

First Street South, Manchester

Commercial Units – Services Provisions



Project Number:	L1488-ZZ-E-(60)-RP-01-ZZ
Document Ref:	Commercial Units MEP Services Provision
Engineer:	S. Boswarva
Revision:	P04
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Abacus Consult Limited

First Street South, Commercial Units, MEP Services

Project: **First Street South, Manchester**

Subject: **Commercial Units – MEP Services Provisions**

Prepared for: **Downings**

Revision	Issue/Revision Description	Prepared By	Approved By	Issue Date
P01	Preliminary Issue	S. Boswarva	P. Abel	30/03/2023
P02	Ground floor drawing revised	S. Boswarva	P. Abel	04/04/2023
P03	Drainage section changed & sprinkler section added	S. Boswarva	P. Abel	25/04/2023
P04	Drainage section changed & drawings revised	S. Boswarva	P. Abel	28/04/2023

1. General Description

This document provides details of the landlord's mechanical, electrical and plumbing services to the 6No commercial units within blocks A & B at the First Street South scheme in Manchester.

This document shall be read in conjunction with attached drawings L1488-ABA-Z1-00-DR-M-50010 (Level 0) and L1488-ABA-Z1-00-DR-M-50010 (Level 1) which provide further details and locations of the MEP services.

2. Electrical Supplies

One electrical connection with associated Mpan number will be made available for each unit, the tenant will be responsible for arranging the installation of his electrical meter that will be located in the communal meter room associated with the unit, refer to drawing L1488-ABA-Z1-00-DR-M-50001 for location.

The tenant shall be responsible for installing the supply from the meter room to the demise of the commercial unit and the following loads will be available to each unit:-

Commercial unit No.1: 46 Kva

Commercial unit No.2: 37 Kva

Commercial unit No.3: 92 Kva

Commercial unit No.4: 52 Kva

Commercial unit No.5: 47 Kva

Commercial unit No.6: 45 Kva

3. Gas Supplies

For each commercial unit a valved and blanked pipe connection will be left in a communal meter room with a rated output of 250kw available for each tenant.

The positions of the meter rooms are indicated on the drawings, the tenant will be responsible for providing his gas meter and for the installation of his service pipe from the meter room to the commercial unit.

4. Domestic Cold Water

Each commercial unit No. 1 – 5 (inclusive) will be supplied with a 32mm dia. water supply based on a flow rate of 1 litres/sec flow rate. Unit 6 will be supplied with a 63mm dia. water supply based on a flow rate of 2 litres/sec flow rate.

The water supplies will be provided to a central incoming position, the tenant will be responsible for connecting from this position and routing his water pipeline through a common services corridor to his unit.

The tenant will also be responsible for arranging the installation of his water meter with United Utilities.

5. Soil and Waste Drainage

Drainage 110mm Dia SVP pop-ups will be provided, generally at rear of each unit for future connection by the tenants.

It should be noted that drainage pipework from upper floor levels and from rainwater roof outlets will be routed at high level in the units before dropping to the below ground drainage system.

The location of the SVPs and high level drainage pipework is detailed on the accompanying drawings within this report.

6. Ventilation

The provision of mechanical ventilation within the units shall be the responsibility of the tenant, the landlord will provide the tenant with a means of routing his supply and extract ventilation systems from the units to terminate at an external position which is identified on the drawings and described as follows:-

Units 01 – 05 – For each unit, an intake and exhaust 'penthouse louvre upstand' will be provided on the roof of the unit which will allow the tenant to terminate his general supply and extract ductwork systems.

Units 02 and 05 also have provision to allow the tenant to install kitchen supply and extract ventilation systems with inlet louvres being provided at level 0 and exhaust louvres provided at podium roof level.

The installation of the internal kitchen ventilation systems shall be by the tenant including compliance with local council environmental regulations in respect of the kitchen exhaust location and incorporation of necessary air filtration and treatment systems.

Unit 06 – A route for the tenant's supply and extract ventilation systems is detailed on the drawings, holes will be formed in the structural slabs to allow the tenant to install his ductwork systems from the unit to outside.

The provision of the internal ventilation system and associated ventilation plant, air handling units, etc, within unit 06 will be the responsibility of the tenant.

7. Heating and Cooling Systems

The provision of heating and cooling systems within each unit will be the responsibility of the tenant.

Space has been made available on the podium roof level 01 for the tenant to locate his refrigeration condensers and a route is indicated for pipework to be installed from the condensers to each unit.

8. Sprinklers

The landlord will provide a sprinkler system within each unit, it will be the responsibility of the tenant to carry out modifications to the sprinkler system within his demise to suit any future changes to the internal room layouts within his unit. Modifications to be carried out by the tenant shall be carried out by an approved sprinkler contractor and shall be carried out in-line with current regulations.

9. Lighting

Illumination to all landlord and associated common parts will be provided by the client and will comply with statutory regulations.

All systems within the commercial units will be the responsibility of the tenant.

10. Security

The landlord will provide security as deemed appropriate to the landlord's common parts.

All systems within the commercial units will be the responsibility of the tenant.

11. Fire Alarm System

The fire alarm systems within the commercial units will be the responsibility of the tenant.

A fire alarm interface will be provided within each unit and it will be the responsibility of the tenant to connect his fire alarm system to the landlord's system via this interface unit to allow the tenant's system to be monitored by the landlord's system and vice versa.

12. Closed Circuit TV

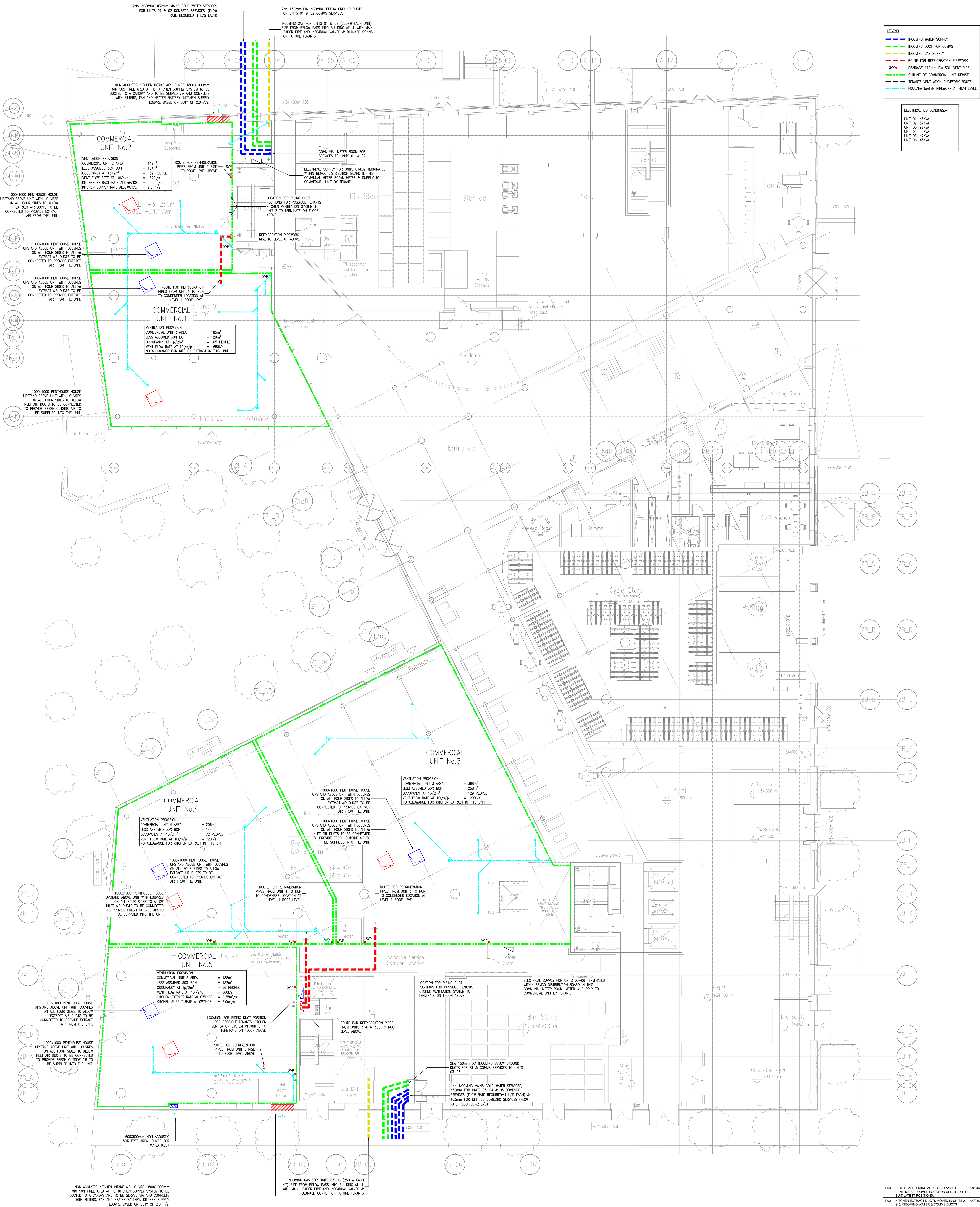
Provision of CCTV cameras will be provided by the landlord to monitor the internal and external landlord's areas.

All independent installations within the commercial units will be the responsibility of the tenant.

13. Telecommunications

incoming 150mm dia service ducts will be provided by the landlord to a central incoming position, refer to drawings for positions.

The tenant will be responsible for organising with BT, or similar, for the incoming telecoms service to be routed from this incoming position through the common services corridor to his unit and also for the telecoms and data installation within the unit.



LEGEND

- INCOMING WATER SUPPLY
- INCOMING DUCT FOR COMMS
- INCOMING GAS SUPPLY
- ROUTE FOR REFRIGERATION PIPESWORK
- ROUTING 100mm DIA SOL VENT PIPE
- OUTLINE OF COMMERCIAL UNIT DEMSE
- TENANTS VENTILATION DUCTWORK ROUTE
- FLOOD/RAINWATER PIPESWORK AT HIGH LEVEL

ELECTRICAL MD LOADINGS:-

- UNIT 01: 450kVA
- UNIT 02: 370kVA
- UNIT 03: 820kVA
- UNIT 04: 520kVA
- UNIT 05: 470kVA
- UNIT 06: 450kVA

P03	HIGH LEVEL, DRIVING ADDED LAYOUT. PENHOUSE LOUVER LOCATION UPDATED TO SITE LATEST POSITIONS.	28/04/2023	S.R.
P02	KITCHEN EXTRACT DUCTS MOVED IN UNITS 2 & 5. INCOMING WATER & COMMS DUCTS REVISIT.	04/04/2023	S.B.
P01	ISSUED FOR INFORMATION	28/03/2023	S.B.
Rev	Description	Date	Initial

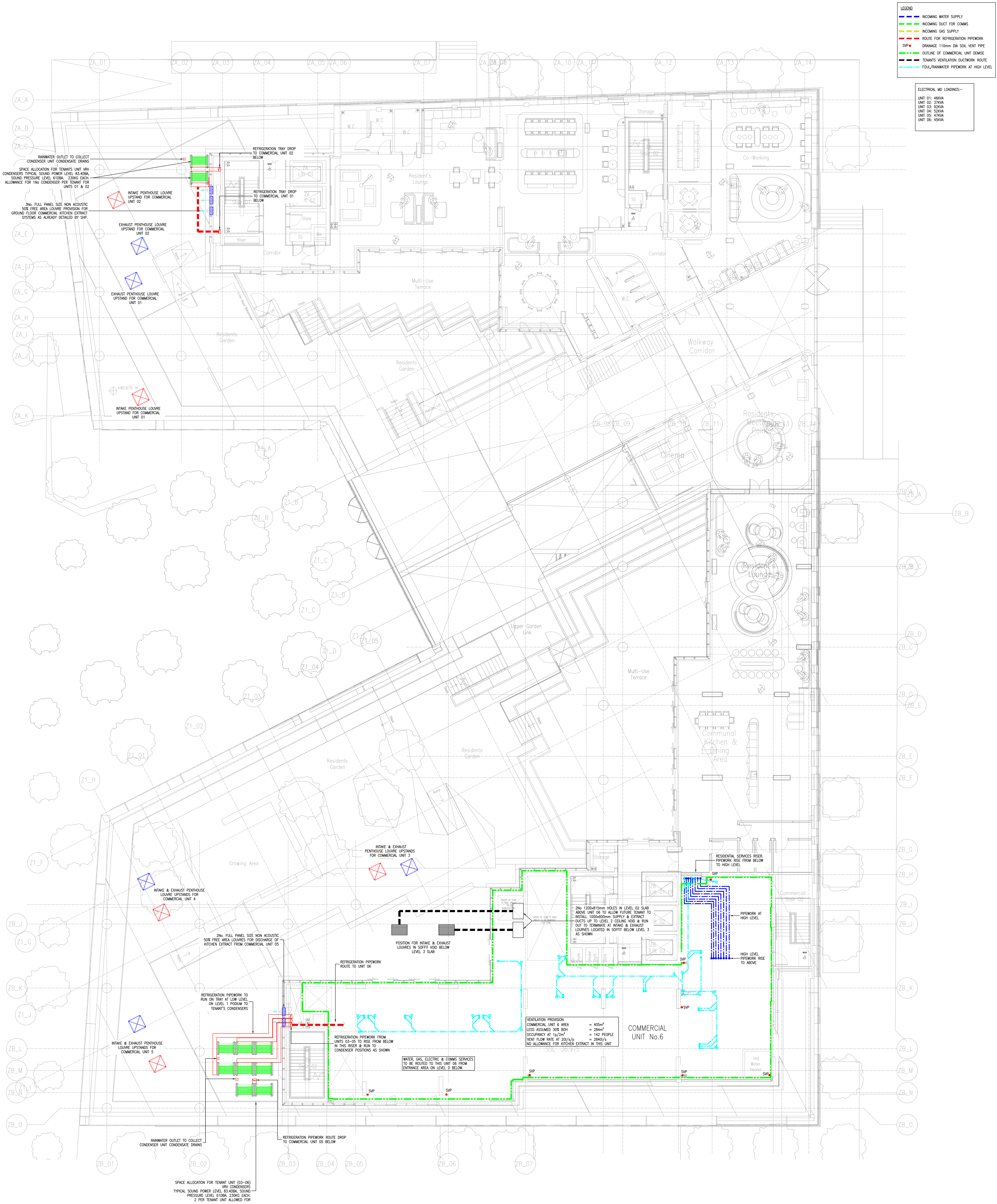
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**FIRST STREET MANCHESTER
BLOCK A & B**

LEVEL 00
COMMERCIAL UNITS MEP SUPPLIES

Drawing Number		Revision	
FSS-ABA-Z1-00-DR-ME-50010		P03	
Drawing Status		For Information	
Drawn	C.T.	Checked	L.H.
Approved		S.B.	
Date	MARCH 2023		



LEGEND

- INCOMING WATER SUPPLY
- INCOMING DUCT FOR COMMS
- INCOMING GAS SUPPLY
- ROUTE FOR REFRIGERATION PIPEWORK
- ROUTE FOR REFRIGERATION PIPEWORK
- DRAINAGE 110mm DIA. SILE VENT PIPE
- OUTLINE OF COMMERCIAL UNIT BOUNDARY
- TENANTS VENTILATION DUCTWORK ROUTE
- FOUL/RANWATER PIPEWORK AT HIGH LEVEL

ELECTRICAL MD LOADINGS—

UNIT 01:	46KVA
UNIT 02:	37KVA
UNIT 03:	82KVA
UNIT 04:	53KVA
UNIT 05:	47KVA
UNIT 06:	45KVA

P02	HIGH LEVEL DRAINS ADDED TO LAYOUT. PENTHOUSE LOUVER LOCATION UPDATED TO SUIT LATEST POSITIONS.	28/04/2023	S.R.
P01	ISSUED FOR INFORMATION	28/03/2023	S.B.
Rev	Description	Date	Initials

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**FIRST STREET MANCHESTER
BLOCK A & B**

**LEVEL 01
COMMERCIAL UNITS MEP SUPPLIES**

Drawing Number	FSS-ABA-Z1-01-DR-ME-50011	Revision	P02
Drawing Status	For Information	Scale	1:100 @ A0
Drawn	C.T.	Checked	L.H.
Approved		Sign	S.B.
Date	MARCH 2023		