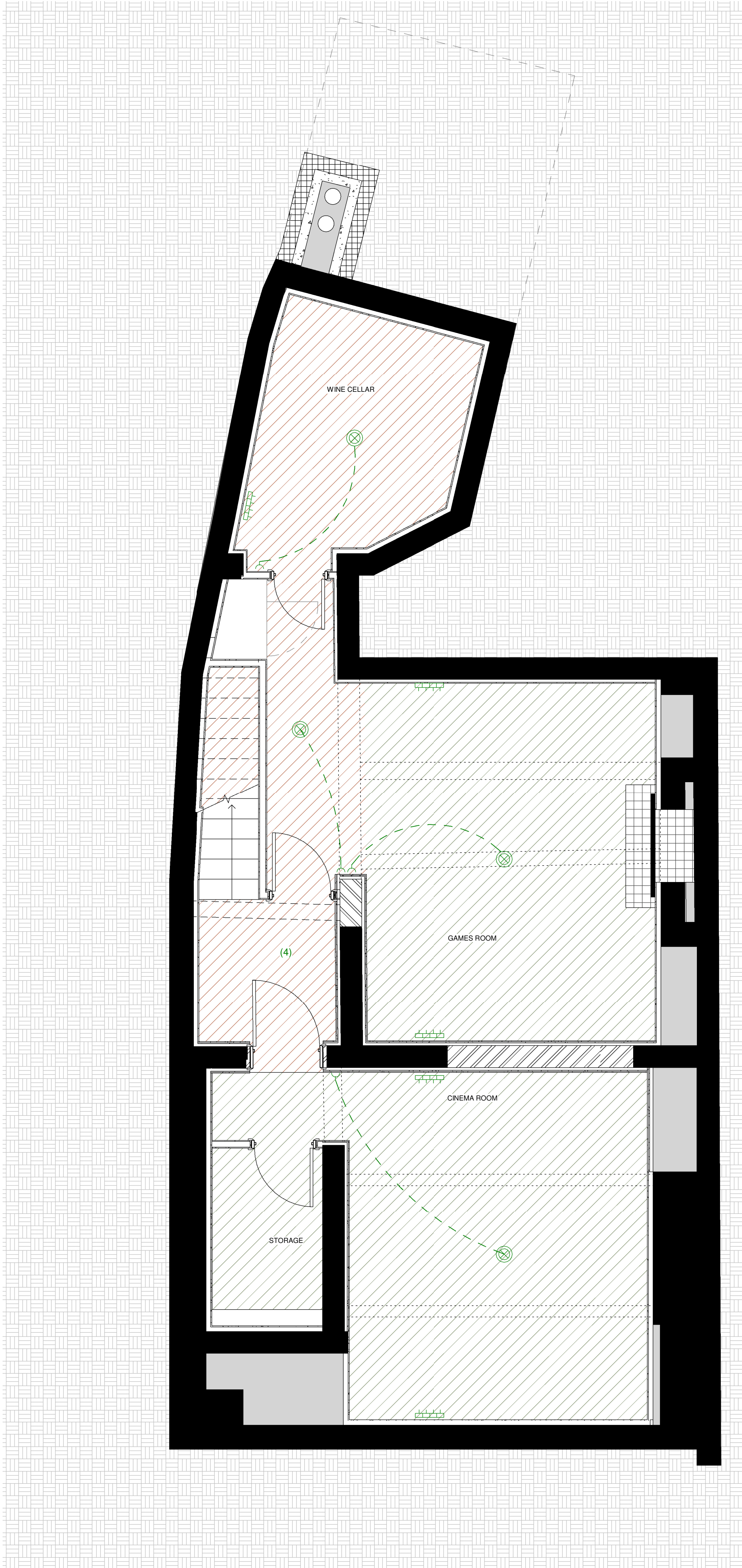




ELECTRICAL LAYOUT - Basement
1 : 35

General Electrical Notes:

Switches and sockets to be located within 450mm and 1200mm above floor level.

All fittings are to be agreed with Guy Taylor Associates prior to placing orders.

The locations of all fittings are to be agreed on site with Guy Taylor Associates.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Regulations Part P (Electrical Safety) by a member of the ODPM Competent Person Scheme.

The competent person is to send to the Local Authority a "Self-certification Certificate" within 30 days of the electrical works completion. The client must receive both a copy of the "Self-certification Certificate" and a BS 7671 Electrical Installation Test Certificate.

DRAWING TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR FIRE ALARM, MVHR, PV AND ASHP.

Heights:

- 450mm to bottom of power sockets from floor.
- 150mm to bottom of power sockets from counter level.
- 1200mm to top of light switches from floor.
- 1500mm to bottom of wall lights over the beds from floor.
- 950mm to office wall lights from floor.

ELECTRICAL KEY:

- Single switched socket
- Double switched socket
- Single light switch
- Double light switch
- Floor box with twin power sockets and double ethernet
- Magnetic door hold open device linked to fire alarm
- Mobile phone charge point
- Shaver socket
- Fused spur for wired equipment
- TV, SKY, CABLE (TBC)
- Floor mounted sockets
- Electrical master cabinet (fire proof) containing smart home tech, MVHR, router, ethernet switch, BT masterpoint, fire alarm
- Recessed down light. Rimless LED
- Free standing bedside lamp
- Pendant light (client to supply fitting)
- Wall light (client to supply fitting)
- Bespoke recessed strip LED
- Recessed track lighting with LED lamps
- Smoke detector
- Heat detector
- Boiler
- Water tank
- Extractor
- Meters
- Fridge-freezer
- Dishwasher
- Washing machine
- Dryer
- CCTV
- PIR activated LED floodlight

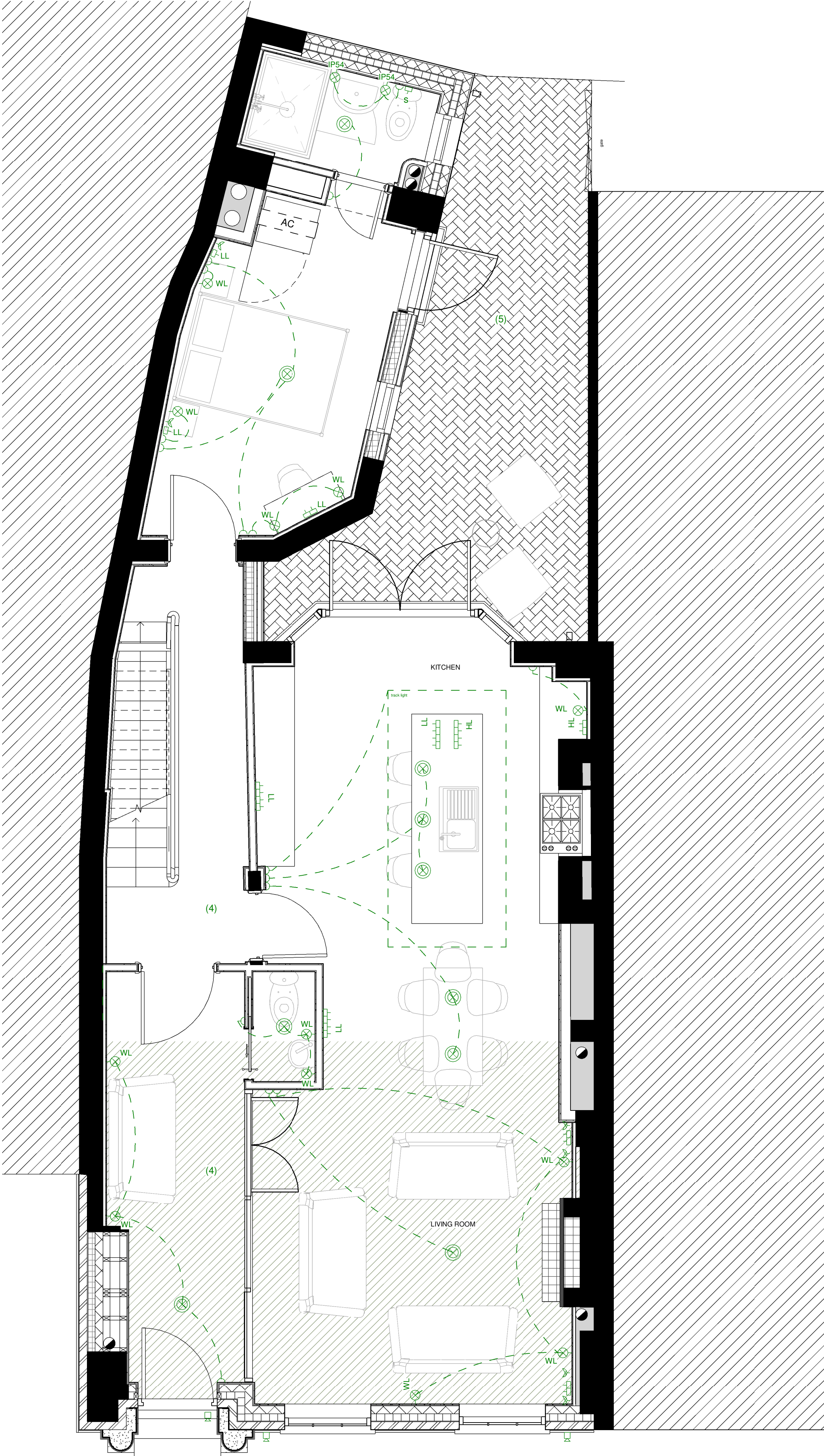
Additional comments:

Electrical layout to be read in conjunction with Interior Design scheme by LivedIn 365:

Discrepancies between architectural layout and Interior design layout due to coordination with M&E services

- (1). Wardrobe and dressing table position swapped.
- (2). Bedside table omitted
- (3). Shower tray omitted

Areas to confirm electrical layout (not defined)
(4) Internal: Basement Area
(5) External: Courtyard at ground floor level



ELECTRICAL LAYOUT - Ground Floor
1 : 35

The Principle Contractor is responsible for managing health and safety risks during the construction phase and must have the skills, knowledge and experience to carry out the work.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.

This drawing must be read with and checked against any structural or specialist drawings provided.

The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported to client.

Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.

All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.

Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

Should the indicated thermal elements construction (walls / floors/ceilings / roofs / windows / doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum 'U' values for each element.

Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.

Contractor to remove all rubbish from site during the course of the building operations.

Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.

H&S Notes:

Large/ Heavy Glazing Units require specialist lifting equipment to install. Full height glazing will require temporary edge protection during install.

Window cleaning to be by long reach pole from firm level ground.

Future maintenance of windows, gutters, roofs and facias requires specialist access equipment such as fixed scaffolding.

All dimensions for Windows, Kitchen, Bathroom and specialist joinery and to be check on site prior to fabrication.

Drawing notes:

P1	21.01.2021	VK	Revised Planning - Residential
rev	date	issued	description

GUY TAYLOR
ASSOCIATES
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Manchester Studio
t: 0161 8251042

A1
Original Sheet Size

STATUS
Planning

The contractor must verify all dimensions on site before commencing any work or fabrication drawings. If this drawing exceeds the quantities taken in any way GTA North are to be informed before the work is initiated. Only figured dimensions are to be taken from this drawing. Do not scale off this drawing. Drawings are based on Ordnance Survey and / or existing record drawings - design and drawing content is subject to detailed Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. GTA North Limited Copyright. Guy Taylor Associates is a trading name of GTA North Limited.

PROJECT
St. James Residence
65 PRINCESS STREET, M2 4EG

CLIENT
Mr. Colin Shenton

DRAWING TITLE
ELECTRICAL FLOOR PLANS 1 OF 2

SCALE	DATE	DRAWN	CHK
As indicated	10/28/20	AM	CR

DRAWING NUMBER	REVISION
19-0017-21-001	P1