



- NOTES:**
- ALL SANITARY WARE, TAP WARE AND WHITE GOODS TO ARCHITECTS SPECIFICATION.
 - THIS DRAWINGS TO BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, ARCHITECTS DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DRAWINGS.
 - ALL INSTALLATIONS TO COMPLY FULLY WITH THE CURRENT WATER BYELAWS, THE REQUIREMENTS OF BS 6700 AND BS-EN-806, THE LOCAL WATER AUTHORITIES AND THE ACP LB GUIDANCE FOR THE PREVENTION OF LEGIONELLA
 - ALL FITTINGS, PLANT AND EQUIPMENT TO BE INSTALLED, REGULATED AND TESTED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS.
 - ALL PIPEWORK, FITTINGS AND EQUIPMENT TO BE INSTALLED TO PROVIDE SYSTEMS FREE OF AIR LOCKS, WATER HAMMER OR LEAKS.
 - ALL WATER SERVICES TO BE SUPPLIED AND INSTALLED SERVICES IN COPPER PIPEWORK TO BS 2871 PART 1: TABLE X & BS-EN-1057, WHERE COPPER PIPEWORK IS EXPOSED PIPEWORK SHOULD BE CHROME PLATED.
 - ALL FITTINGS TO BE NON-DEZINCIFICATION AND COMPLY WITH BS 864 & BS-EN-1254. ALL CAPILLARY FITTINGS TO HAVE LEAD FREE SOLDER RINGS AS YORKSHIRE POTABLE RANGE. STOPCOCKS, GATE VALVES TO BS 5154 CHECK VALVES TO BS 6282 : DRAIN VALVES TO BS-EN-1254.
 - CONNECTIONS TO ALL APPLIANCES SHALL BE FITTED WITH ACCESSIBLE ISOLATION VALVES AND THERMOSTATIC MIXING VALVES TO CONTROL THE HOT WATER OUTLET TEMPERATURES.
 - ALL VALVES TO BE FULLY ACCESSIBLE AND BE PROVIDED WITH IDENTIFICATION LABELS.
 - DRAIN VALVES TO BE PROVIDED AT ALL LOW POINTS IN ALL SYSTEMS.
 - ALL PIPEWORK IN CEILING VOID DUCTS AND ENCLOSURES TO BE THERMALLY INSULATED.
 - ALL EXTERNAL PIPEWORK TO BE TRACED HEATED, THERMALLY INSULATED AND WRAPPED IN A FIBREGLASS RESIN WHICH CURES UNDER ULTRA VIOLET LIGHT CONDITION TO PROVIDE SUITABLE PROTECTION FOR EXTERNAL WEATHER CONDITIONS.
 - ALL FITTINGS TO BE WRAS APPROVED.

- LEGEND:**
- PIPEWORK WITHIN CEILING VOID
 - PIPEWORK AT HIGH LEVEL
 - PIPEWORK AT LOW LEVEL
 - PIPEWORK BELOW FLOOR SLAB

- ABBREVIATIONS:**
- MWS - MAINS WATER SERVICE
 - BCWS - BOOSTED COLD WATER SERVICE
 - HWSF - HOT WATER SERVICE FLOW
 - HWSR - HOT WATER SERVICE RETURN
 - DTL/L - DOWN TO LOW LEVEL
 - RTA - RISE TO ABOVE
 - DFA - DROP FROM ABOVE
 - EWH - ELECTRIC WATER HEATER

S4 - P01	26/01/2024	STAGE 3 CAT-B ISSUE	AG	MT
SUIT-REV	DATE	DESCRIPTION	DRN	CHK

STATUS

STAGE 3

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES FIRST FLOOR CAT-B LAB WATER SERVICES LAYOUT		
DESIGNED BY	AG	DATE	Jan. 2024
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT-REV	
L3221	KJT-01-01-DR-M-5310	S4-P01	