

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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F O R T E N D E R  
DO NOT USE FOR CONSTRUCTION

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  
• Linells  
• 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 square 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 spot lighting to be LED

New heating system to be designed by Contractor's M&E team. Conventional boiler with coffin style tank to left space. Contractor to calculate size required. Cylinder to second floor room SF02 within new cupboard. Background ventilation provided via MVHR unit, sited within left space with supply and extract ducting between joists and routed through weirs 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 - NR20  
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.

02 17.06.22 Stage 4 issue AF  
03 13.06.22 In-progress issue to project team AF  
00 06.06.22 In-progress issue to project team AF

| REV | DATE | DESCRIPTION | DRAWN | CHECKED |
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A X I

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CLIENT

ANCHORBRIDGE  
DEVELOPMENTS

PROJECT

SUMMERHILL  
LAPWING LANE, DIDSBURY,  
MANCHESTER

DRAWING REFERENCE

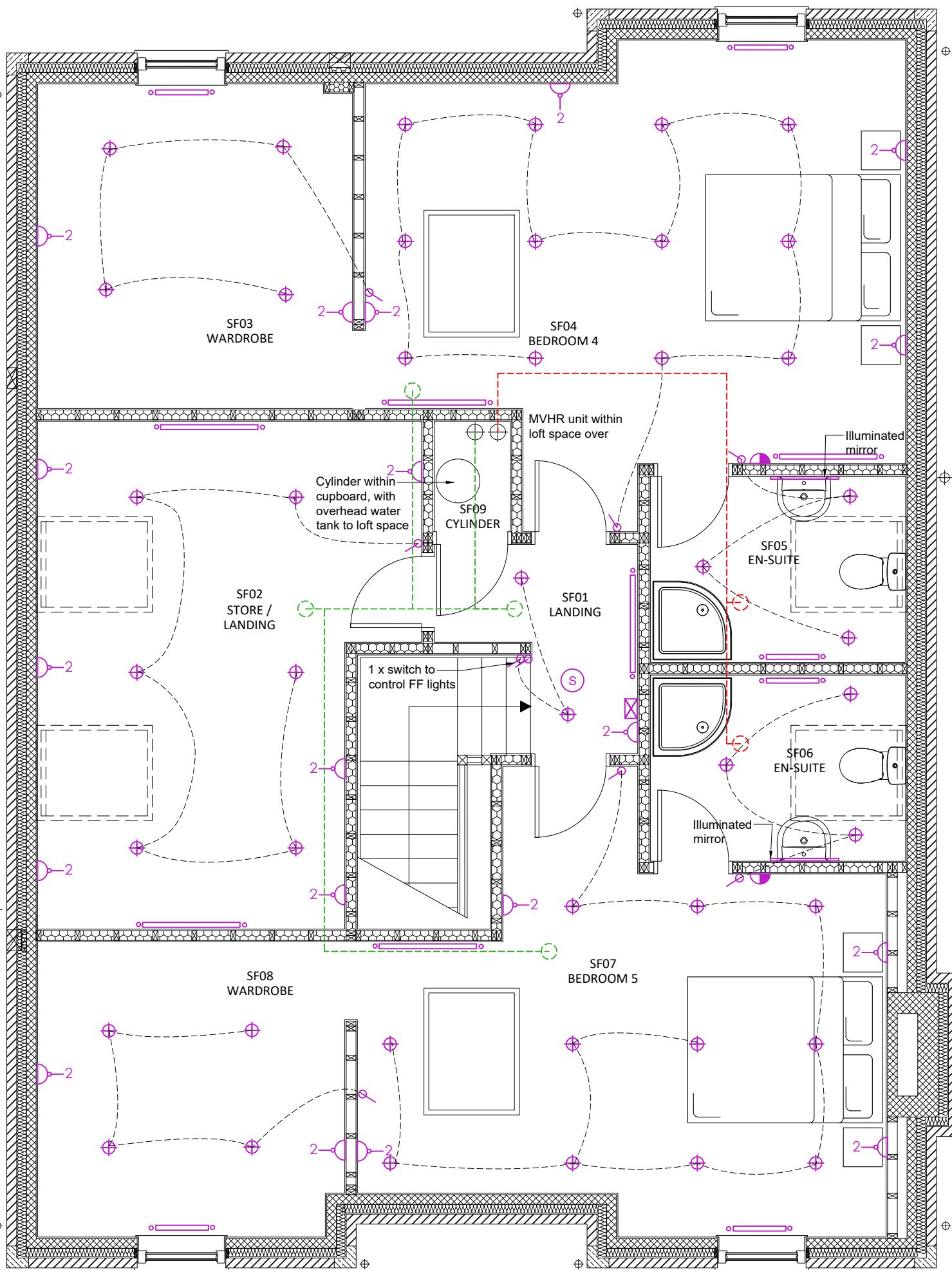
PLOT 5

SMALL POWER, LIGHTING  
AND MVHR

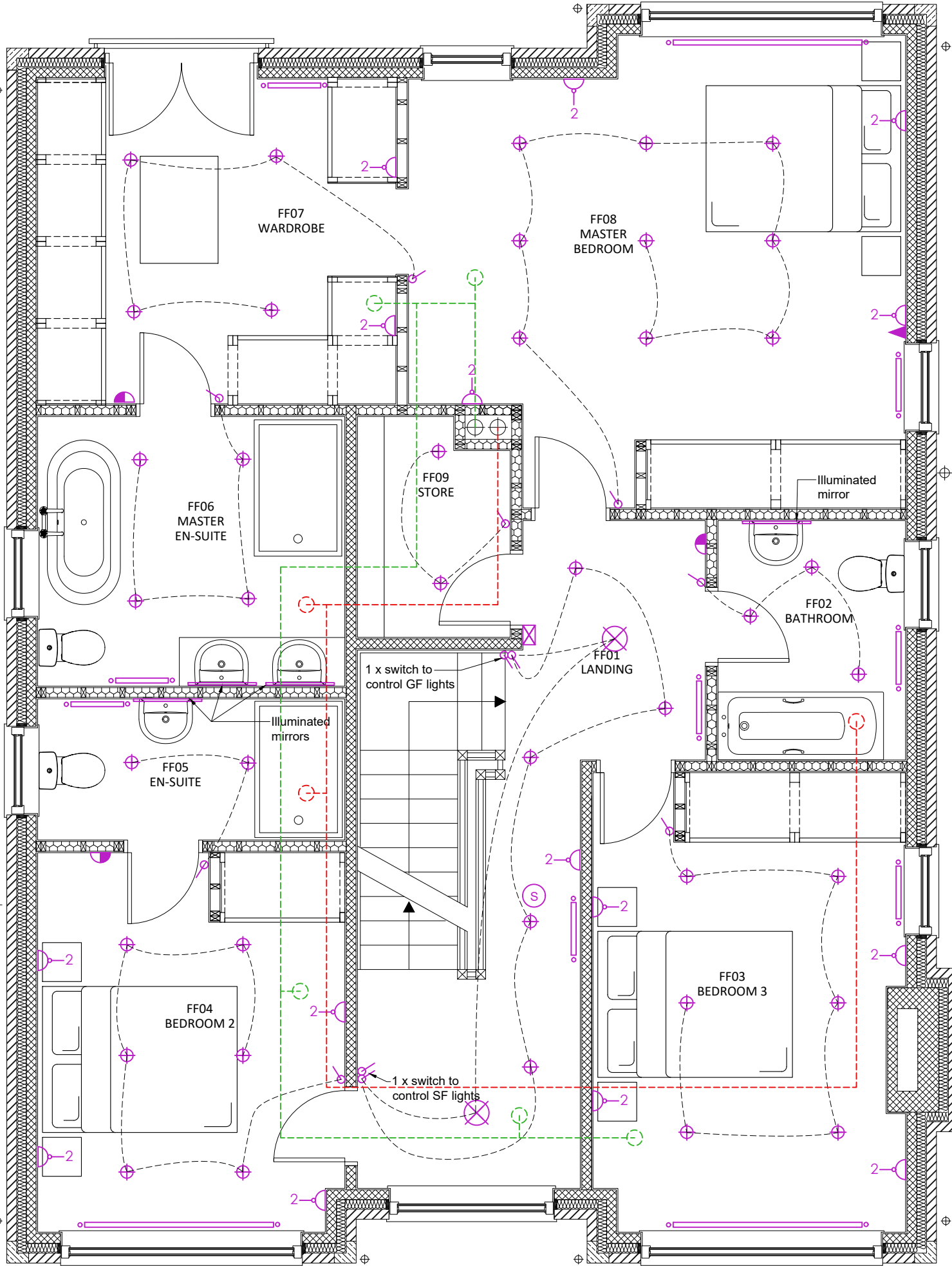
| PROJECT REFERENCE | DRAWING SCALE | DATE     | DRAWN | CHECKED |
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| 20-040            | 1:50@A1       | 20.04.22 | ADF   | -       |

| DRAWING No  | STAGE | REV |
|-------------|-------|-----|
| 20-040-4318 | 4     | 02  |

Second Floor



First Floor



Ground Floor

