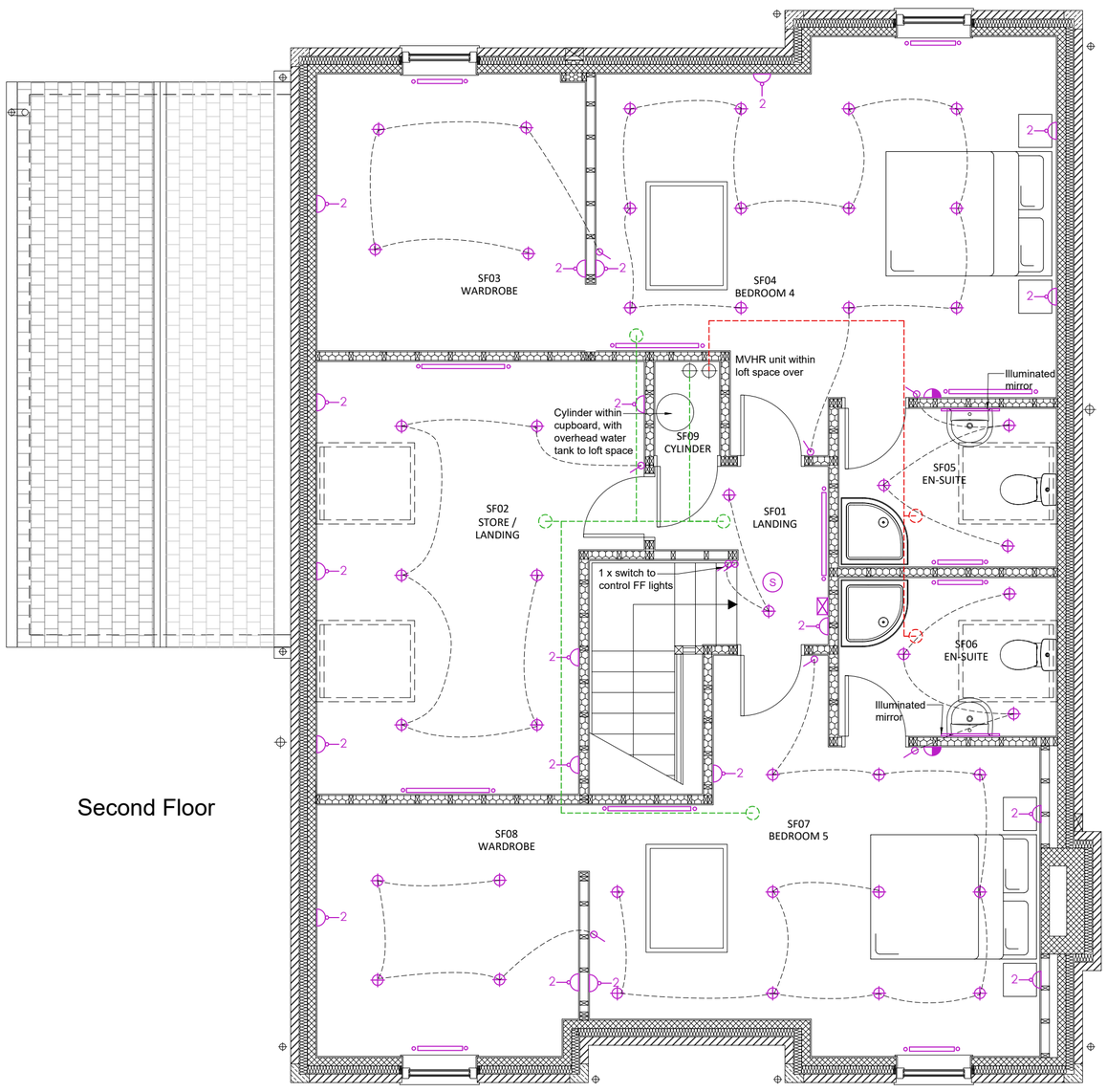

Second Floor

First Floor

Ground Floor

Item	Supplier	Product Name / Colour	Location/Notes
Kitchen Pendant	Visual Comfort	Fascio Medium Linear Chandelier in Bronze with Crystal	Over island
Pendant	Lights and Lamps	Imperial 6 light matt black and opal pendant	In Snug and Lounge
Spotlights			White dimmable lights
Sockets	Corston	DSSO with USB-C Fast Chargers - Bronze / Black	

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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FOR TENDER
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CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

All architectural drawings are to be read in conjunction with other associated design consultants drawings and calculations, including:
Structural drawings and calculations
Drainage design
SAP calculations
Topographical site survey
Planning drawings
Landscaping scheme and Arboricultural Impact Assessment
Heating design and any associated specialist details
Fabrication drawings for windows and doors
Works associated with the refurbishment of the former public house on site.

Work is to be carried out in line with the conditions provided on Manchester City Council Decision Notice 130831/FO/2021

Contractor is to allow for a tolerance in given sizes and site measure to confirm spans, levels etc. Stair fabricators are to work to final site measured floor-to-floor dimensions ahead of those given on the drawings. Window and door suppliers are to site measure apertures in advance of fabrication.

All structural elements are drawn indicatively. Structural Engineer's drawings take precedence over architectural drawings for all supporting elements including:

- Foundations
- Steelwork and padstones
- Movement joints
- Wind posts
- Wall ties
- Blockwork specification
- Joist and rafter specification
- Slab and concrete specifications, including any reinforcement
- External sub-structure to roads, paths and driveways
- Lintels
- Fixings

All products named are based on an "equal and client approved" basis, where "equal" means of the same or improved performance specification, and "approved" means by both the architectural team at AXI and the Building Control Officer.
Any changes in insulation brands must be recalculated and agreed with the inspector on site to show suitable thermal performance. New calculations should then become part of the O&M documentation at handover. All named products should be installed in strict accordance with the supplier's instructions and standard detailing. All bespoke details should be verified with the supplier in advance of work commencing to ensure performance, certification and guarantees where appropriate.

Key

- Double switched wall socket 500mm above floor level
- Double switched wall socket above worktop level
- Fused spur
- 1 gang light switch
- 2 gang light switch
- 3 gang light switch
- 4 gang light switch
- External light
- Recessed spotlight
- Pendant light
- Strip light
- TV aerial point
- Door bell push
- Door bell chime
- Thermostat
- Security alarm
- Consumer unit
- Telephone / Data point
- Cooker switch
- Radiator
- Smoke / Heat detection and sounder
- Vehicular charging point

All electrical work will be designed, installed, tested and certified by a competent person to BS 7671:2018 . All lighting to comply with that in the approved building regulations document L2 for energy efficiency. New distribution boards to be installed to provide suitable sub-division of lighting and small power in accordance with the latest (18th) edition of the IEE Regulations, 2018, including a minimum of 25% spare. Allow for 15a spurs to each shower. All sockets in habitable rooms to be positioned appropriately between 450mm and 1200mm from FFL to satisfy part m requirements. All electrical installations to be carried out by a suitably qualified competent person and commissioning certificates to be provided in accordance with BS 7671:2018

All new sockets to habitable rooms and above Kitchen worktops to have integral USB sockets included

All spotlighting to be LED

New heating system to be designed by Contractor's M&E team. Conventional boiler with coffin style tank to loft space. Contractor to calculate size required. Cylinder to second floor room SF02 within new cupboard. Background ventilation provided via MVHR unit, sited within loft space with supply and extract ducting between joists and routed through webs of joists. Fresh air supply to habitable rooms and extraction to Bathrooms, Utility, WC and En-Suites. Fresh air intake and exhaust at roof level to be designed to be fully weatherproof using proprietary products only. All radiators on stud walls are to be fixed back to studs, not plasterboard.

- - - - - - - - MVHR supply

- - - - - - - - MVHR extract

The contractor shall ensure that noise from the MVHR systems do not exceed the following Noise Rating (NR) levels when measured with a precision grade sound level meter set to "fast" response.
Bedroom Day - NR30 / Night - NR25
Living Room / Kitchen Day - NR30
Bathroom, En-suite NR40

High-Speed Electronic Communications Networks
The dwelling is to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.
Internal router positions to be confirmed by supplier.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
02	17.06.22	Stage 4 issue	AF	-
01	13.06.22	In-progress issue to project team	AF	-
00	06.06.22	In-progress issue to project team	AF	-

AXI

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COMPANY No : 11847325

CLIENT

ANCHORBRIDGE DEVELOPMENTS

PROJECT

SUMMERHILL
LAPWING LANE, DIDSBURY, MANCHESTER

DRAWING REFERENCE

PLOT 1
SMALL POWER, LIGHTING AND MVHR

PROJECT REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20-040	1:50@A1	20.04.22	ADF	-

DRAWING No	STAGE	REV
20-040-3318	4	02