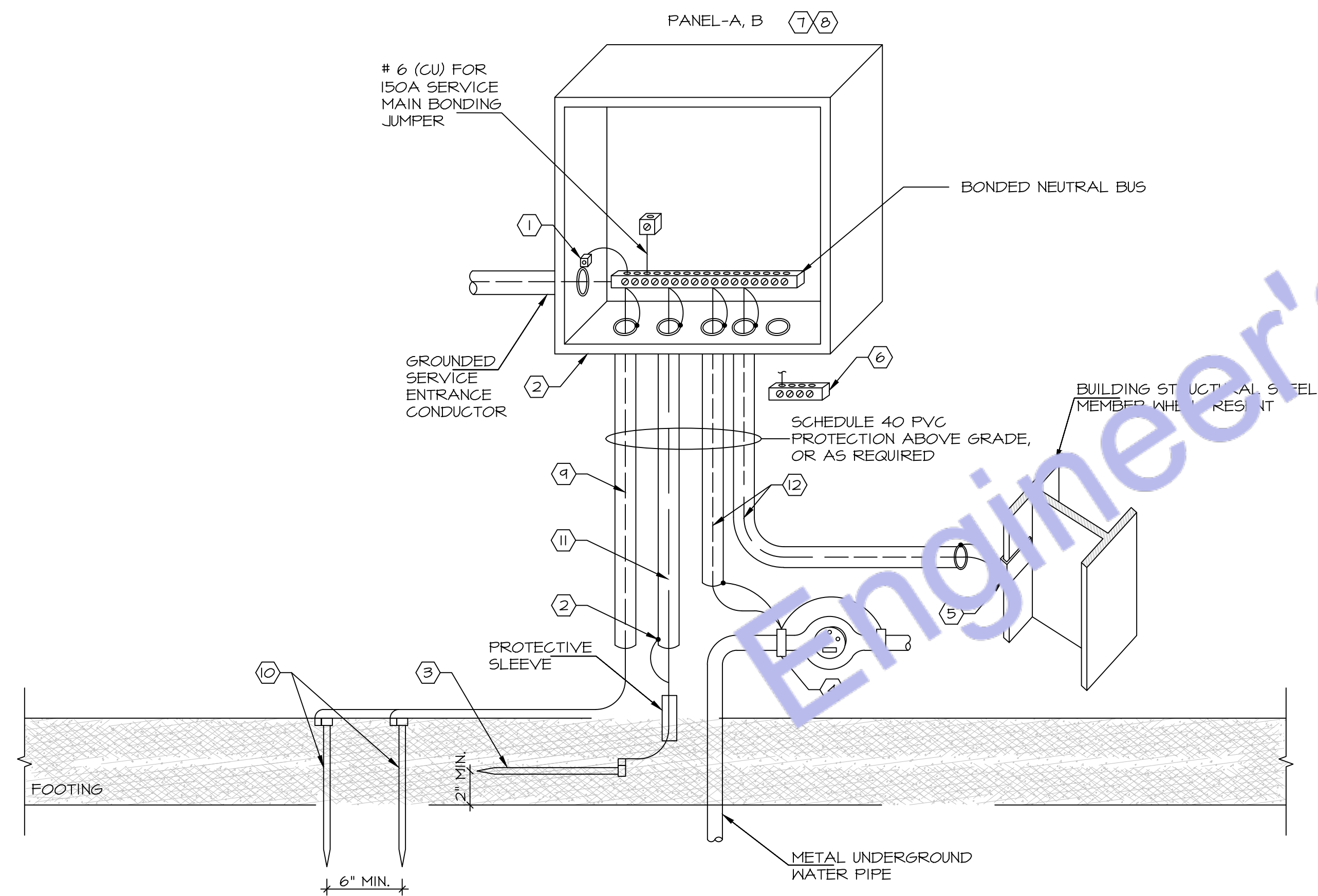
1. ALL METAL CONDUITS ENCLOSING ANY SERVICE SHALL BE FITTED WITH A "BONDING BUSHING".
2. ALL METAL CONDUITS ENCLOSING ANY GROUNDING ELECTRODE CONDUCTOR SHALL BE FITTED WITH A "BONDING BUSHING" AT EACH END.
3. PROVIDE GROUNDING ELECTRODE PER NEC. ELECTRODE SHALL BE IN THE FORM OF A 20'-0" x 1/2" COPPER CLAD GROUND ROD LAID AT LEAST 2" OFF THE BOTTOM OF A CONCRETE FOOTING. SECURE THE GROUND ROD TO THE REBAR WITH STEEL TIE WRAPS. IF THE REBAR BEING USED IN THE FOOTING IS SMALLER THAN 1/2" (#4), THEN USE 20' OF BARE

- SOLID #4 COPPER WIRE IN PLACE OF THE GROUND ROD. IN REMODEL PROJECTS THAT WILL NOT HAVE NEW FOOTINGS INSTALLED, THIS SUPPLEMENTAL ELECTRODE SHALL BE PER NOTE #4 BELOW OR OTHER ELECTRODE PER NEC 250.52.
4. FOR CONNECTION TO COLD WATER MAIN, CONNECT WITHIN 5 FT. OF CONTACT OF EARTH.
5. IF STRUCTURAL STEEL MEMBER OR REBARS ARE AVAILABLE, BOND IT TO THE SERVICE USING A UL LISTED IRREVERSIBLE CLAMP OR WELDING LUG.
6. PROVIDE A INTERSYSTEM BONDING TERMINATION PER NEC 250.94.

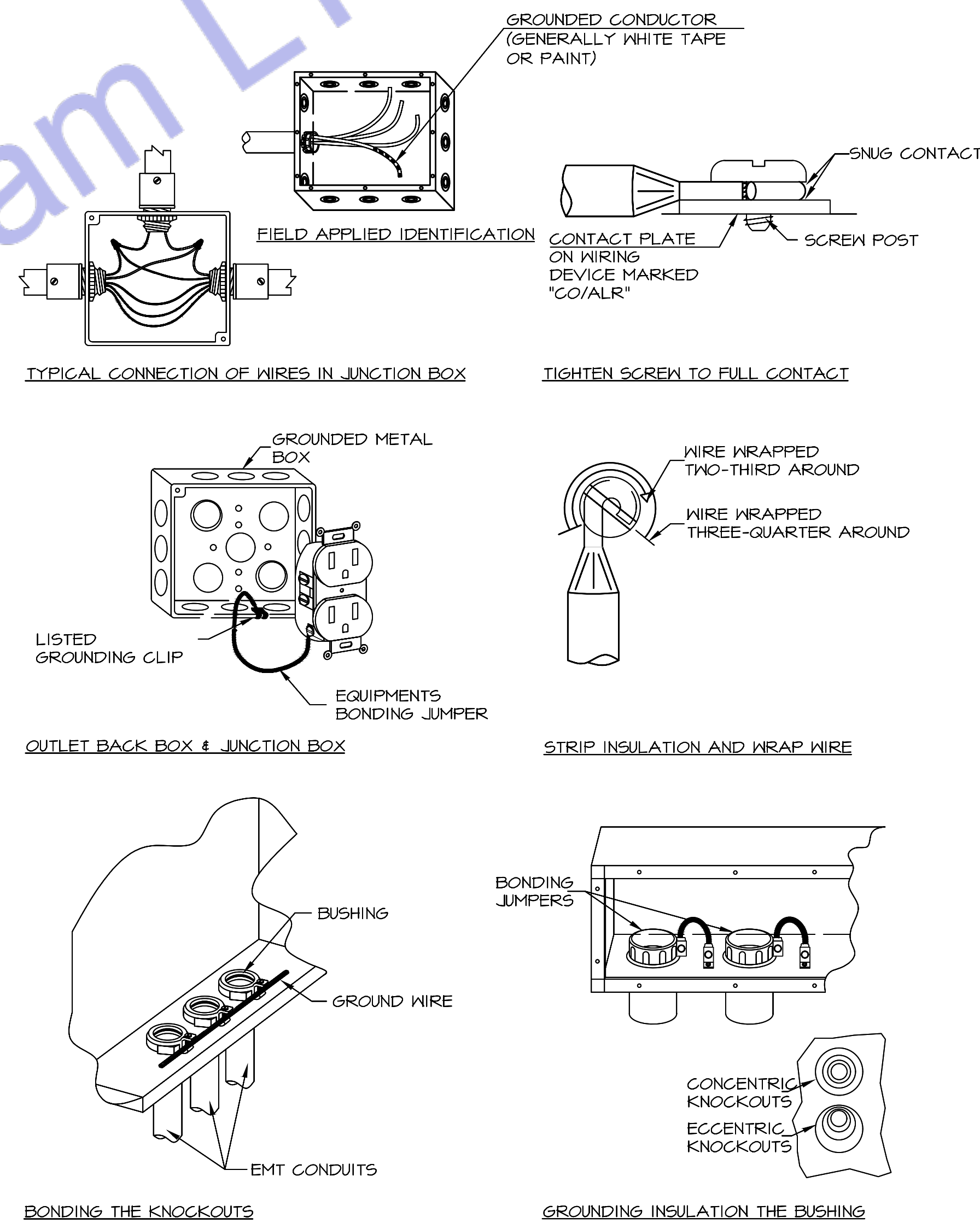
- INTERSYSTEM BONDING TERMINATION SHALL:
- 6.1. BE ACCESSIBLE FOR CONNECTION AND INSPECTION.
- 6.2. CONSIST OF A SET OF TERMINALS (LISTED AS GROUNDING AND BONDING EQUIPMENT) WITH THE CAPACITY OF NOT LESS THAN THREE INTERSYSTEM BONDING CONDUCTORS.
- 6.3. BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO SERVICE EQUIPMENT, METER ENCLOSURE, OR EXPOSED NON METALLIC SERVICE RACEWAY, OR BE MOUNTED ON ONE OF THESE ENCLOSURES AND BE CONNECTED TO THE ENCLOSURE OR GROUNDING

- ELECTRODE CONDUCTOR WITH A MINIMUM #6 CU CONDUCTOR.
- 6.4. BE SECURELY MOUNTED TO THE BUILDING'S DISCONNECTING MEANS, OR BE MOUNTED AT THE DISCONNECTING MEANS AND BE CONNECTED TO THE METALLIC ENCLOSURE OR GROUNDING ELECTRODE CONDUCTOR WITH A MINIMUM #6 CU CONDUCTOR.
7. ALL BRANCH CIRCUIT AND FEEDER CONDUITS ARE TO HAVE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR REGARDLESS OF THE CONDUIT MATERIAL.
8. WHEN THE SERVICE CONSISTS OF MULTIPLE DISCONNECTING MEANS IN SEPARATE ENCLOSURES, CONNECT A TAP

- CONDUCTOR FROM THE MAIN GROUNDING ELECTRODE CONDUCTOR TO EACH DISCONNECTING MEANS. SIZE THIS TAP BASED ON THE LARGEST SERVICE CONDUCTOR IN THAT SERVICE DISCONNECT ENCLOSURE.
9. #6 COPPER GROUNDING ELECTRODE CONDUCTOR.
10. INSTALL #6 CU TO TWO 5/8"x 8' MIN. GROUND RODS AS SHOWN.
11. #4 COPPER GROUNDING ELECTRODE CONDUCTOR.
12. COPPER GROUNDING ELECTRODE CONDUCTOR. PROVIDE #6 COPPER.



1 GROUNDING ELECTRODE SYSTEM DIAGRAM
SCALE: NOT TO SCALE



2 BONDING DETAILS
SCALE: NOT TO SCALE



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

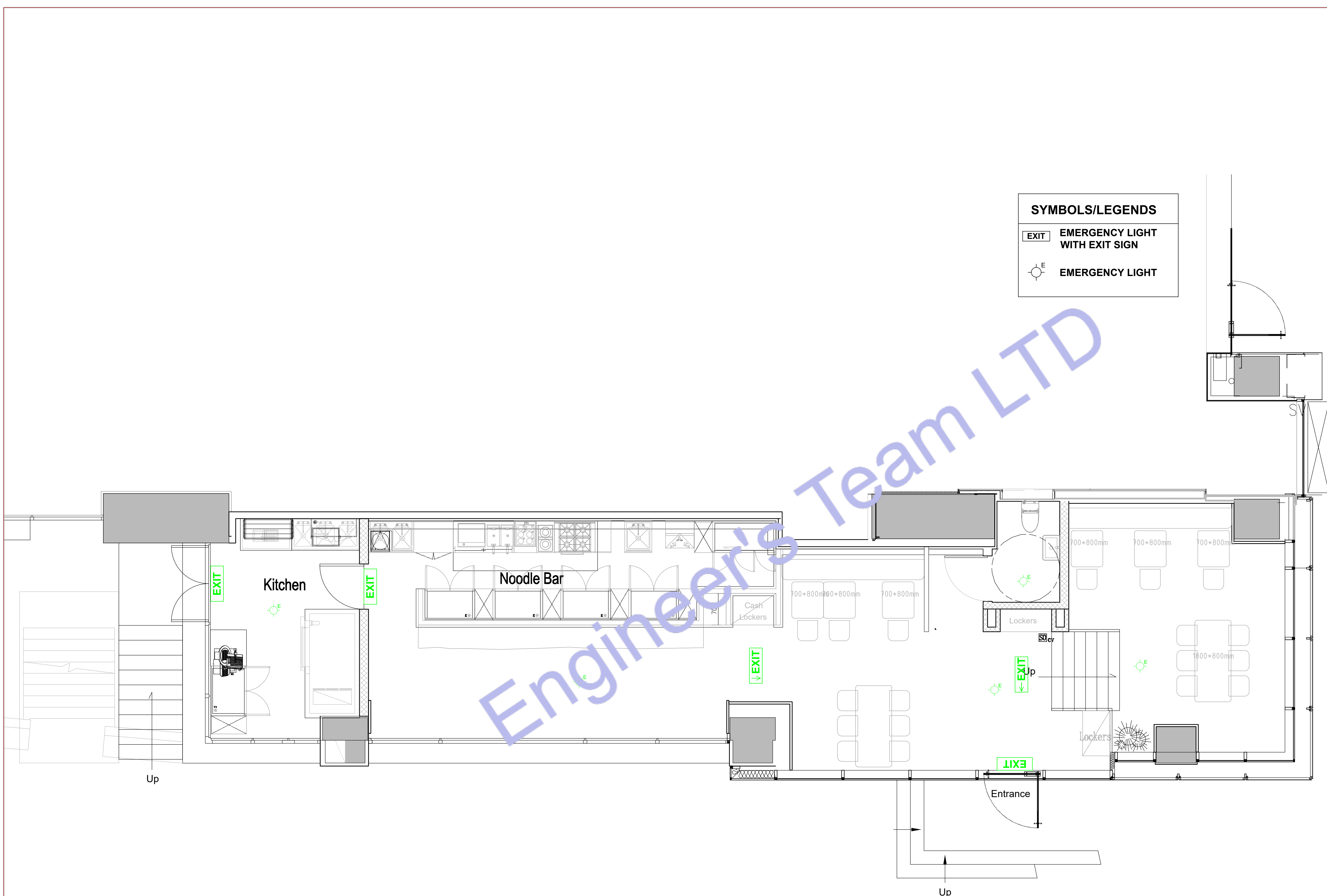
ADDRESS: 25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL DIMENSION AT SITE BEFORE COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE		
TITLE: ELECTRICAL INSTALLATION		
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
DATE : September 14, 2026		
DRAWING NO. E - 5	REV. 6	



SYMBOLS/LEGENDS

EXIT

EMERGENCY LIGHT WITH EXIT SIGN

⊙^E

EMERGENCY LIGHT



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS:
25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL
UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ALL RELEVANT DESIGNER,
ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY ADJACENT
STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-R-MEP-001,
0146-ETE-110CS-GF-DR-E-40802 (Rev00)

REV. NO	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

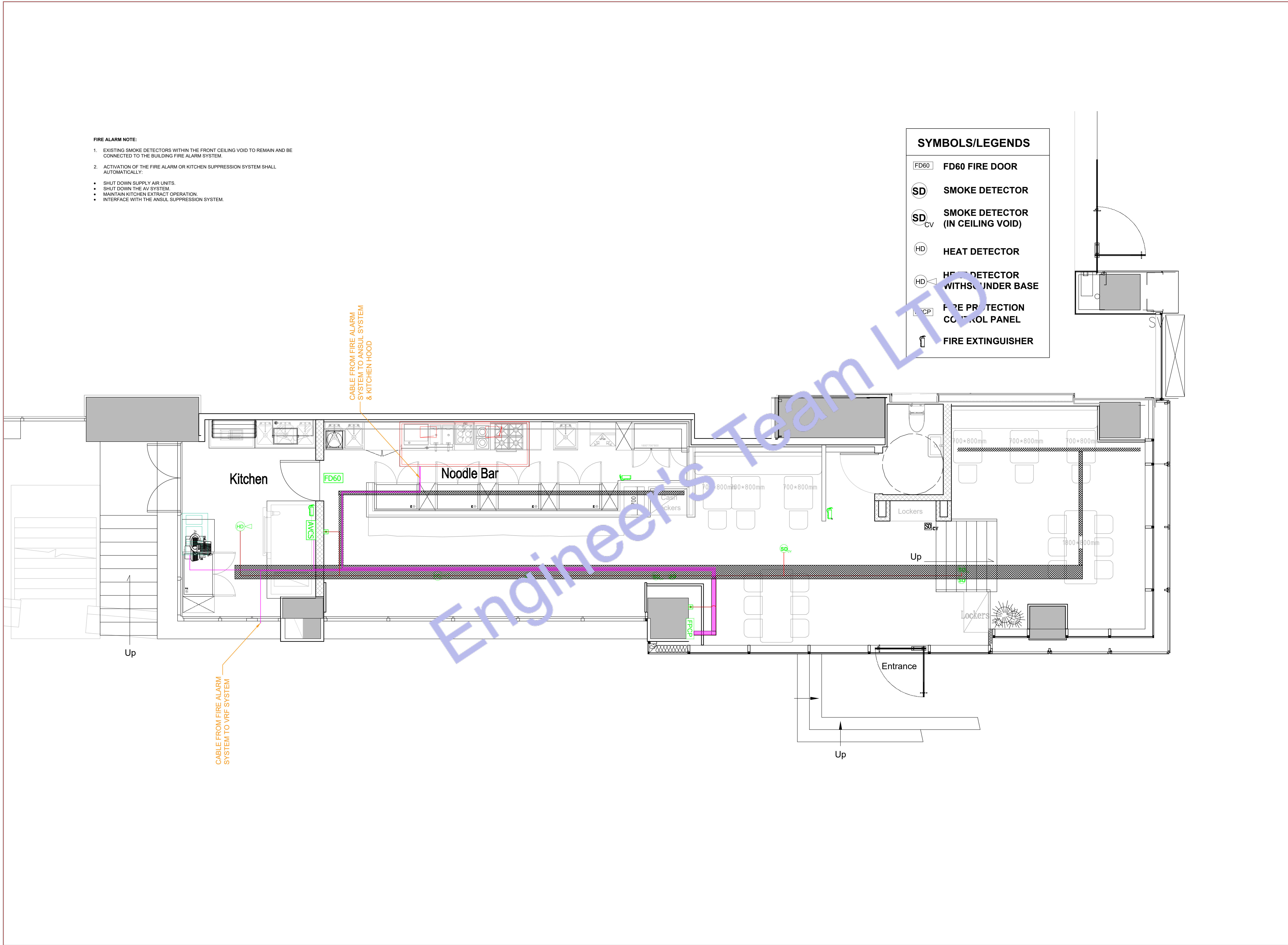
PROJECT: 25 WILBURY AVENUE

TITLE: PROPOSED EMERGENCY LIGHTING LAYOUT PLAN

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
-----------	-------------	-------------------------

DATE : September 14, 2026

DRAWING NO. L S - 1	REV. 6
------------------------	-----------



FIRE ALARM NOTE:

- EXISTING SMOKE DETECTORS WITHIN THE FRONT CEILING VOID TO REMAIN AND BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM.
- ACTIVATION OF THE FIRE ALARM OR KITCHEN SUPPRESSION SYSTEM SHALL AUTOMATICALLY:
 - SHUT DOWN SUPPLY AIR UNITS.
 - SHUT DOWN THE AV SYSTEM.
 - MAINTAIN KITCHEN EXTRACT OPERATION.
 - INTERFACE WITH THE ANSUL SUPPRESSION SYSTEM.

SYMBOLS/LEGENDS

- FD60 FD60 FIRE DOOR
- SD SMOKE DETECTOR
- SD_{CV} SMOKE DETECTOR (IN CEILING VOID)
- HD HEAT DETECTOR
- HD WITH SOUNDER BASE HEAT DETECTOR WITH SOUNDER BASE
- FPCP FIRE PROTECTION CONTROL PANEL
- FIRE EXTINGUISHER



ENGINEER'S TEAM LTD

Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS:
25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:

ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:

- ALL DIMENSIONS HEREIN ARE IN IMPERIAL UNITS UNLESS STATED OTHERWISE.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR MUST CHECK ALL DIMENSION AT SITE BEFORE COMMENCING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

REFERENCE:
0146-ETE-110CS-GF-DR-E-40801 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

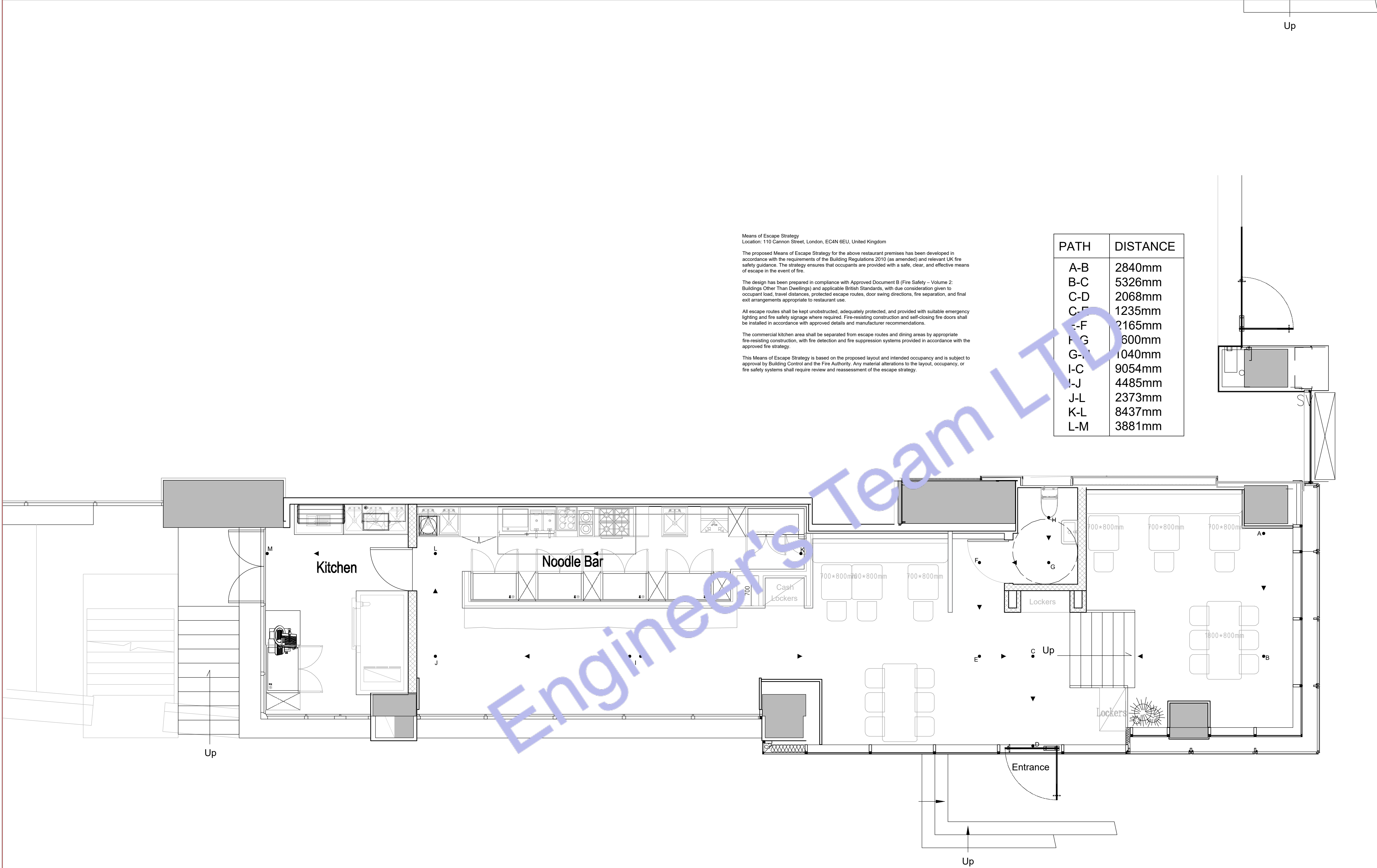
PROJECT:
25 WILBURY AVENUE

TITLE:
**PROPOSED FIRE ALARM
SYSTEM LAYOUT PLAN**

PROJ. NO. PROJ. ENGR. SCALE @ 24X36:
1:100

DATE :
September 14, 2026

DRAWING NO. REV.
L 5 - 2 6



Means of Escape Strategy
Location: 110 Cannon Street, London, EC4N 6EU, United Kingdom

The proposed Means of Escape Strategy for the above restaurant premises has been developed in accordance with the requirements of the Building Regulations 2010 (as amended) and relevant UK fire safety guidance. The strategy ensures that occupants are provided with a safe, clear, and effective means of escape in the event of fire.

The design has been prepared in compliance with Approved Document B (Fire Safety – Volume 2: Buildings Other Than Dwellings) and applicable British Standards, with due consideration given to occupant load, travel distances, protected escape routes, door swing directions, fire separation, and final exit arrangements appropriate to restaurant use.

All escape routes shall be kept unobstructed, adequately protected, and provided with suitable emergency lighting and fire safety signage where required. Fire-resisting construction and self-closing fire doors shall be installed in accordance with approved details and manufacturer recommendations.

The commercial kitchen area shall be separated from escape routes and dining areas by appropriate fire-resisting construction, with fire detection and fire suppression systems provided in accordance with the approved fire strategy.

This Means of Escape Strategy is based on the proposed layout and intended occupancy and is subject to approval by Building Control and the Fire Authority. Any material alterations to the layout, occupancy, or fire safety systems shall require review and reassessment of the escape strategy.

PATH	DISTANCE
A-B	2840mm
B-C	5326mm
C-D	2068mm
C-E	1235mm
E-F	2165mm
F-G	600mm
G-H	1040mm
I-C	9054mm
I-J	4485mm
J-L	2373mm
K-L	8437mm
L-M	3881mm



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS: 25 WILBURY AVENUE, HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGNER, ENGINEER OR SPECIALIST DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL DIMENSION AT SITE BEFORE COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

REFERENCE: 0146-ETE-110CS-GF-DR-E-40801 (Rev00)

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE

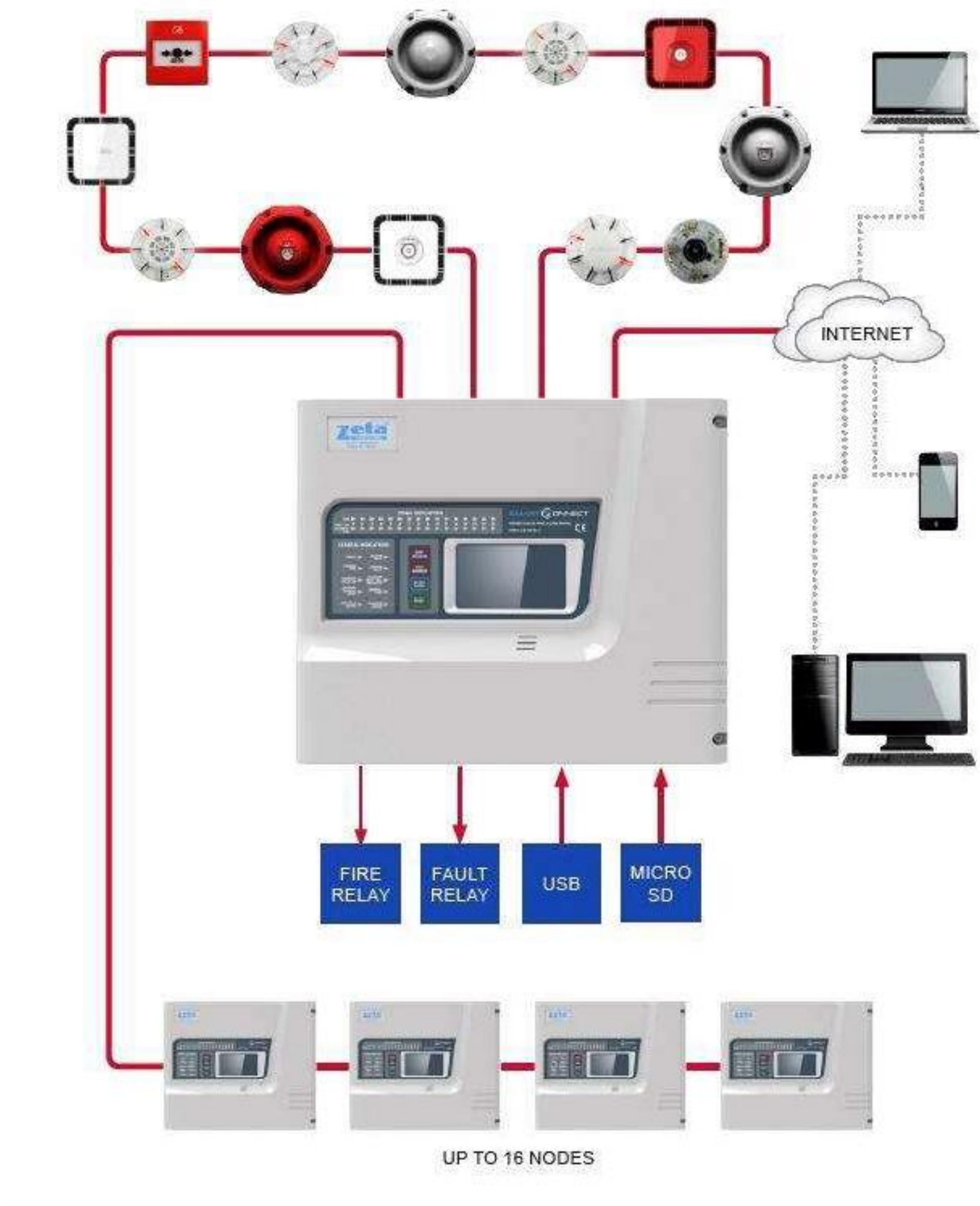
TITLE: **PROPOSED MEANS OF ESCAPE STRATEGY PLAN**

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
-----------	-------------	----------------------

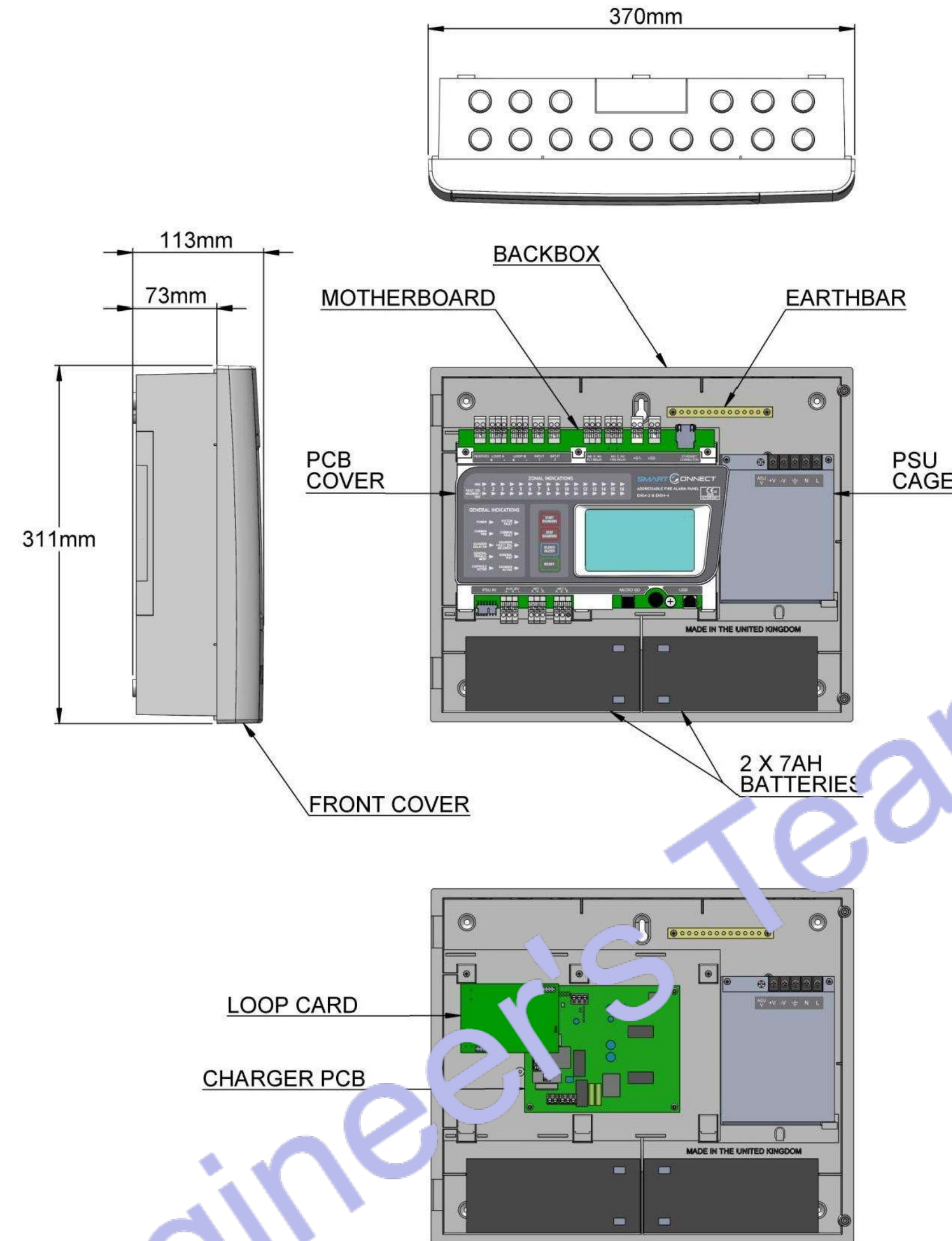
DATE : September 14, 2026

DRAWING NO. L S - 3	REV. 6
---------------------	--------

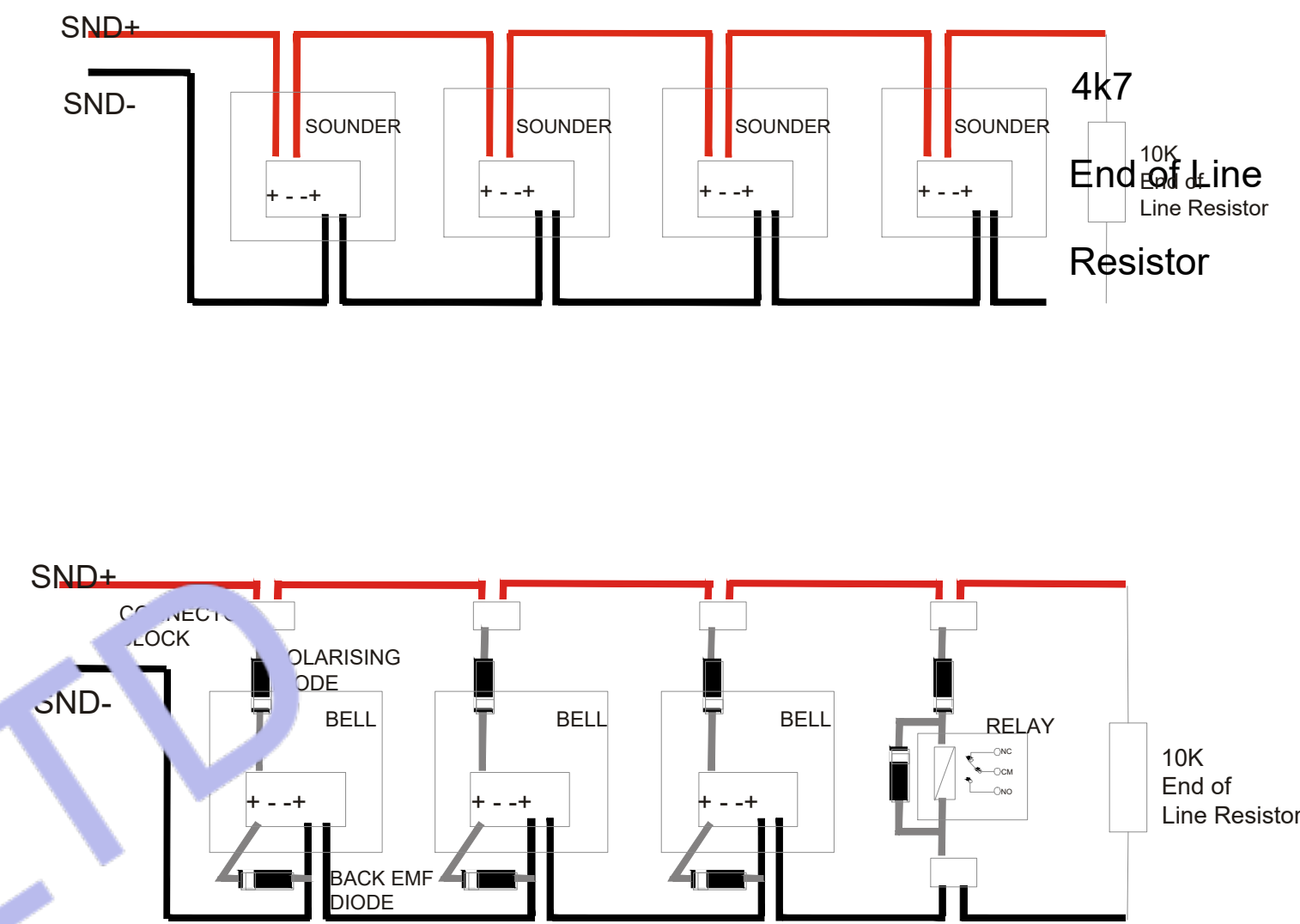
1. ABOUT THE SMART CONNECT FIRE ALARM PANEL



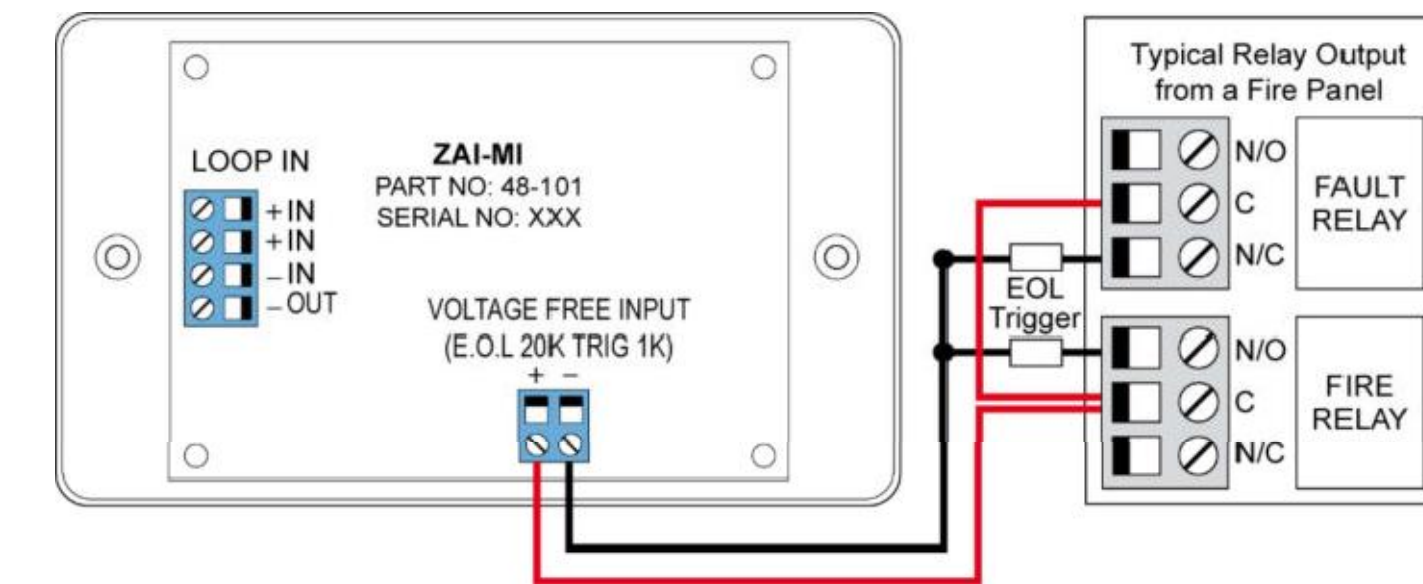
2. PANEL INTERNAL LAYOUT



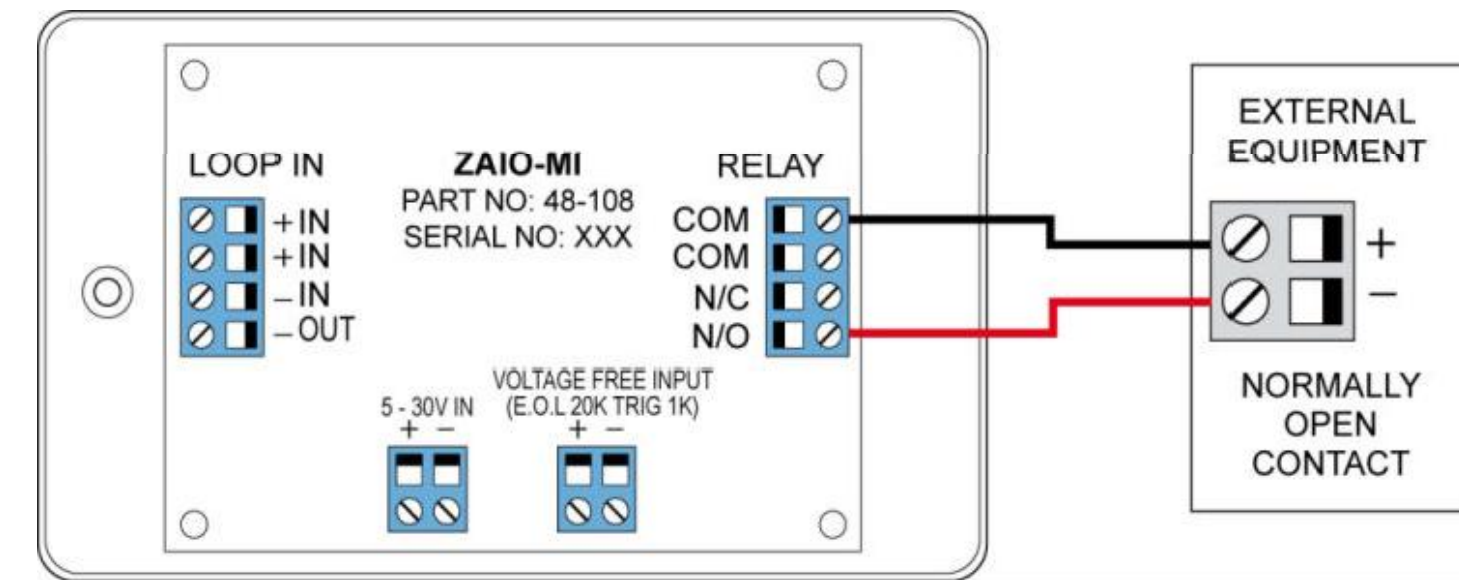
3. PCB CONVENTIONAL SOUNDER CIRCUITS



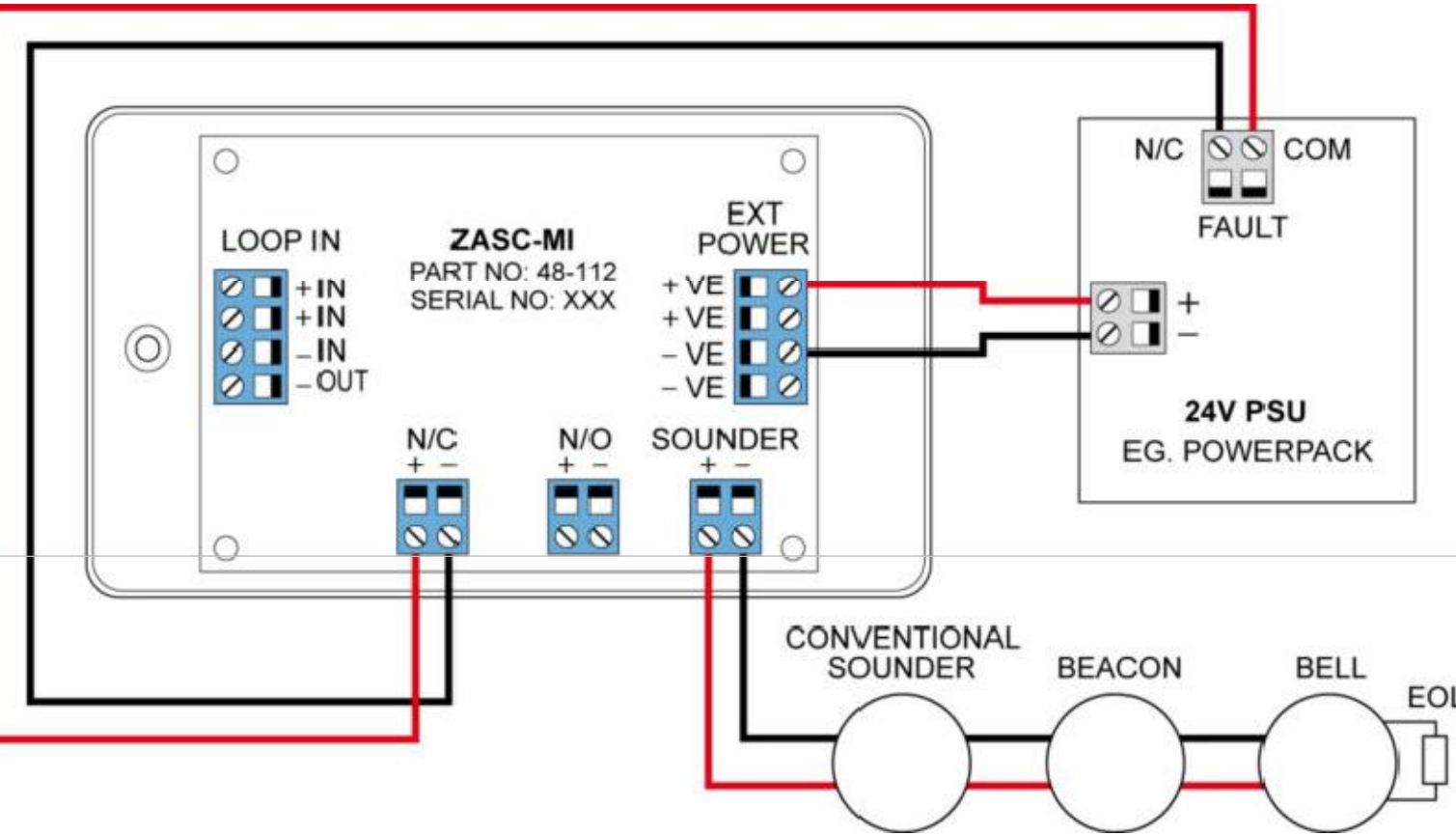
4. ZAI - MI Input Module



5. ZAI O - MI Input/output Module



6. ZASC - MI Sounder Control Module



ENGINEER'S TEAM LTD
Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT: MR AND MRS ANDERTON

ADDRESS: 25 WILBURY AVENUE,
HOVE, BN3 6HS

CONFIDENTIALITY STATEMENT:
ALL DRAWINGS AND WRITTEN MATERIALS
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND THE SAME MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT
CONSENT OF THE DESIGNER.

NOTES:
1. ALL DIMENSIONS HEREIN ARE IN IMPERIAL
UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ALL RELEVANT DESIGNER,
ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY ADJACENT
STRUCTURES.

REV. NO.	DESCRIPTION	DATE	BY
01	Add Grease Trap & update the plumbing plans	03/02/26	AA
02	Create leak detection, Gas & Fire protection etc plans	06/27/26	AA
03	Fix HVAC system and add new system	07/21/26	AA
04	Change VRF system & Fix Ventilation	07/27/26	AA
05	Provide more information about the HVAC system	08/04/26	AA
05	HVAC Elevation Plan & Filtrations Specification.	08/16/26	AA

PROJECT: 25 WILBURY AVENUE		
TITLE: SMART CONNECTION INSTALLATION		
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1:100
DATE : September 14, 2026		
DRAWING NO. L S - 4	REV. 6	



Designed By Engr. Al Amin (MEP Engineer | Director - Engineer's Team LTD)

 support@engrteam.com

 <https://engrteam.com>

OUR SERVICES:

- MEP Plan Services
- HVAC Layout Plan
- Electrical Engineering Services
- Plumbing Engineering Services
- Fire protection & Security systems
- Specialized services

INFORMATION:

- Studio
- Contact Us
- Gift cards
- Privacy Policy
- Refund Policy
- Delivery Policy