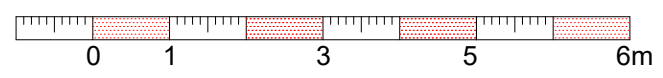
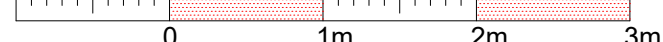


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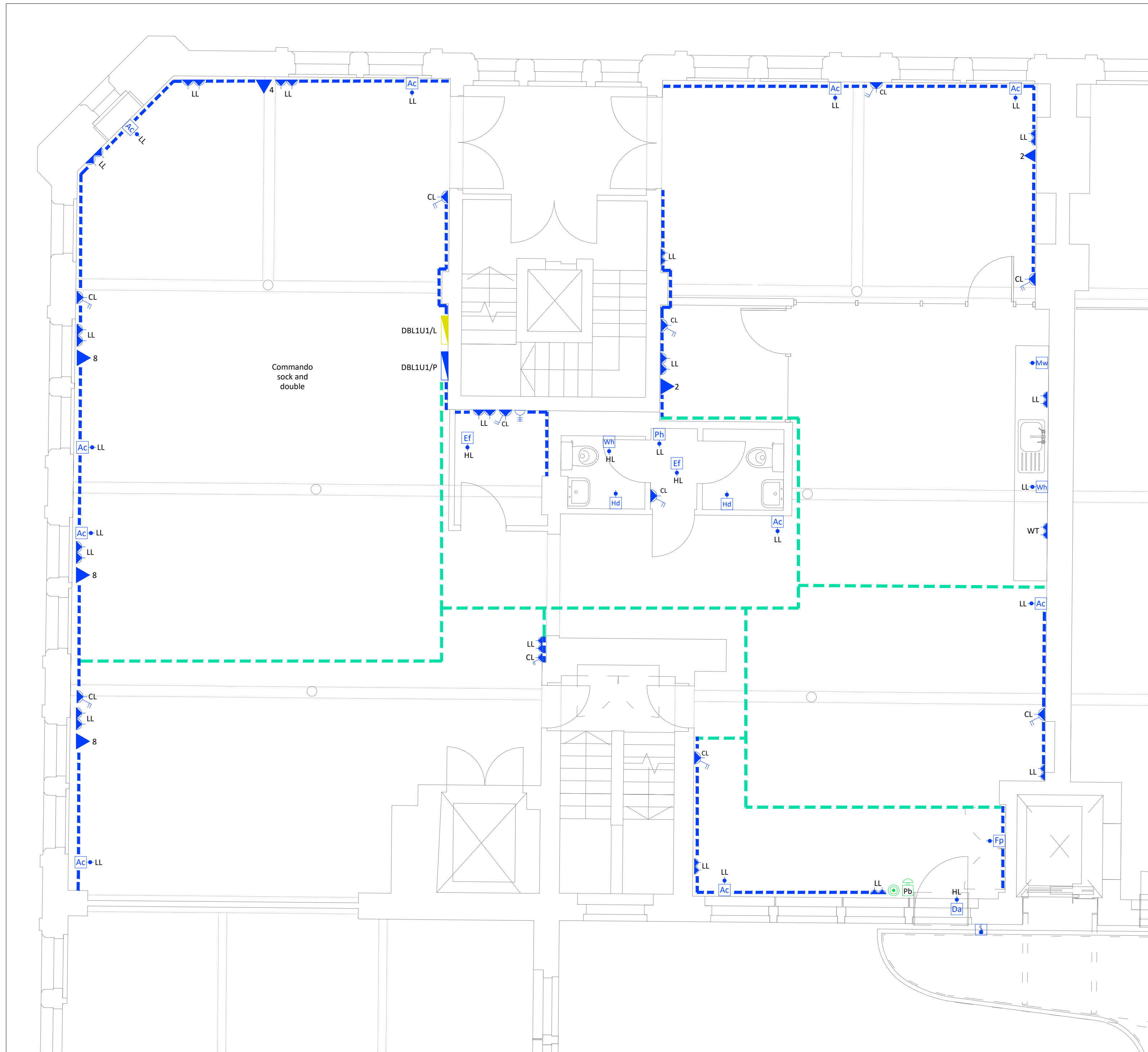


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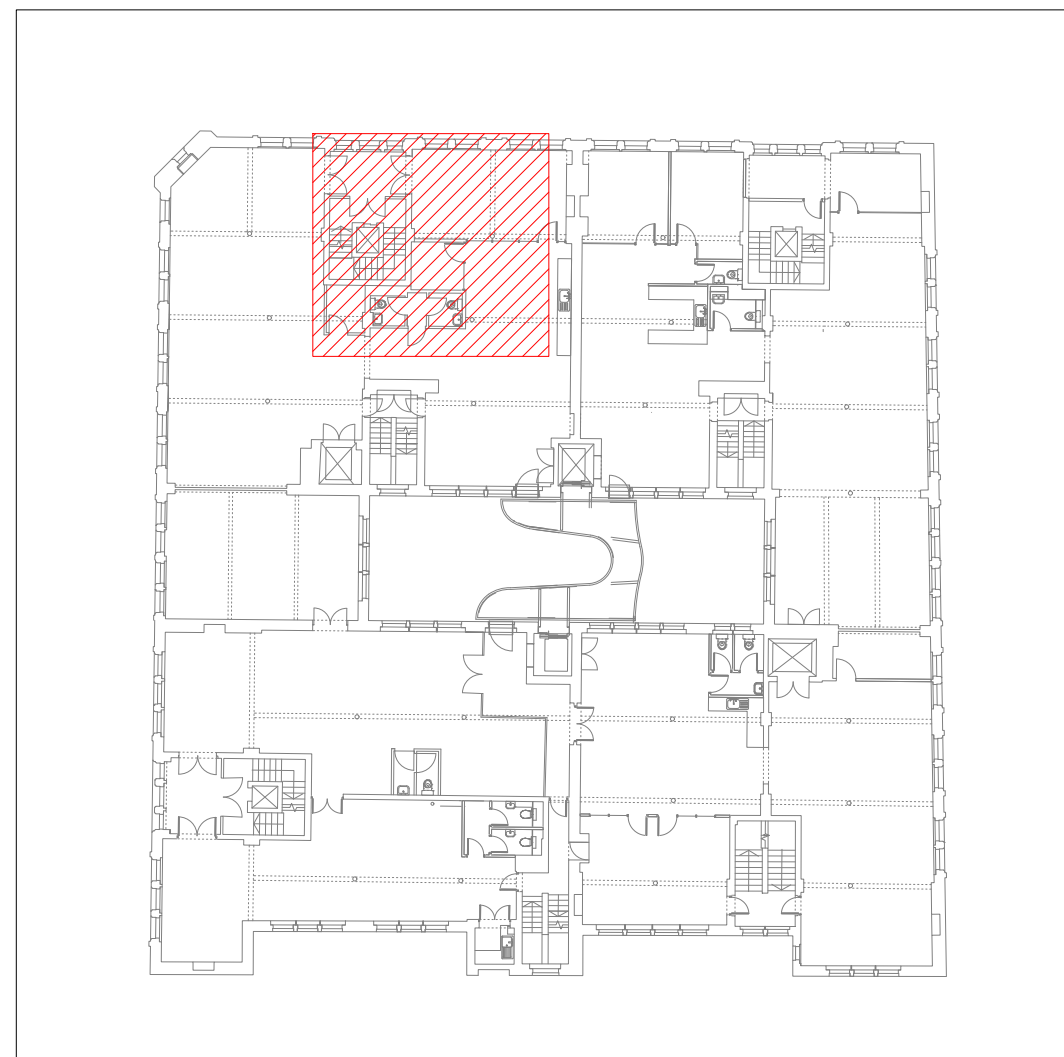
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Fourth Floor Suite F4U5
Small Power



Location Plan (N.T.S)

SMALL POWER LEGEND:

- 13Amp Switched Fused Spur Feeding Fan Coil Units
- 13Amp Switched Fused Spur Feeding Fire Alarm Panel
- 13Amp Switched Fused Spur Feeding Hand Dryers
- 13Amp Switched Fused Spur Feeding Panel Heaters
- 13Amp Switched Fused Spur Feeding Water Heaters
- 13Amp Switched Fused Spur Feeding Extract Fan
- 13Amp Switched Fused Spur Feeding Door Access
- 13Amp Switched Fused Spur Feeding Microwave
- Single Socket - 'N' Denotes No. of Sockets
- Double Socket - 'N' Denotes No. of Sockets
- Data Point - 'N' Denotes No. of Points
- Commando Socket
- Access Control Fob
- Emergency Door Release
- Emergency Push Button
- Low Level Wall Mounted Cleaners Socket
- New Tenants Small Power Distribution Board
- New Tenants Lighting & Fire Alarm Distribution Board
- 3 Compartment Skirting Trunking Powder Coated Black
- 3 Compartment Trunking at High Level
- Low Level
- High Level
- Above Worktop Level

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T2	REVISED GENERAL ARRANGEMENT	21.03.23	JS	JN
T1	TENDER ISSUE	05.08.22	JS	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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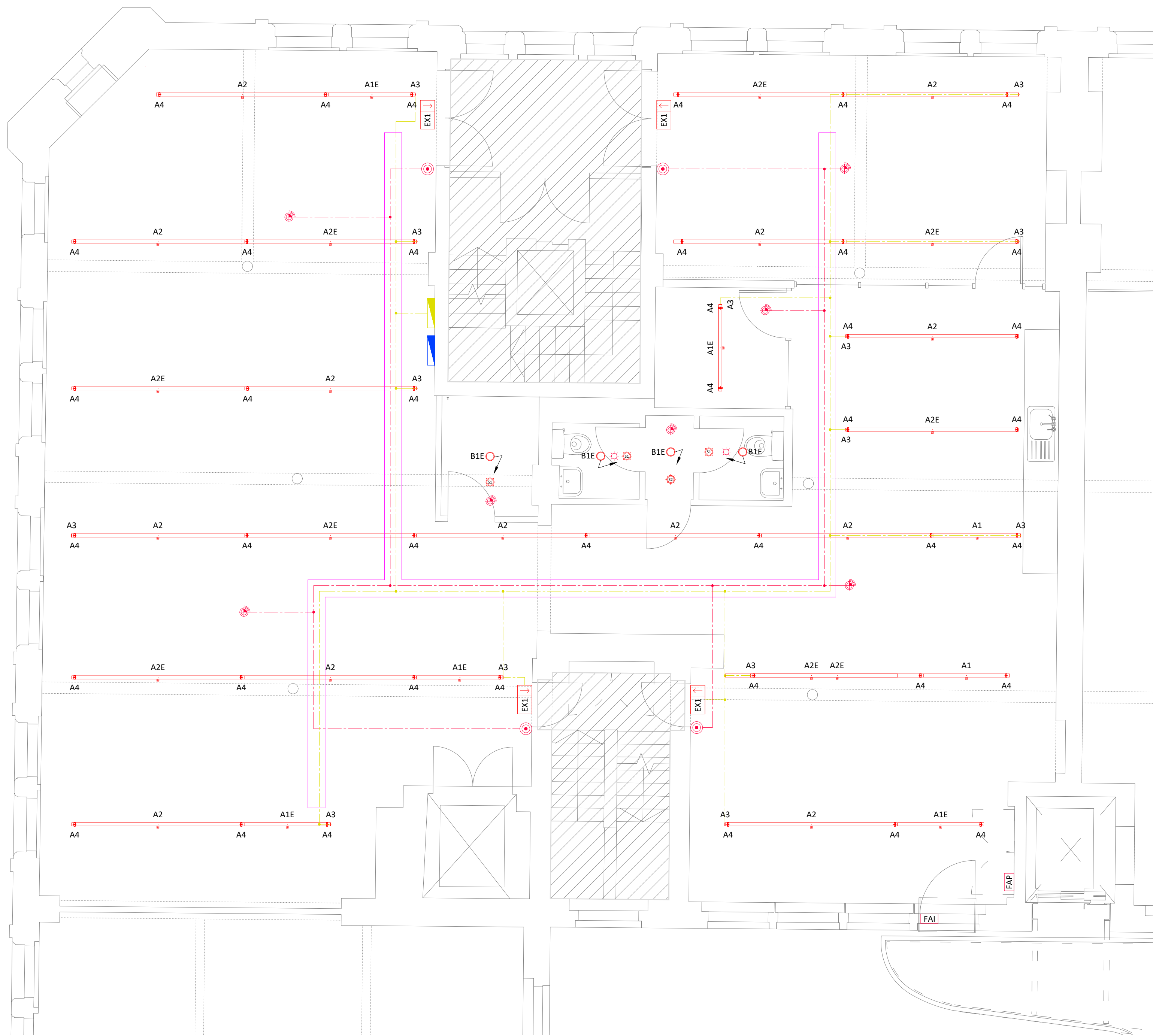
TENDER

CLIENT **XLB Property**

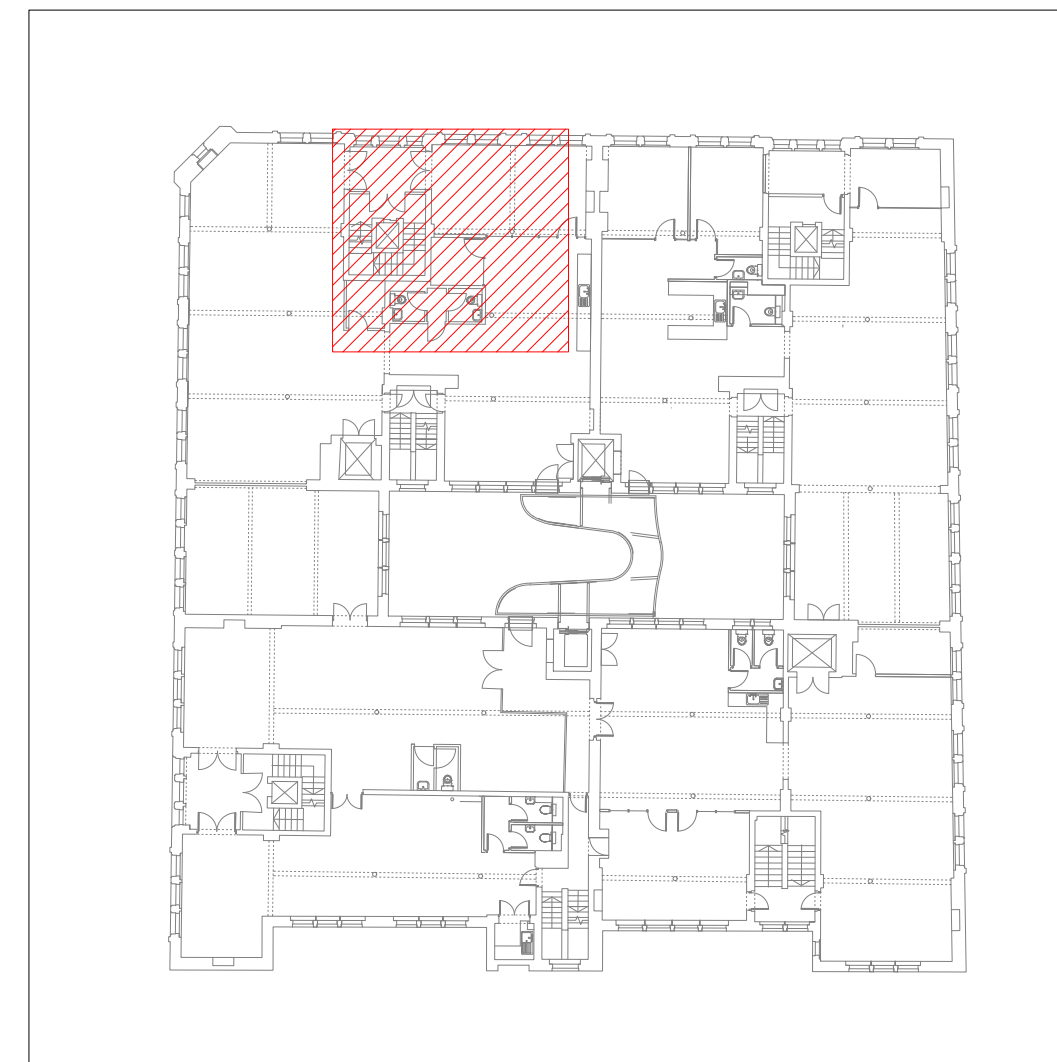
CONTRACT **Fourways
Manchester**

TITLE **First Floor Suite F4U5
Small Power**

DATE	05.08.22	SCALE	1:50	
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CHECKED	JN	488(ZP)	L4-E-62-201	T2
APPROVED	JN			
EXTERNAL REF. Level 4 X-Ref Cat 'B' [210323]				
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Fourth Floor Suite F4U5
Lighting & Fire Alarm

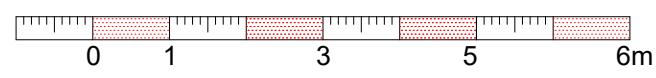


Location Plan (N.T.S)

LIGHTING & FIRE ALARM LEGEND:

A1	Thorlux LED 1500mm Hi-Bar Suspended Continuous Luminaire, Smart Scan (Colour TBC)	Surface Mounted PIR c/w HVAC Contact For Fan Control
A1E	Thorlux LED 1500mm Hi-Bar Suspended Continuous Luminaire, Smart Scan Emergency (Colour TBC)	Surface Mounted Corridor PIR
A2	Thorlux LED 3000mm Hi-Bar Suspended Continuous Luminaire, Smart Scan (Colour TBC)	Smoke Detector
A2E	Thorlux LED 3000mm Hi-Bar Suspended Continuous Luminaire, Smart Scan Emergency (Colour TBC)	Smoke Detector c/w Sounder
A3	Thorlux Hi-Bar Suspended End Kit	Heat Detector
A4	Thorlux Hi-Bar Suspension Kit	Manual Call Point
B	LED Recessed Open Downlighter 'E' Denotes Emergency Version	Flashing Beacon
EX1	Maintained LED Scansight c/w Arrow Up	Disabled WC Alarm Reset Unit
EX2	Maintained LED Scansight c/w Arrow Directional	Assistance Alarm Indicator Light & Buzzer
FAP	Fire Alarm Panel	Disabled WC Alarm Pullcord
FAI	Fire Alarm Interface	Conduit To Serve Lighting Installation
		Conduit To Serve Fire Alarm Installation
		300mm x 25mm Galvanised Cable Tray

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1:100

1:50

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FINAL LIGHTING DESIGN SUBJECT TO ADDITIONAL
MANUFACTURERS' / CONTRACTORS CALCULATIONS.

The Contractor shall allow for a temporary fire alarm installation which shall be present and active for the duration of the construction period.

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T1	TENDER ISSUE	05.08.22	JS	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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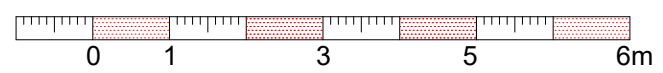
CONTRACT Fourways
Manchester

TITLE First Floor Suite F4U5
Lighting & Fire Alarm

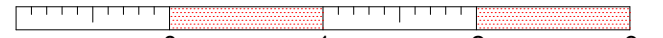
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CHECKED	JN	488(ZP)	L4-E-63-301	T2
APPROVED	JN			
EXTERNAL REF.	Level 4 X-Ref Cat 'B' [210323]			

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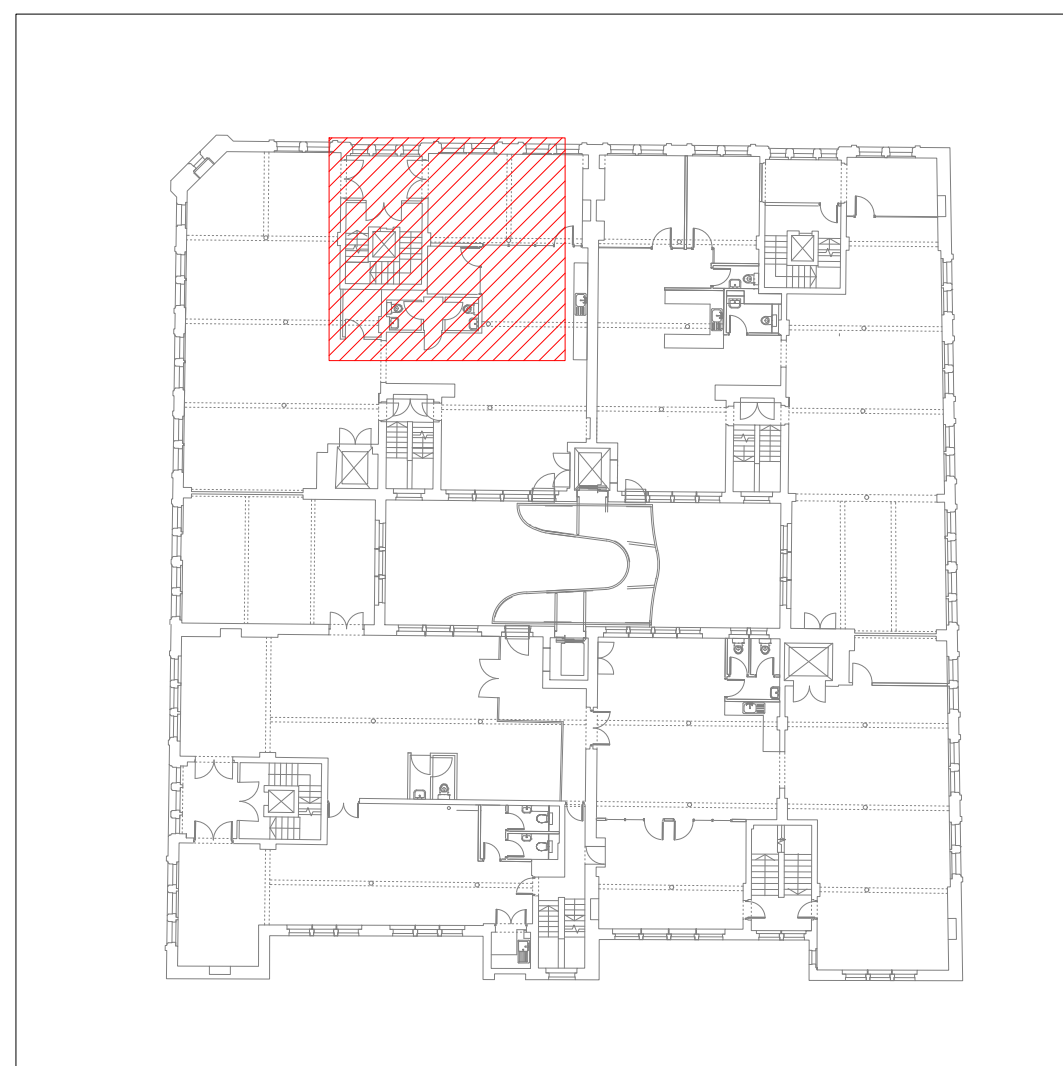
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Fourth Floor Suite F4U5
Reflective Ceiling Plan



Location Plan (N.T.S)

MECHANICAL & ELECTRICAL LEGEND:

A1	Thorlux 30/45w LED 1500mm Hi-Bar Suspended Continuous Luminaire, Smart Scan (Colour TBC)	Smoke Detector
A1E	Thorlux 30/45w LED 1500mm Hi-Bar Suspended Continuous Luminaire, Smart Scan Emergency (Colour TBC)	Smoke Detector c/w Sounder
A2	Thorlux 60/90w LED 3000mm Hi-Bar Suspended Continuous Luminaire, Smart Scan (Colour TBC)	Heat Detector
A2E	Thorlux 60/90w LED 3000mm Hi-Bar Suspended Continuous Luminaire, Smart Scan Emergency (Colour TBC)	Manual Call Point
A3	Thorlux Hi-Bar Suspended End Kit	Flashing Beacon
A4	Thorlux Hi-Bar Suspension Kit	Disabled WC Alarm Reset Unit
B	LED Recessed Open Downlighter 'T' Denotes Emergency Version	Assistance Alarm Indicator Light & Buzzer
EX1	Maintained LED Scanlight c/w Arrow Up	Disabled WC Alarm Pullcord
EX2	Maintained LED Scanlight c/w Arrow Directional	Fire Alarm Panel
EX3	Surface Mounted PIR c/w HVAC Contact for Fan Control	Conduit To Serve Lighting Installation
EX4	Surface Mounted Corridor PIR	Conduit To Serve Fire Alarm Installation
EX5	3 Compartment Trunking at High Level	300mm x 25mm Galvanised Cable Tray
		Refrigerant Pipework (High Level)
		Condensate Drain

FINAL LIGHTING DESIGN SUBJECT TO ADDITIONAL
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T2	REVISED GENERAL ARRANGEMENT	21.03.23	J5	JN
T1	TENDER ISSUE	05.08.22	J5	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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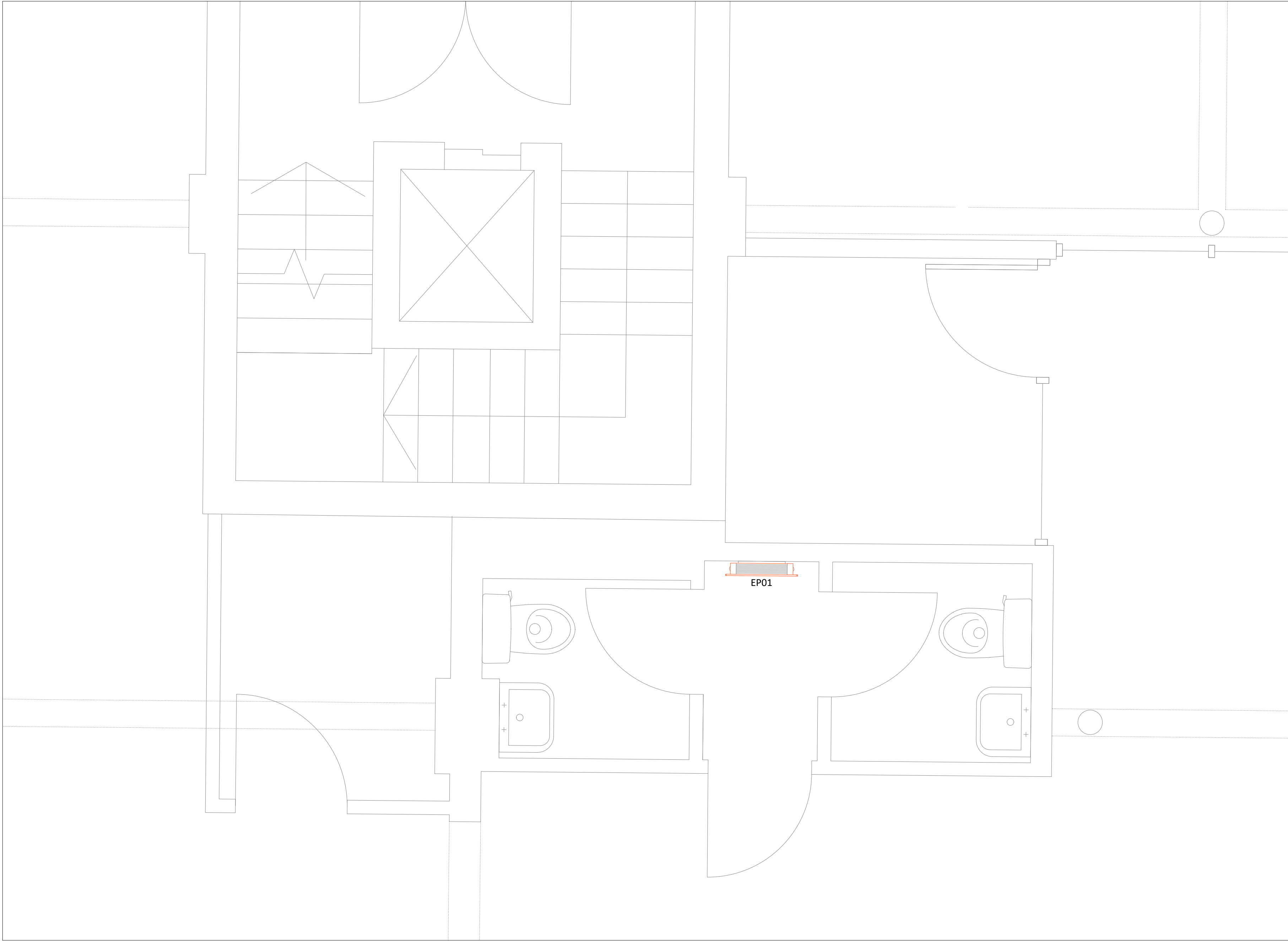
XLB Property

CONTRACT Fourways
Manchester

TITLE First Floor Suite F4U5
Reflective Ceiling Plan

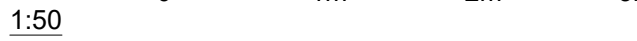
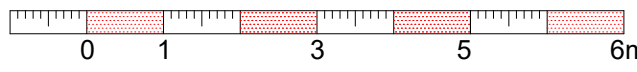
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CHECKED	JN	488(ZP)	L4-E-63-302	T2
APPROVED	JN			
EXTERNAL REF.	Level 4 X-Ref Cat 'B' [210323]			

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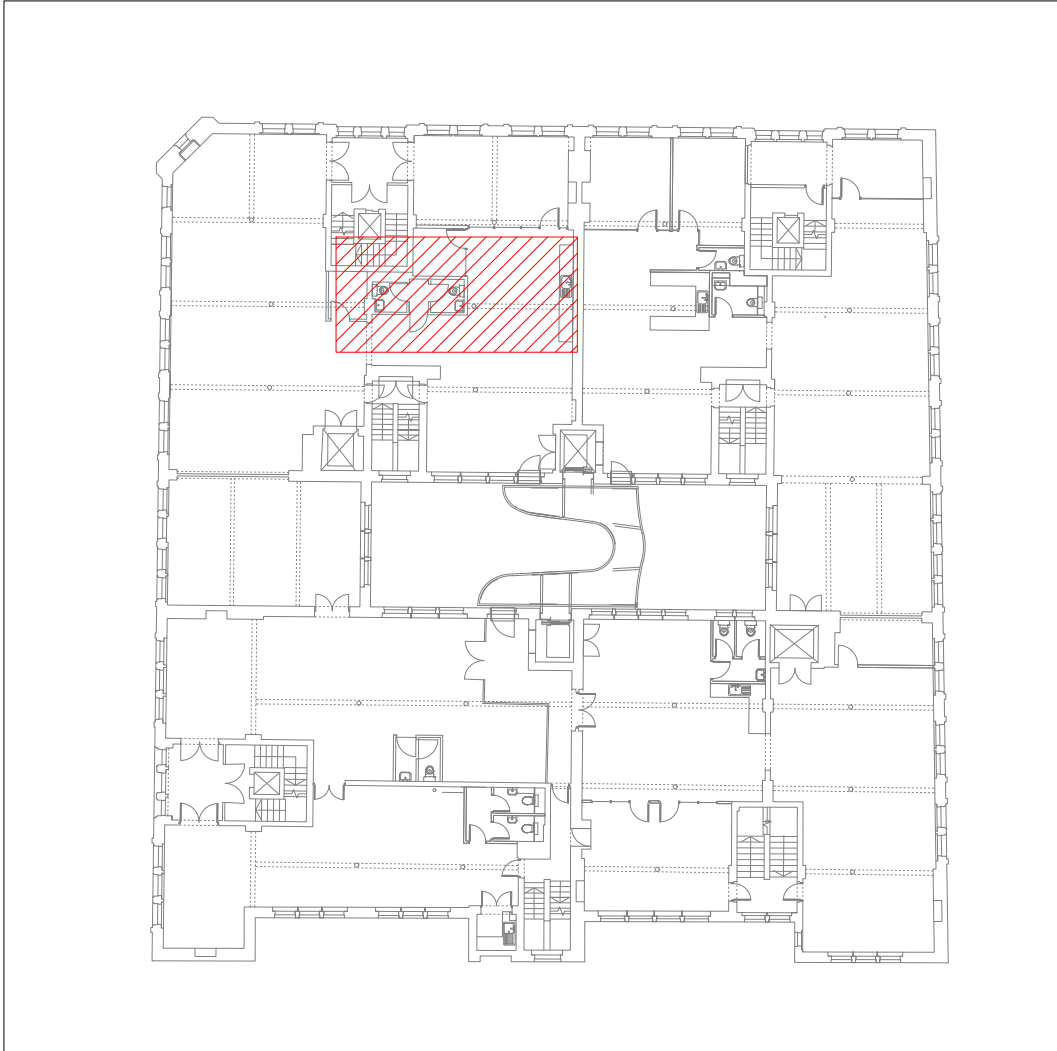
Fourth Floor Suite F4U5
Space Heating

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Location Plan (N.T.S)

Heating Legend:

 **Electric Panel Heater - WC.**
0.5kW Dimplex Girona or Equal & Approved.
Colour - Black.

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T1	TENDER ISSUE	05.08.22	JS	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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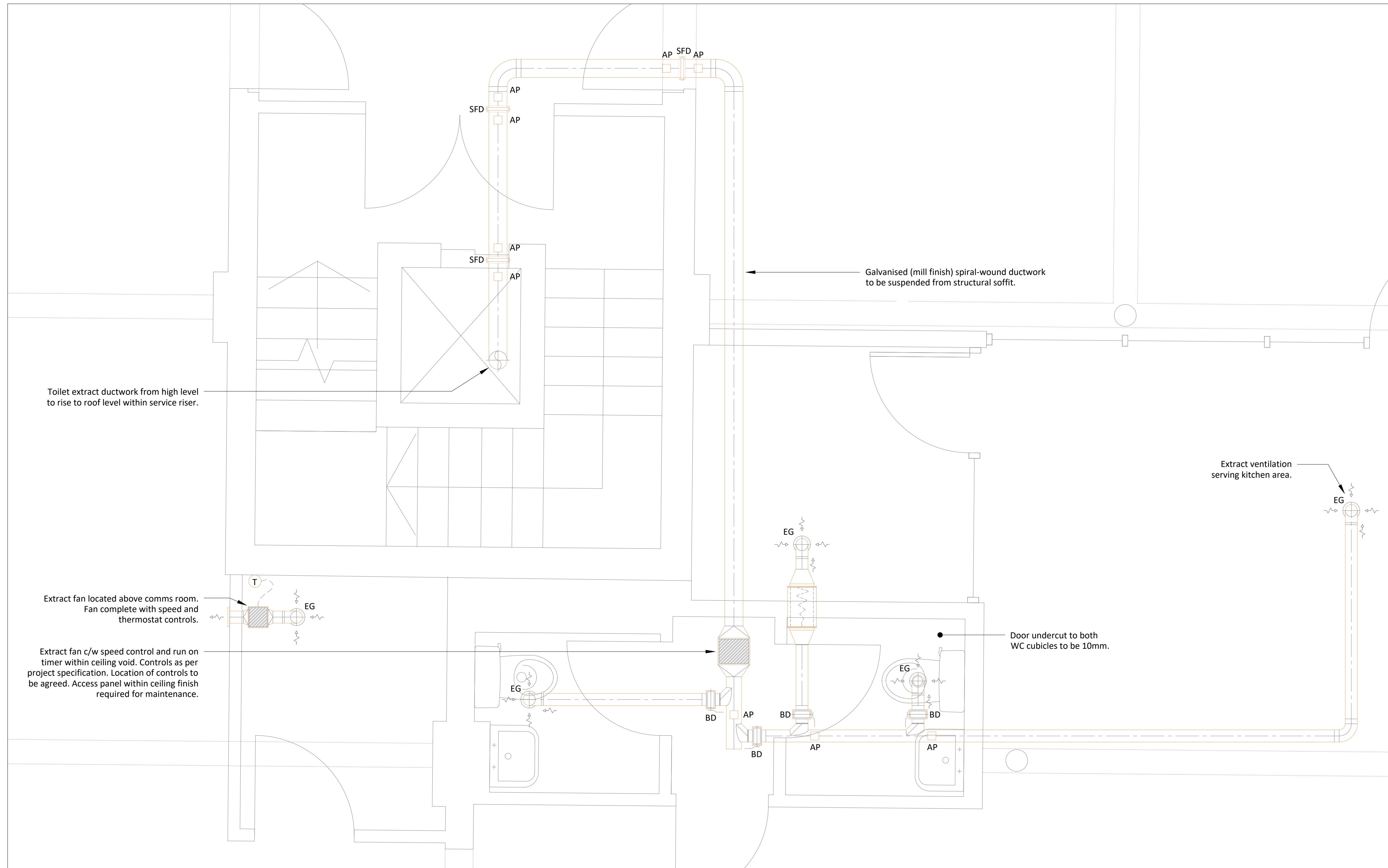
CLIENT XLB Property

CONTRACT Fourways
Manchester

TITLE First Floor Suite F4U5
Space Heating

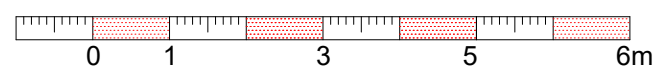
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CHECKED	JN	488(ZP)	L4-M-56-601	T2
APPROVED	JN			

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Fourth Floor Suite F4U5
Mechanical Ventilation

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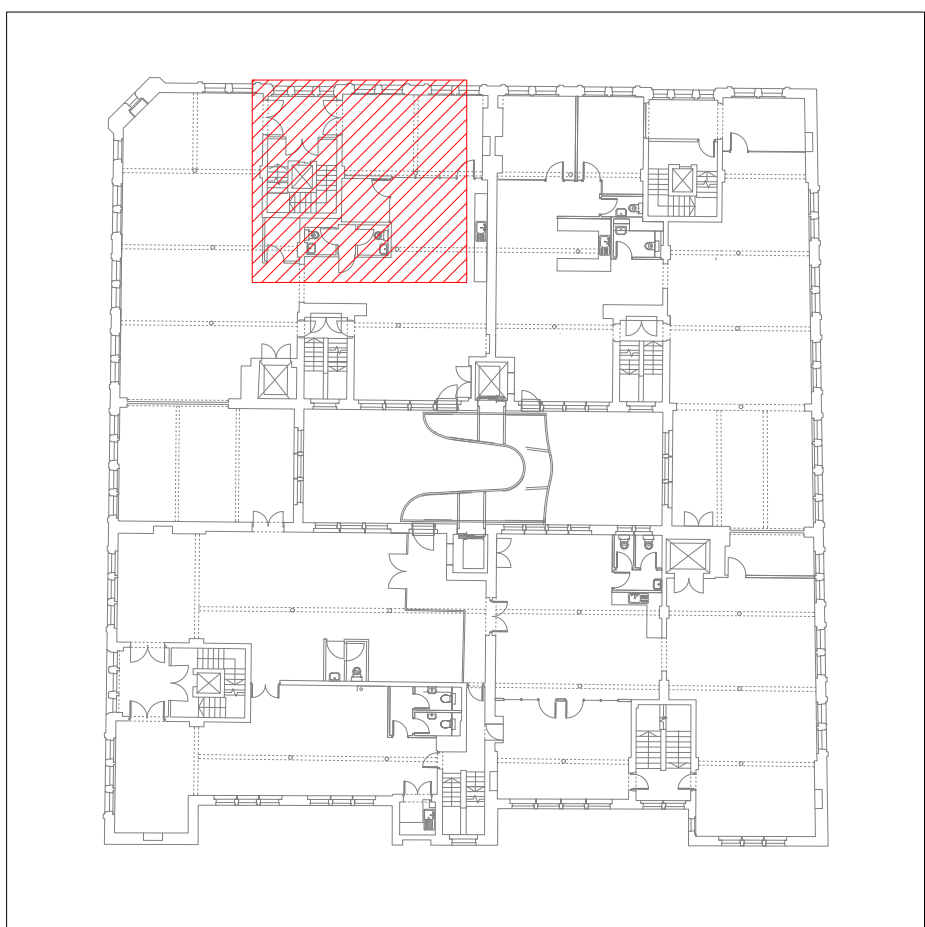
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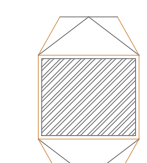
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- The installation personnel shall allow for changes in distribution system(s) invert levels (including any sets up and down etc.) as necessary to coordinate fully with the building structure and other M&E Services.
- All general sheet-metal ductwork shall be hot-dipped galvanised mild steel, installed in accordance with HVCA Code DW/144 Class A (low pressure). All kitchen extract sheet-metal ductwork shall also comply to HVCA Code DW/172.
- Duct-mounted access doors shall be installed in accordance with HVCA Code DW/144 Appendix M Table 25 Level 1.
- All duct flexible connections shall be no more than 600mm in total length and shall be fully extended to minimise pressure drops. Each flexible connection shall not have an offset angle greater than 45°. For offset angles greater than 45°, sheet metal ductwork shall be used. All flexible ductwork shall be PVC / polyester laminate with an encapsulated steel wire helix, insulated on untempered supply systems.
- Volume control dampers shall be installed as necessary to allow full and proper balancing of each ventilation system. The MEC shall consult with his commissioning specialist at tender stage and shall allow for all dampers to suit. As a minimum, dampers shall be fitted to each air terminal, fan and main branches. All balancing dampers of size 250mm diameter and below shall be single-blade type with locking quadrant mechanism; all dampers above 250mm diameter shall be opposed-blade.
- Fusible link-operated fire dampers shall be installed wherever the ductwork passes through a fire-rated structure (wall, partition, floor slab, ceiling void barrier etc.). The MEC shall consult with the Architect / Main Contractor / Project Manager at tender stage to ascertain the location of all fire rated structures and shall allow for all fire dampers to suit.
- All duct tapers shall be concentric with an angle of no more than 22.5° wherever possible. The Consulting Engineer's written approval shall be sought in all instances where alternative installation methods are required.
- All air terminal plenum boxes (diffusers, grilles, louvres etc.) shall be site-measured and manufactured by the ductwork sub-contractor.
- Each air terminal shall be independently supported from the building structure - no weight shall be borne by the suspended ceiling.
- All ceiling-mounted air terminal pattresses to be provided by the Main Contractor.
- All wall louvre sizes are indicative. All louvres shall be measured on site prior to procurement and manufacture. Refer to the Architect's elevation drawings for further details.
- Each duct-mounted plant item, i.e. HRV units, fans, attenuators etc., shall be independently supported from the building structure. No weight shall be borne by the ceiling.
- All ductwork shall be thermally insulated in accordance with the specification, Building Regulations Part L2: 2013, TIMSA Guide 2006 and BS 5422: 2001, unless otherwise noted. All insulated ductwork shall be identified with colour bands to BS 1710.
- All tempered fresh air supply ductwork and heat recovery return air ductwork shall be thermally insulated with 25mm thick glass mineral wool with a density of 80kg/m³ and a Class 0 reinforced aluminium bright foil cover. The thermal conductivity shall be no more than 0.035W/mK at 50°C.
- All untempered fresh air supply ductwork and return air ductwork shall be thermally insulated and vapour-proofed with 50mm thick glass mineral wool with a density of 80kg/m³ and a Class 0 reinforced aluminium bright foil cover. The thermal conductivity shall be no more than 0.035W/mK at 50°C.
- All extract and exhaust ductwork shall not be insulated.

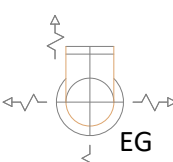


Location Plan (N.T.S)

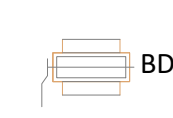
VENTILATION LEGEND:



Extract Fan



Extract Grille



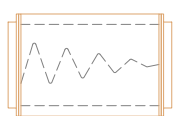
Balancing Damper



Smoke & Fire Damper



Access Panel



Cross Talk Attenuator
dB Rating TBC Prior to Installation

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T2	REVISED GENERAL ARRANGEMENT	21.03.23	JS	JN
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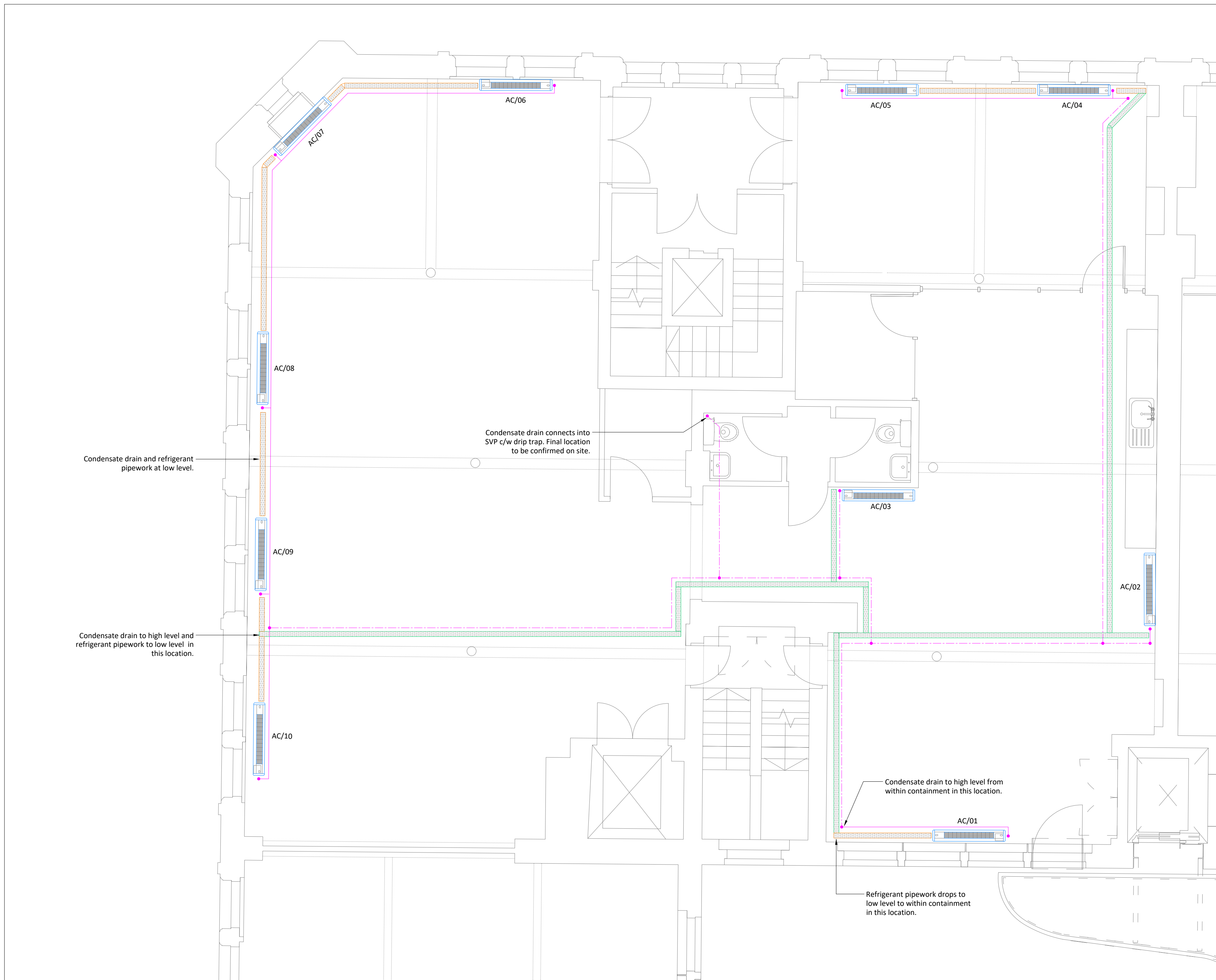
XLB Property

CONTRACT Fourways
Manchester

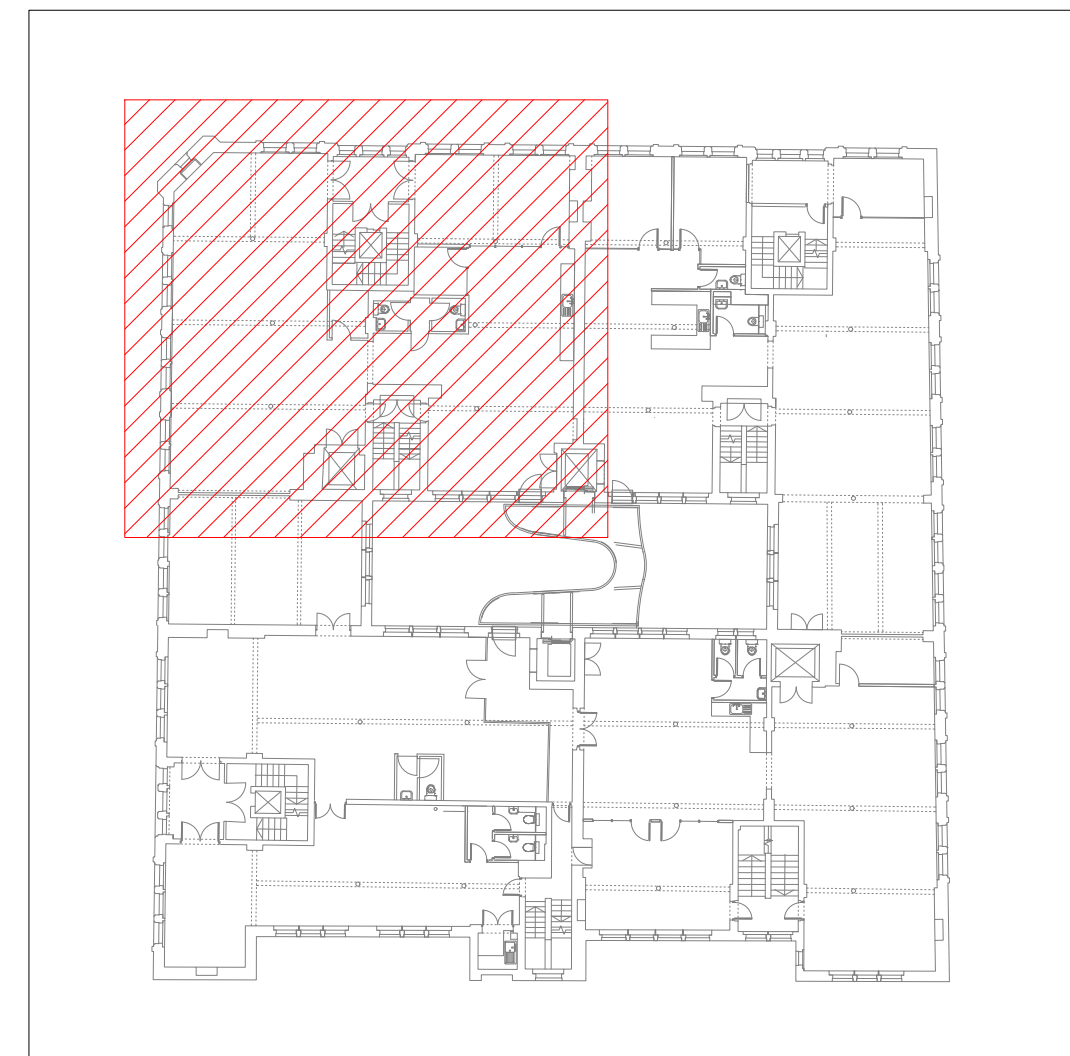
TITLE First Floor Suite F4U5
Mechanical Ventilation

DATE	05.08.22	SCALE	1:20	
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CHECKED	JN	488(ZP)	L4-M-57-701	T2
APPROVED	JN			

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Fourth Floor Suite F4U5
Air Conditioning

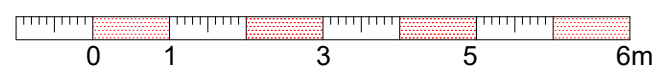


Location Plan (N.T.S)

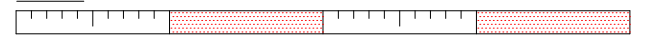
MECHANICAL SYMBOL LEGEND:

- Mitsubishi Floor Standing AC Unit (Or Equal & Approved)
- Refrigerant Pipework (Low Level)
- Refrigerant Pipework (High Level)
- Condensate Drain

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1:100



1:50

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- The installation of all internal and external units, refrigerant pipework, interconnecting wiring, commissioning and testing shall be carried out by a specialist refrigerant systems installer. The installer shall be certified and approved by the AC equipment manufacturer to carry out installation and commissioning of their equipment. This certification and approval status shall be current and valid upto at least the end of the defects liability period.
- All interconnecting AC pipework shall be designed by AC equipment manufacturer, including the selection of all pipe sizes, refrigerant flow control devices (e.g. Refnet branch piping kits, branch selector units etc.) and other ancillary components.
- The MEC shall carry out all interconnecting refrigerant pipework associated with the AC systems, including all refrigerant flow control components (Refnet branch piping kits, branch selector units etc.). All pipework shall be carried out in refrigerant quality soft/medium drawn copper tubing to BS2871 Part 2: 1972, complete with the appropriate headers and joints. Pipework shall be carried out by an Approved Refrigerant Engineer and accordance to BSEN 378: 2000 Specification and the AC equipment manufacturer's design and installation instructions. All pipework shall be suitable for the refrigerant used.
- The MEC shall carry out all associated condensate discharge pipework. The condensate lines from the AC indoor units shall discharge into the above ground drainage system via a Hepworth HepVO dry trap, or shall discharge safely over the nearest floor gully. The exact method and discharge position shall be agreed with the Consulting Engineer prior to installation. All condensate pipework shall be either half-hard copper to EN1057-R250: Table X with matching compression fittings or plastic with matching solvent-weld joints. The pipework shall be laid to sufficient falls to ensure standing water does not occur. Access tees shall be fitted at each change of direction.
- The MEC shall carry out all interconnecting controls wiring associated with the AC systems. Any control or communication wiring shall be run next to power wiring. A minimum space of 100mm between both control and power cables shall apply.
- Unless stated otherwise, all AC controllers shall be wall-mounted at 1,200mm AFFL.
- Unless stated otherwise, all AC remote temperature sensors shall be wall-mounted at 1,500mm AFFL.

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T2	REVISED GENERAL ARRANGEMENT	21.03.23	JS	JN
T1	TENDER ISSUE	05.08.22	JS	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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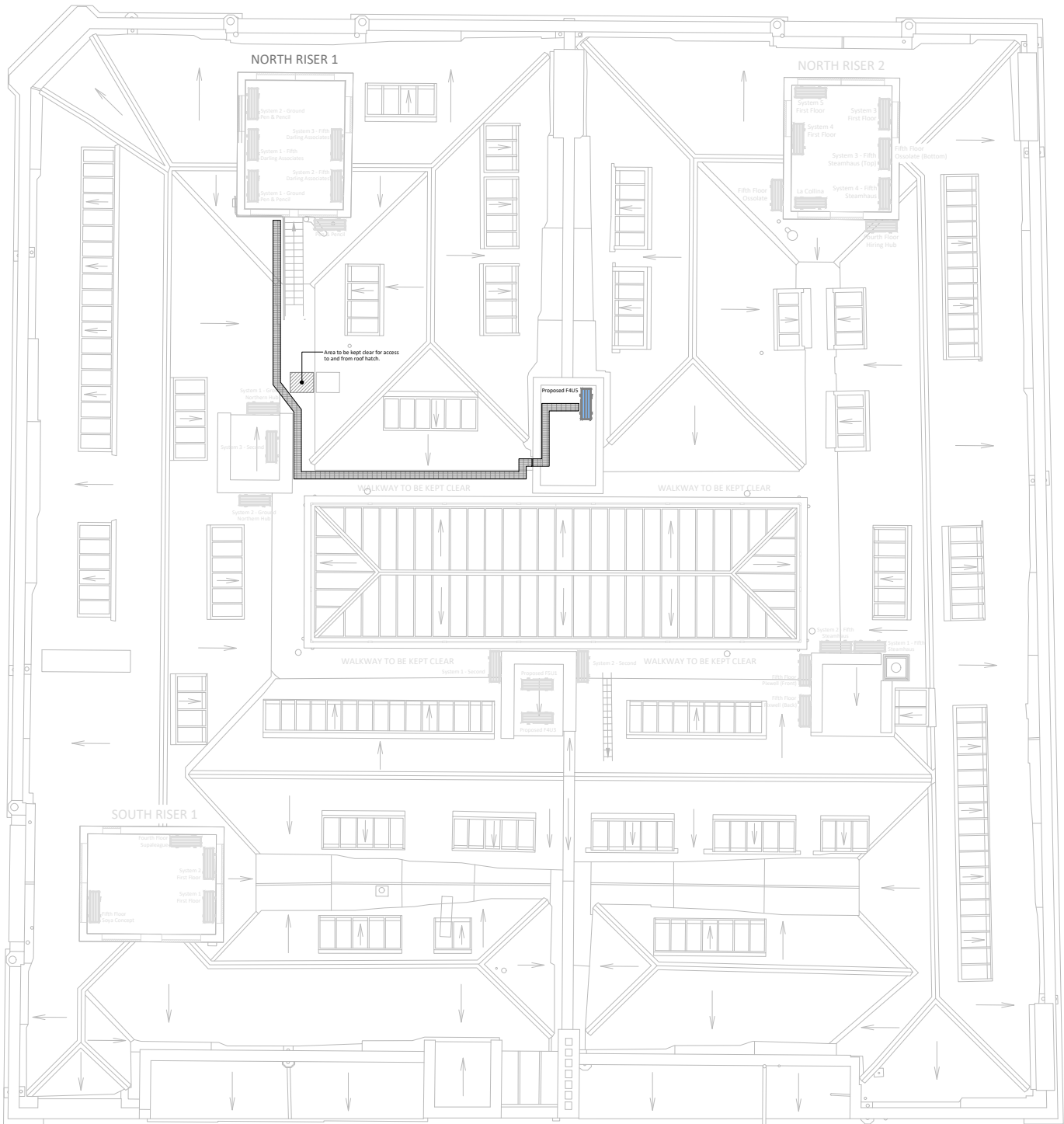
XLB Property

CONTRACT **Fourways
Manchester**

TITLE **First Floor Suite F4U5
Air Conditioning**

DATE	05.08.22	SCALE	1:50	
DRAWN	JS	JOB No.	DRG No.	REV
CHECKED	JN	488(ZP)	L4-M-58-801	T2
APPROVED	JN			

EXTERNAL REF. Level 4 X Ref Cat 'B' [210323]
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Fourways Roof Level
Condensing Unit Arrangement

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T3	REVISED CONDENSING UNIT LOCATION	21.03.23	J5	JN
T2	REVISED REFRIGERANT PIPEWORK ROUTE	09.08.22	J5	JN
T1	TENDER ISSUE	05.08.22	J5	JN
ISSUE	DESCRIPTION	DATE	DRN	CHD



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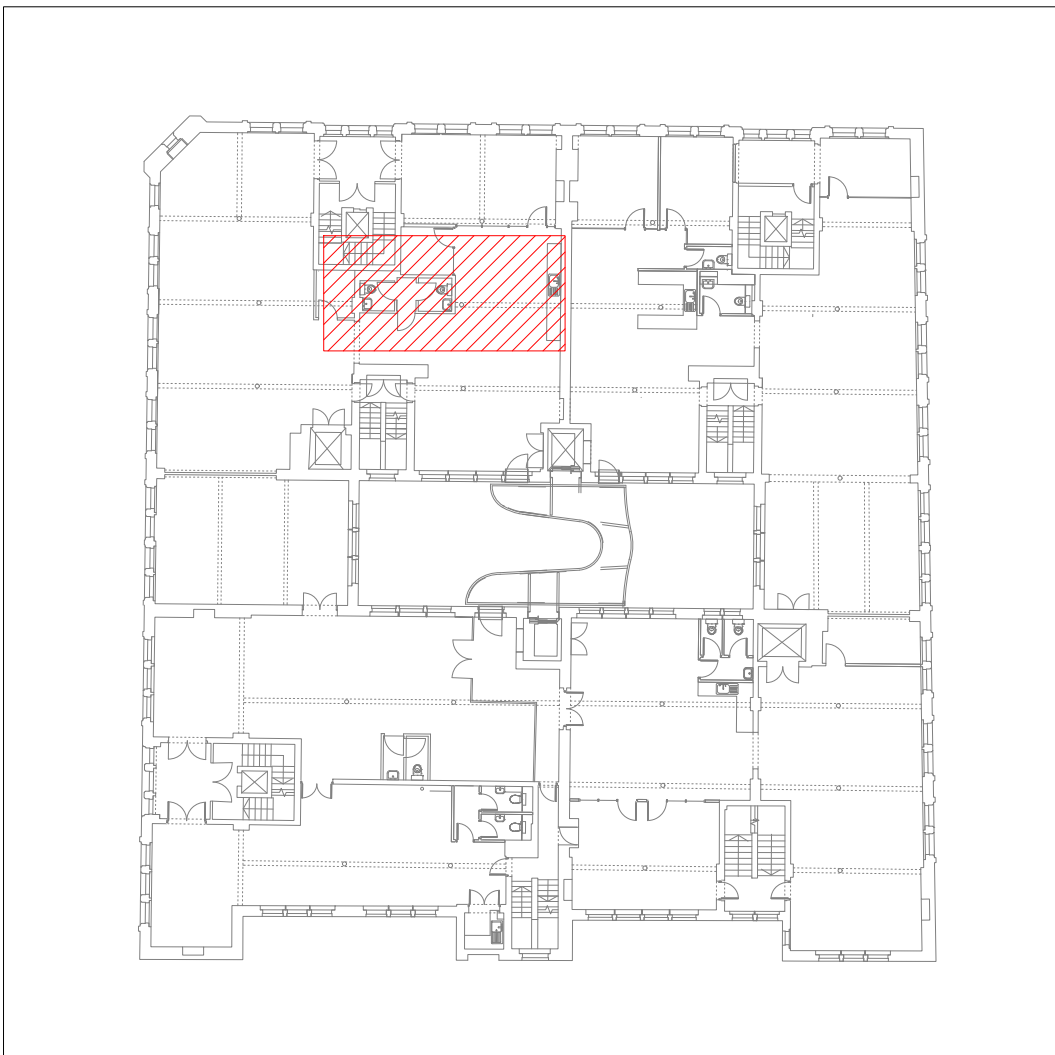
STATUS **TENDER**

CLIENT **XLB Property**

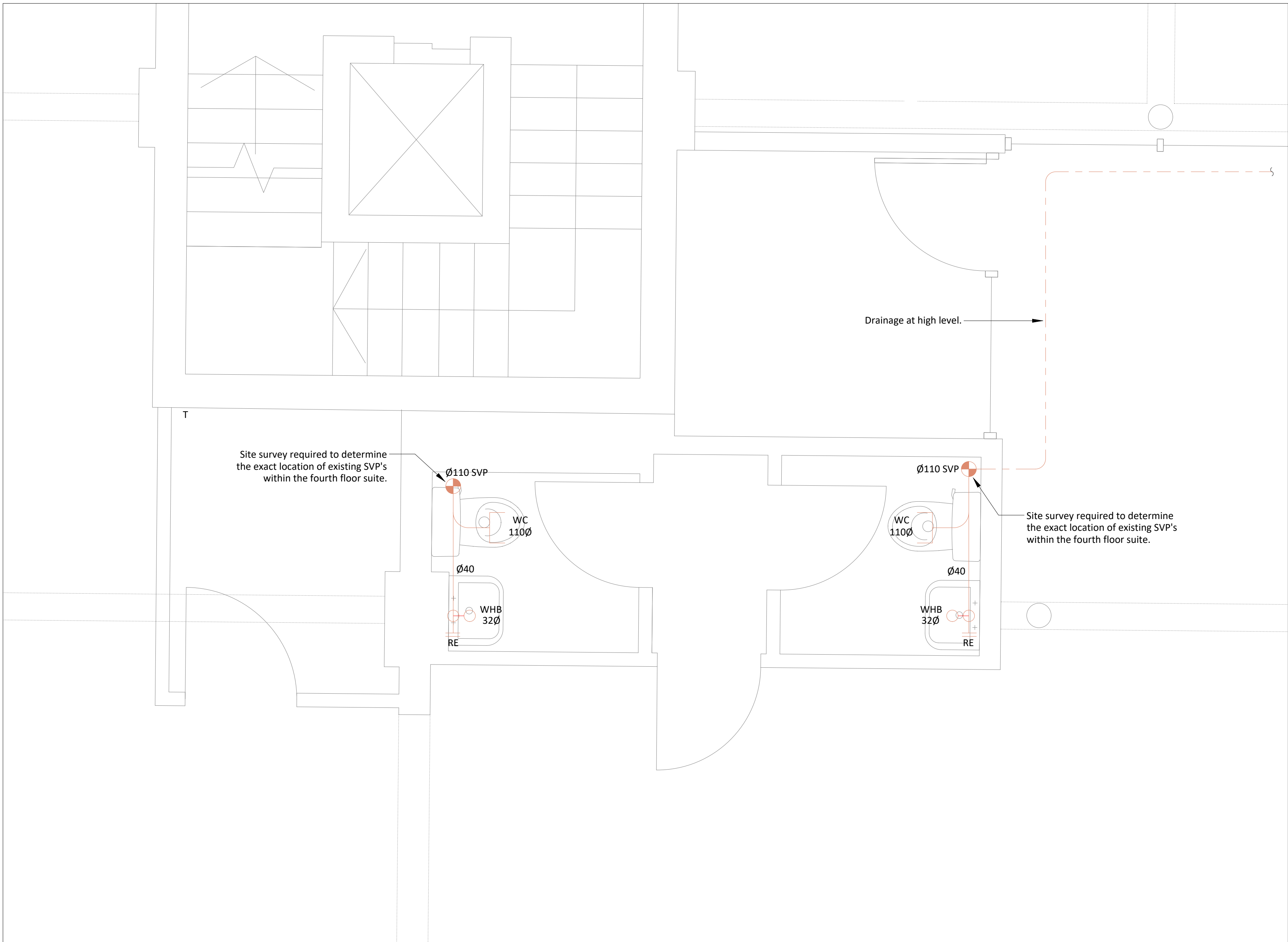
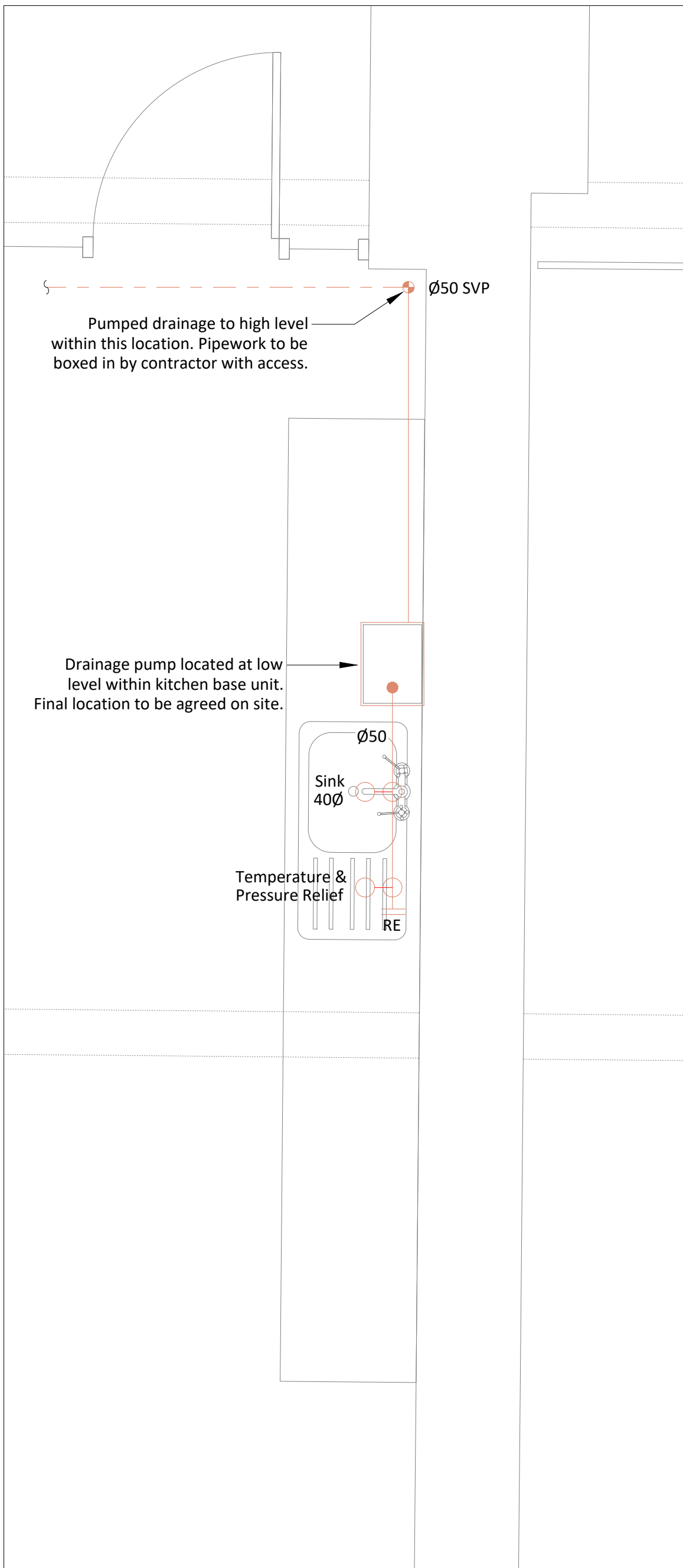
CONTRACT **Fourways
Manchester**

TITLE **Roof Level
F4U5 Condensing Unit Arrangement**

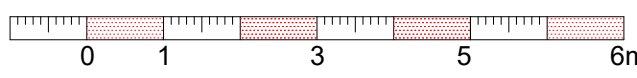
DATE	05.08.22	SCALE	1:100	
DRAWN	J5	JOB No.	DRG No.	REV
CHECKED	JN	488(ZP)	L4-M-58-802	T3
APPROVED	JN			
EXTERNAL REF. ALL FLOORS K-REF (291018)				
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Location Plan (N.T.S)

Fourth Floor Suite F4U5 | Toilet Block
Above Ground DrainageFourth Floor Suite F4U5 | Kitchen
Above Ground Drainage

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1:100



1:50

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- All sanitary pipework and drainage installations shall satisfy the relevant requirements of Part H1 of the Building Regulations and shall also be carried out in strict accordance with BS EN 12056-2 Code of practice for sanitary pipework.
- Pipes shall be fixed in straight runs and all horizontal runs shall be laid to gradients in accordance with BS EN 12056 : 2000, and in any event not less than 18 mm/m unless otherwise instructed.
- Each appliance shall be fitted with a 75mm deep water seal trap.
- Sufficient and suitable access shall be provided to enable all pipework to be tested and maintained effectively. Access covers, plugs or caps shall be installed in positions to facilitate use of testing equipment and removal of blockages.
- Access points shall be provided on all soil stacks at each floor level, including ground floor. Access points shall be positioned at 600mm AFFL to the centre-line. Access points shall be provided where necessary either by means of an integrally moulded door or by a two-piece door, with integral clamp, fitted directly into the pipe.
- Intumescent sleeves shall be fitted to all soil and waste pipes 40mm NB and above passing through a fire-rated structure. All sleeves shall provide 4 hours fire resistance in accordance with BS 476 Part 20: 1987 and shall be fixed in strict accordance with the manufacturer's instructions. All fire collars shall be intumescent type with stainless steel frame to BS 476: Part 20: 1987.
- Expansion joints shall be provided at a maximum of 4.0m centres for soil, 2.0m centres for waste and between fixed points over 1.0m centres.
- All new below-ground points to be provided by others. Exact positions to be agreed on site.
- All pipe, fittings and joints shall be air pressure tested to 38mm WG for three minutes and every trap shall maintain a water seal of at least 25mm, all in accordance with the Building Regulations Part H1 (2002 edition), clause 1.38.
- All pipework 19mm NB shall be PVC-u with solvent weld fittings to BS 4514:1983 and BS EN 1329-1:2000 (Terrain Overflow System 500 or equal and approved).
- All pipework 32mm to 50mm NB shall be MuPVC with solvent weld fittings to BS 5255:1989 (Terrain Waste System 200 or equal and approved).
- All pipework 80mm to 160mm NB shall be PVC-u with solvent weld fittings to BS 4514:1983 and BS EN 1329-1:2000 (Terrain Soil System 100 or equal and approved).
- All appliance waste traps shall comply to BS 3943:1979 (Terrain System 600 or equal and approved).
- All pipe and fittings shall be colour grey to BS 5252:10.A.07. All solvent weld cement shall comply to BS 6209.
- All automatic air vents shall be covered by a current British Board of Agrément certificate. Terrain types 153.3.4 and 253W or equal and approved.

LEGEND	
	Wash Hand Basin Trapped Outlet
	WC Pan Multi-Quick Type Connection
	Rodding Eye
	Stub Stack
	Drainage Pump Unit

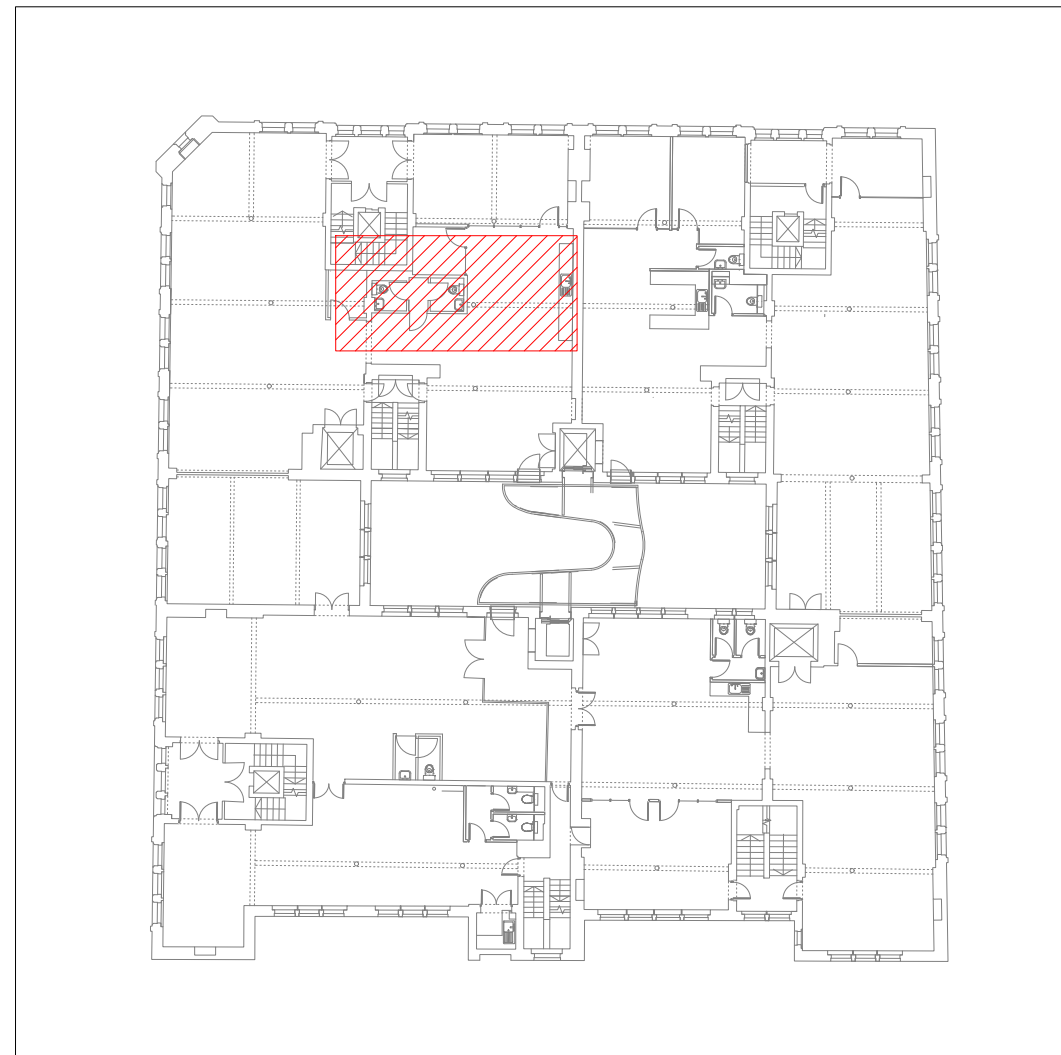
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ISSUE	DESCRIPTION	DATE	DRN	CHD
T2	REVISED GENERAL ARRANGEMENT	21.03.23	JS	JN
T1	TENDER ISSUE	05.08.22	JS	JN

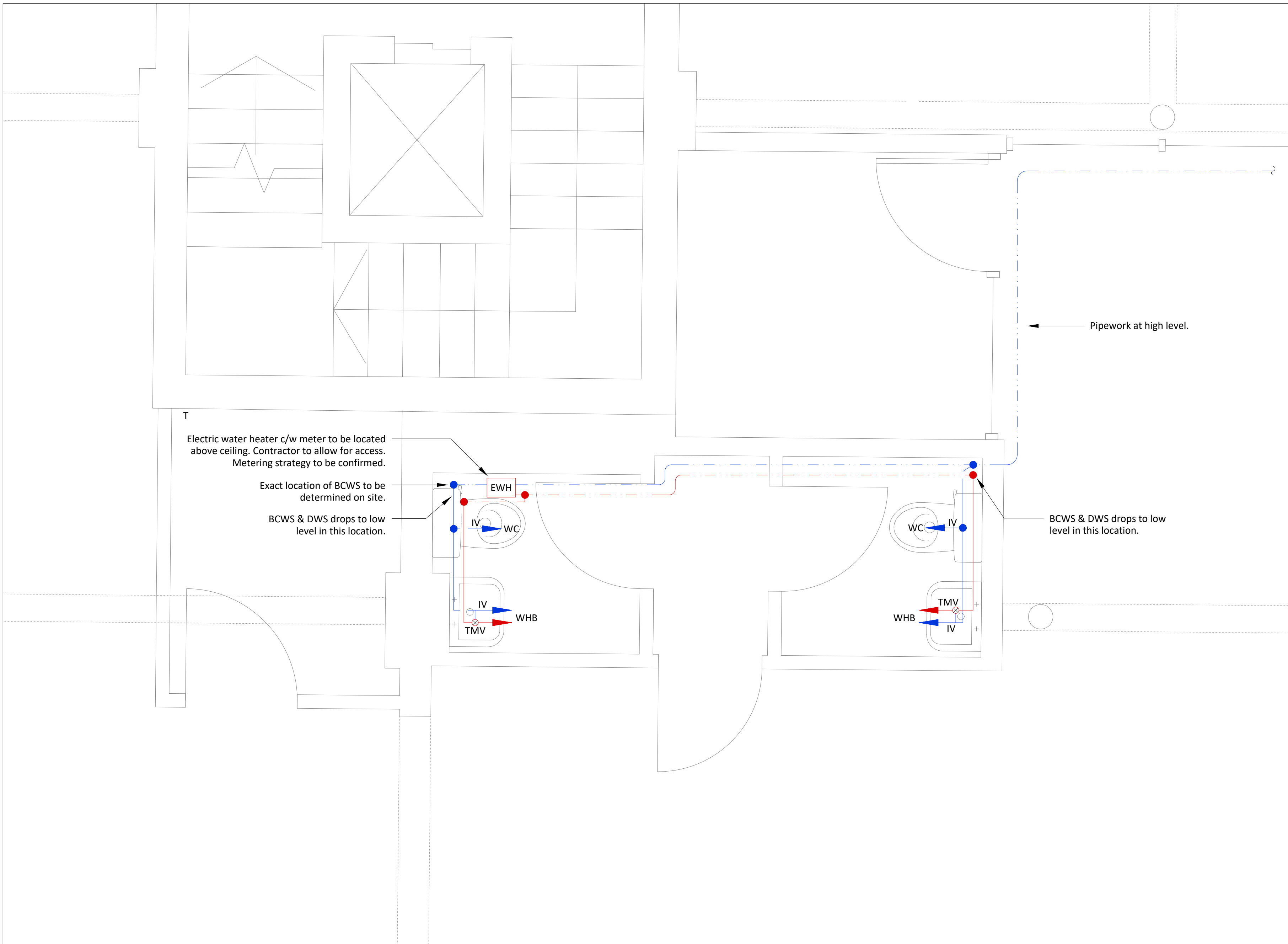
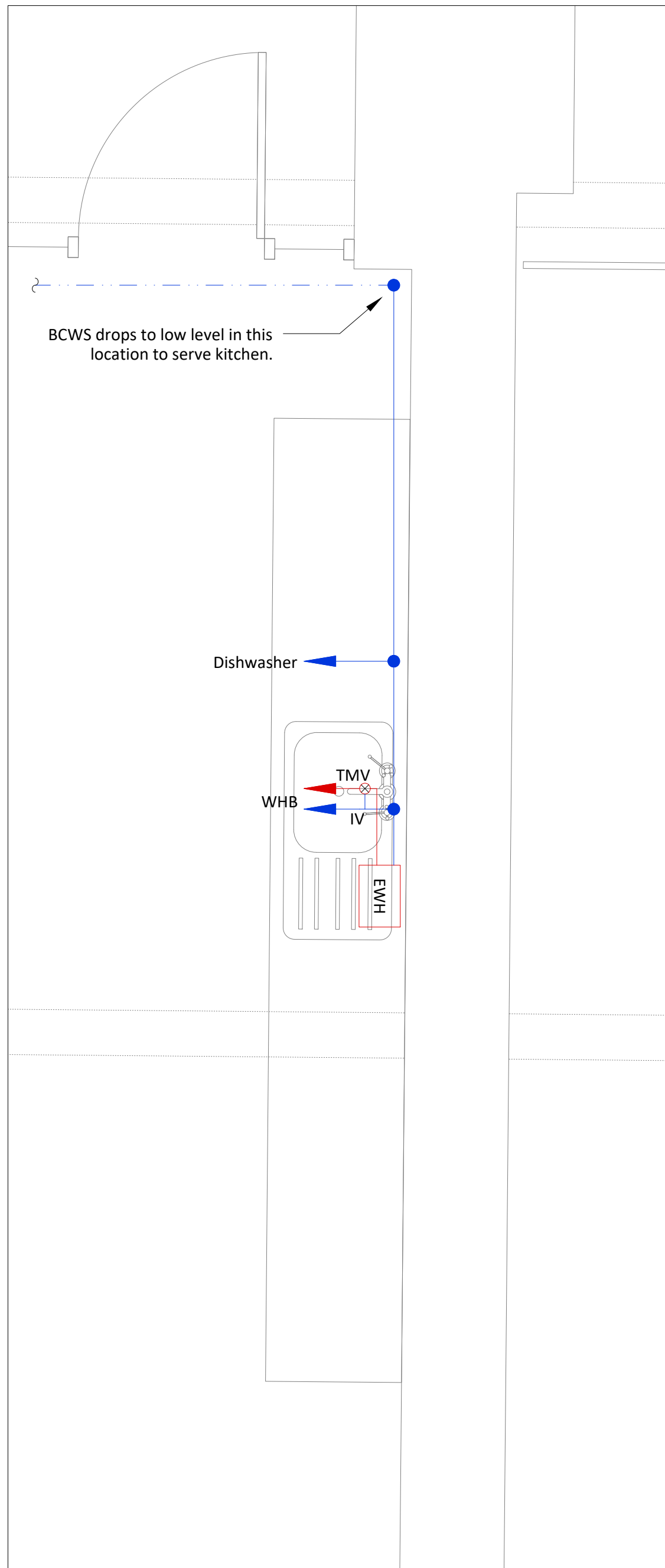
LEGEND	
	Wash Hand Basin / Sink
	WC
	Electric Water Heater

Abbreviations

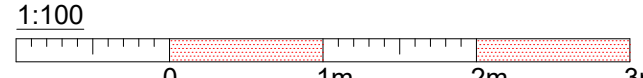
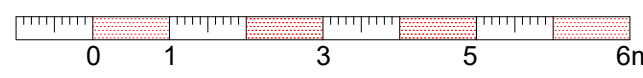
TMV	- Thermostatic Mixing Valve
IV	- Isolation Valve
MCWS	- Mains Cold Water Services
BCWS	- Boosted Cold Water Services
DTLL	- Down to Low Level
DTB	- Down to Below
RFB	- Rise from Below



Location Plan (N.T.S)

Fourth Floor Suite F4U5 | Toilet Block
Domestic Water ServicesFourth Floor Suite F4U5 | Kitchen
Domestic Water Services

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- All plant, equipment, distribution system components and ancillaries shall be suitable for conveying wholesome (potable) water, shall be WRC / WRAS approved and shall comply with the Water Supply (Water Fittings) Regulations 1999.
- All general distribution pipework throughout the building shall be copper tube to EN1057-R250 Table X with Geberit Mapress copper fittings (standard black CIIR Butyl Rubber seal rings).
- All below-ground domestic hot water service pipework shall be pre-insulated plastic type "UPONOR AQUA SINGLE" with PE-Xa inner pipe (SDR7.4), PE-X foam insulation and HDPE jacket pipe. All fittings shall be "UPONOR WIPEX" DR brass with O-rings and matching insulation sets. All to be installed in strict accordance with the manufacturer's instructions.
- All low points shall be fitted with a lockshield draincock.
- All items of plant shall be fitted with isolating valves, and effective means of commissioning, draining and air venting, to enable inspection and/or maintenance works to be carried out without draining the entire system.
- All pipework connections to sanitary appliances shall be fitted with a local service valve (or flow limiting service valve where specified).
- For hot water systems with a secondary return, deadlegs shall be no more than 300mm. The return branch into each hot water flow pipe shall be provided with a lockshield valve to allow system balancing.
- All pipework passing through walls and floor slabs shall be sleeved. All pipes passing through fire compartment walls and floor slabs shall also be fire stopped.
- All concealed pipework, pipework routed in plantrooms, service risers, cupboards, pipe boxings, IPS systems etc., shall be thermally insulated in accordance with the specification, Building Regulations Part L2: 2013, TMSA Guide 2006 and BS 5422: 2001. All insulated pipework shall be identified with colour bands to BS 1710. All cold water pipework shall also be fully vapour sealed.
- All HWS Services pipework expansion bellows shall be selected by a specialist supplier. Unless otherwise noted, the maximum water flow temperature shall be 65°C and the ambient air temperature shall be 20°C. All anchor points and expansion bellows guides shall be installed as recommended by the bellows supplier. All pipework brackets shall allow for pipework movement due to expansion.
- All sanitaryware, brassware and showers to be supplied and installed by others. Refer to the SIN / C&A drawings and schedules for details. MEC to carry out all final pipework connections.
- The hot and cold water connections to each shower, basin and sink shall be fitted with a flow limiting valve to comply with Part G of the Building Regulations (2015 edition). All valves shall be Arrow Valves type AFL with lever-operated quarter-turn ball with matching flow limiting cartridge and compression pipe connections. All valves shall be line size. The cartridge shall be selected to ensure the following maximum flow rates:
 - Shower - 10 litres/min. (fitted on riser pipe after TMV)
 - Basin - 6 litres/min.
 - Sink - 8 litres/min.
- In accordance with Approved Document 'G' of the Building Regulations, there is a requirement to fit a Thermostatic Mixing Valve (TMV) to any bath installed in a new dwelling. The TMV shall limit the supply of hot water to a maximum of 48°C which in effect, shall be achieved by commissioning the TMV to a temperature set-point of between 44°C and 46°C with a control tolerance of +/- 2°C.

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T2	REVISED GENERAL ARRANGEMENT	21.03.23	JS	JN
T1	TENDER ISSUE	05.08.22	JS	JN
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CONTRACT Fourways
ManchesterTITLE First Floor Suite F4U5
Domestic Water Services

DATE	05.08.22	SCALE	1:20	
DRAWN	JS	JOB No.	DRG No.	REV
CHECKED	JN	488(ZP)	L4-P-53-301	T2
APPROVED	JN			
EXTERNAL REF.	Level 4 X-Ref Cat 'B' [210323]			

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