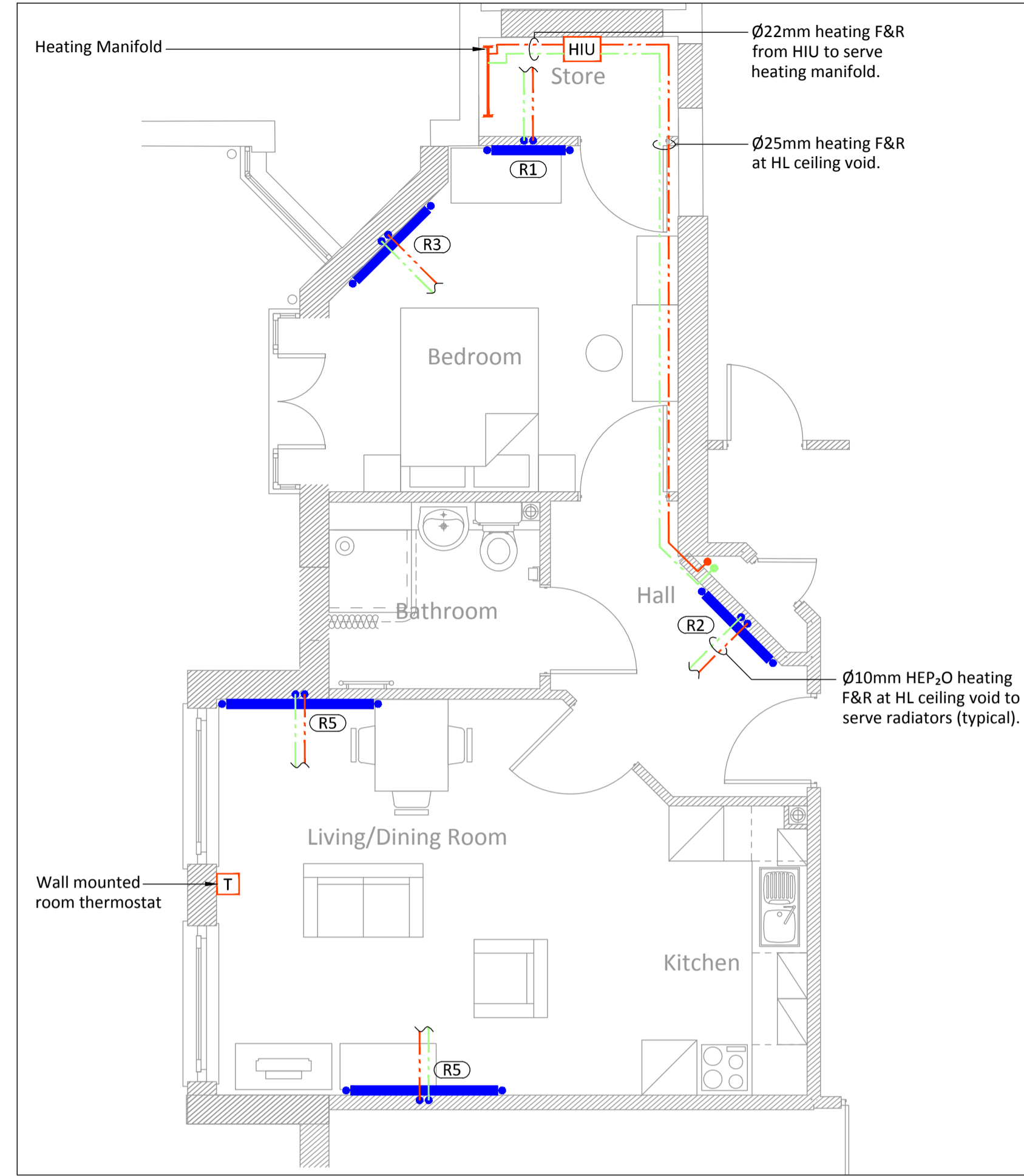
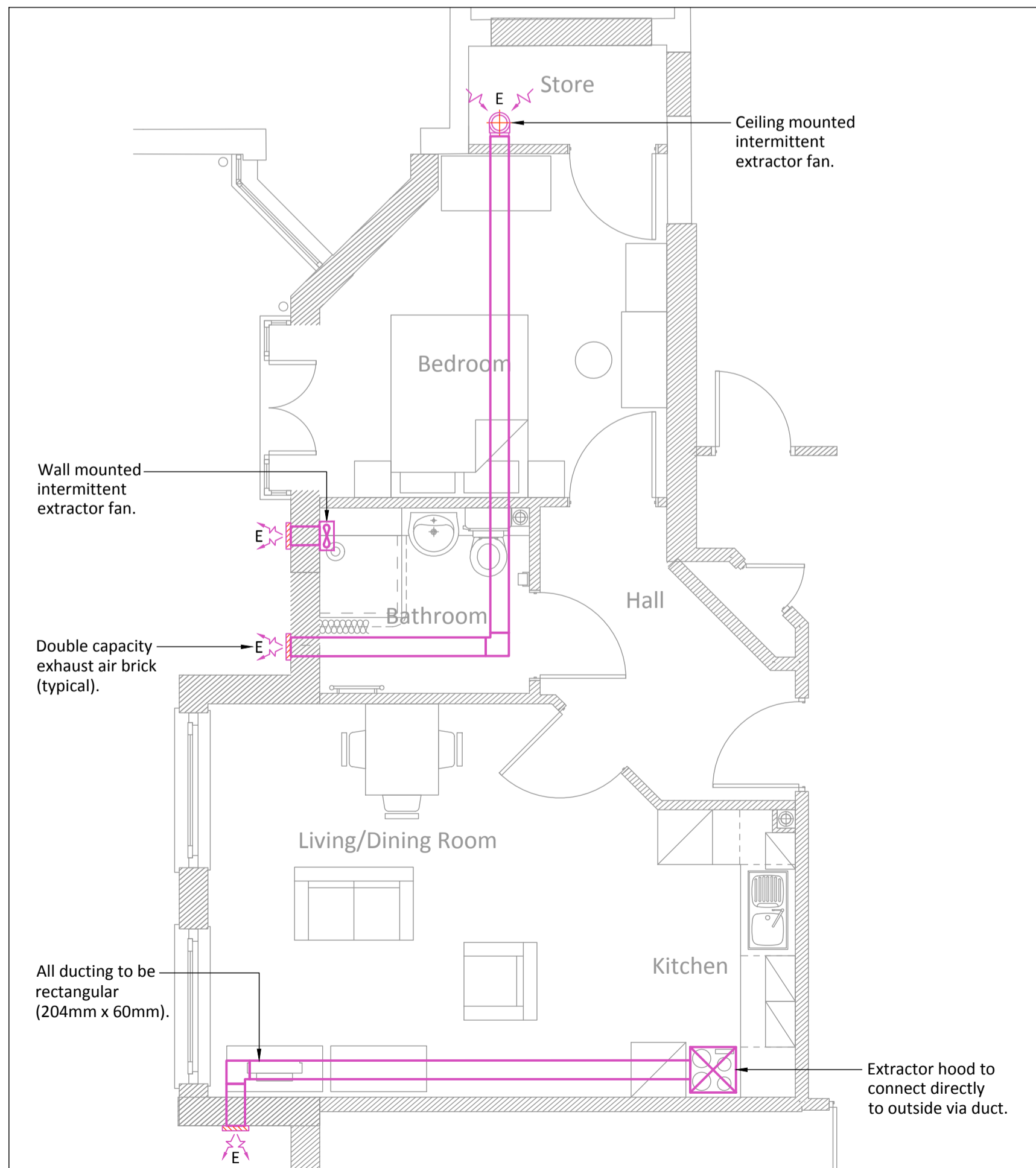


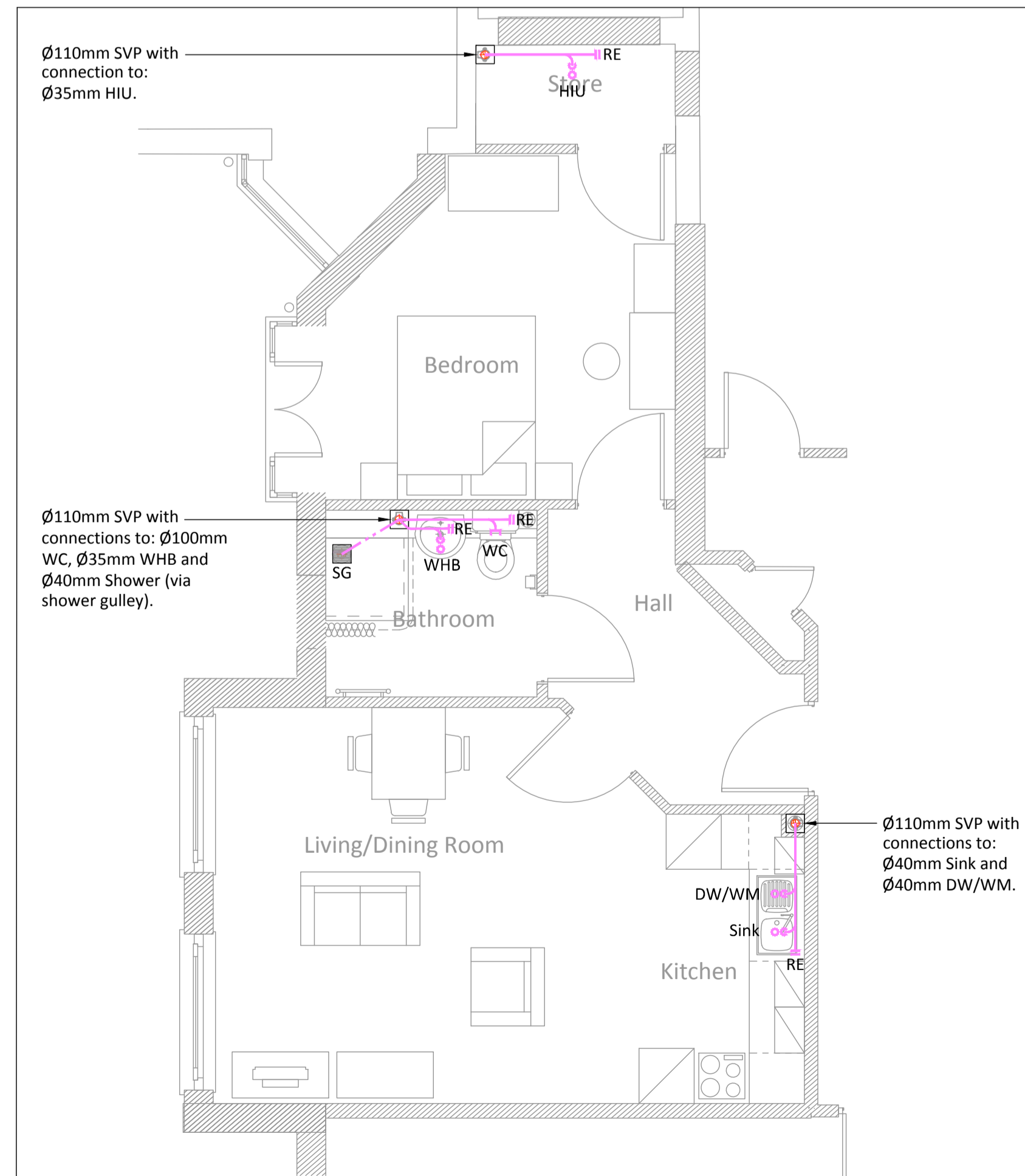
Water Layout



Heating Layout



Ventilation Layout



Drainage Layout

Radiator Schedule				
Reference No.	Casing Length (mm)	Casing Height (mm)	Output (W)	Manufacturer/Comments
R0	560	650	358	Stelrad LST Standard
R1	760	650	536	Stelrad LST Standard
R2	960	650	715	Stelrad LST Standard
R3	1160	650	894	Stelrad LST Standard
R4	1360	650	1073	Stelrad LST Standard
R5	1560	650	1251	Stelrad LST Standard

Legend:

- Water Outlet
- Basin / Sink Taps
- Thermostatic Mixer Outlet
- Room Thermostat
- SVP / SS
- FG / SG
- Radiator / Towel Rail
- RE Rodding Eye
- Waste Trap
- FS Fire Sleeve
- Supply / Extract Duct
- BS Boost Switch
- Supply / Extract Air Brick
- Supply / Extract Grille
- Wall Mounted Extract Grille

Pipework Line Types:

- Below Ground
- Low Level
- Within Service Void

Abbreviations:

- CWS Cold Water Supply
- FA From Above
- FB From Below
- F&R Flow and Return
- HL High Level
- HWS Hot Water Supply
- LL Low Level
- SV Service Void
- TA To Above
- TB To Below

- General Notes:**
- All dimensions in millimeters unless otherwise stated.
 - This drawings to be read in conjunction with specification and all other contract drawings.
 - Please refer to the final kitchen, bathroom and furniture layouts.
 - Noisy items of equipment (such as pumps) not to be installed next to bedrooms, nor be fixed to plasterboard partitions.
 - Avoid crossovers of HWS & CWS and ventilation distribution.
 - Penetrations through fire seals to be reinstated.

- Ventilation Notes:**
- Intermittent extract fans to be installed in all kitchens, bathrooms and store cupboards.
 - Ventilation rates as per latest building regulations Part F.
 - Toilet, bathroom and shower extract fans shall be timer controlled and shall be activated by the light switch.
 - Kitchen extractor hood to be manually controlled.
 - Extractor fans located in HIU cupboards to be activated via temperature sensor.
 - All exposed ducting to be boxed in.
 - Extractor hood to be located at all cooker hobs.
 - For wet room / utility rooms, all doors are to be undercut.

- HWS & CWS Notes:**
- All draw off points to be fitted with ball type service valve.
 - Double check valves to be installed on dishwasher & washing machine points & on all bath/shower mixers.
 - Thermostatic valves to be fitted to baths/showers.
 - HWS & CWS to be in non metal plumbing supplies will be subject to the employers approval.

- Drainage Notes:**
- All exposed SVPs shall be located within boxing with access or rodding points which shall be accessible by means of removable panel securely fixed.

- Heating Notes:**
- Wall mounted heating controllers to be hardwired back to manifold.
 - All radiators to be fitted with Danfoss, Grundfos or Honeywell, or similar approved thermostatic valves.
 - Thermostatic valves shall be fitted to all radiators, except in the room where the room thermostat is located.
 - The heating system must be fully flushed in the presence of the employer in accordance with BSRIA AG 2001/1.
 - All radiators are to be LSTs and from an approved manufacturer.
 - Programmer and thermostat to be positioned at an accessible height for wheelchair users.
 - Electric LST chrome towel warmer to be installed in all bathrooms and WCs.

- Pipework Notes:**
- Heating & plumbing pipes are as far as practicable to be routed in such a way to enable easy access for maintenance.
 - Exposed pipework in rooms (other than cupboards/stores) to be avoided. Up-right connections to heating to radiators from floors are acceptable. All vertical heating drops (other than in cupboards/stores) appropriate ducts complete with approved access point.
 - Route of pipes underfloor boarding shall be marked on the boarding.
 - All connections to dwellings to be Ø28mm CWS and Ø25mm heating F&R, unless otherwise stated. Please refer to LTHW and BCWS schematics for pipe sizes.
 - All pipework, valves, fittings etc to be insulated as per specification.
 - Where possible, pipework drops from ceiling void should be next to SVP.
 - All exposed pipework to be boxed in.

REV	DESCRIPTION	DATE	INIT	CHKD

Client: **Rydon**

Project: **Ashton Court**

Title: **Flat Type 08 Mechanical Services Layout**

Scale: 1:50@A1 Date: 28.10.16 Drawn By: RP Checked By: RH Project No: K160624 Drawing No: M(0)207

St John's House 1a Knoll Rise Orpington Kent BR6 0JX
01689 888222 orpington@calfordseaden.co.uk
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