GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ALL DETAILS AND DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
4. ALL LEVELS IN mAOD UNLESS SPECIFIED OTHERWISE.
5. ALL ROAD MARKINGS AND SIGNAGE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS' MANUAL.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE TOPOGRAPHICAL SURVEY AND UNDERTAKING ADDITIONAL SURVEYS FOR VALIDATION PURPOSES.
7. ALL WORKS TO BE AGREED AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCING ON SITE.
8. ANY DAMAGE TO EXISTING HIGHWAY DURING CONSTRUCTION TO BE MADE GOOD BY CONTRACTOR.
9. HIGHWAY BOUNDARY EXTENTS TO BE CONFIRMED BY MCC .
10. ROAD SAFETY AUDITED WILL BE REQUIRED TO ASSESS THE PROPOSED WORKS.
11. SURFACING MATERIAL DETAILS TO BE CONFIRMED BY LANDCAPE ARCHITECT.
12. ALL WORKS PROPOSED TO EXISTING HIGHWAY WILL BE SUBJECT TO A SECTION S278 AGREMENT WITH MANCHESTER CITY COUNCIL AND NO WORKS SHALL START UNTIL FULL TECHNICAL APPROVAL HAS BEEN GRANTED.
13. LEVELS PROVIDED AT KERB ARE CHANNEL LEVELS.
14. EXISTING CARRIAGEWAY LEVELS ARE TO REMAIN AS EXISTING AT NEW KERB POSITION.

DRAWING BASED ON:

- TOPOGRAPHICAL SURVEY - SURVEY SYSTEMS DRAWING SSL-18560:200:1:1:TOPO DATED FEBRUARY 2018
- GPR SURVEY - SURVEY SYSTEMS DRAWING SSL-18560B:200:1:1:UTIL DATED APRIL 2018
- WALL MAINTENCE MEWP DISEL SCISSOR LIFT COMM12dx
- ACCESS AND MAINTENANCE EUROSAFE SOLUTIONS 28.04.22
- 32073DEP20LG200PL000002C06 Landscape Layout

EXTENT OF ADOPTED HIGHWAY

S278 BOUNDARY

X: 384491.204 Y: 398901.826
X: 384491.348 Y: 398900.934
X: 384491.874 Y: 398899.071
X: 384492.276 Y: 398898.149
X: 384491.786 Y: 398898.966
X: 384486.091 Y: 398894.664
X: 384486.443 Y: 398894.550
X: 384487.317 Y: 398893.636
X: 384509.222 Y: 398875.457
X: 384510.153 Y: 398873.427
X: 384509.739 Y: 398871.687
X: 384509.590 Y: 398871.234
X: 384515.152 Y: 398869.236
X: 384517.246 Y: 398868.646
X: 384513.511 Y: 398868.524
X: 384512.998 Y: 398868.292
X: 384522.320 Y: 398864.341
X: 384523.242 Y: 398862.455
X: 384522.827 Y: 398860.714
X: 384522.688 Y: 398860.100
X: 384530.436 Y: 398857.685
X: 384528.267 Y: 398858.241
X: 384526.626 Y: 398857.529
X: 384526.229 Y: 398857.315
X: 384548.506 Y: 398842.407
X: 384549.754 Y: 398841.405
X: 384549.832 Y: 398841.503
X: 384559.053 Y: 398833.340
X: 384556.478 Y: 398833.864
X: 384550.781 Y: 398838.637
X: 384550.204 Y: 398837.178
X: 384550.034 Y: 398837.175
X: 384555.014 Y: 398833.031
X: 384554.825 Y: 398833.007
X: 384536.383 Y: 398821.107
X: 384535.345 Y: 398819.889
X: 384541.237 Y: 398817.075
X: 384540.200 Y: 398815.857
X: 384461.931 Y: 398872.511
X: 384460.016 Y: 398870.469
X: 384455.813 Y: 398866.239
X: 384457.465 Y: 398860.767
X: 384455.713 Y: 398862.407
X: 384455.976 Y: 398861.941
X: 384470.261 Y: 398847.677

Cable Street
Swan Street
Mason Street

Substation 25.9 m²
Electrical Switchroom 1 11.3 m²
Refuse 1 38.0 m²
Cycle Entrance 9.6 m²
Refuse and Cycle Lift 14.5 m²
T1 Core Store 1 7.6 m²
T1 Lift 01/FF
T1 Lift 02
T1 Lift 03
T1 Riser 03
T1 Stair
Cleaner's Cupboard
Comms 10.2 m²
Post Room 14.1 m²
Office 1 9.9 m²
Cold Store 13.2 m²
Letting Office 53.9 m²
Residential Entrance 1 96.4 m²
WC 1 4.4 m²
Green Wall Plant 11.6 m²
Car Park 685.3 m²
Retail 2 247.1 m²
T2 Stair
T2 Core Store 2 6.6 m²
T2 Riser 02
T2 Riser 04
Corridor 22.8 m²
T2 Riser 01
T2 Riser 03 (Smoke Extract)
Cleaner's Cupboard 11.9 m²
T2 Lift 01
T2 Lift 02/FF
Plant 1 114.6 m²

FFL +49.540 m AOD
FFL +49.765 m AOD
FFL +49.532 m AOD
FFL +49.480 m AOD
FFL +49.480 m AOD
FFL +50.075 m AOD
FFL +50.250 m AOD
FFL +50.100 m AOD
FFL +50.205 m
FFL +49.705 m AOD
FFL +49.962 m AOD
FFL +48.570 m AOD
FFL +50.205 m AOD
FFL +50.205 m AOD
FFL +50.420 m AOD

R3

Terrace party wall location at Ground Floor level as per site survey received from RG Group, produced by Allsite Survey Ltd, 23/08/2021, at +49.480m. Drawing ref: AS-RG-SWAN-220821-002

Rev:	Description:	Date:	By:	Chkd:
P01	ISSUED FOR COMMENT	26/09/23	MW	HS

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Status: FOR APPROVAL

Project: SWAN HOUSE, ROCHDALE ROAD

Drg Title: S278 SETTING OUT

Size:	Date:	Drawn By:	Designed By:	Checked By:
A0	03.04.23	KS	MW	HS

Scale: 1:100

Project No:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
32073	- CUR -	Z0 -	C -	G710-	PL -	00 - 007 -	P01

Issued/Plotted:26/09/2023 - 03:03:00 PM:C:\Users\KSTAR\Documents\Work & Drawings\CAD Cache\32073 Drawings\32073-CUR-Z0-C-G710-PL-00-007-P01.dwg