



GENERAL NOTES

- THE CONTRACTOR WILL FULLY COMPLY WITH ALL RELEVANT BRITISH STANDARDS, REGULATIONS, STANDARD CODES OF PRACTICE, METHODS OF WORKING, AND GOOD PRACTICE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PIPEWORK IS INSTALLED AND DESIGNED TO BS806, CIBSE GUIDES, IOP DESIGN GUIDE AND GOOD PRACTICE.
- THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR FINAL CO-ORDINATION AND INSTALLATION OF ALL MECHANICAL SERVICES WITH ALL OTHER SERVICES AND THE BUILDING STRUCTURE.
- ALL SERVICES WILL BE IDENTIFIED IN ACCORDANCE WITH BS 1710 & GOOD ENGINEERING PRACTICE. PIPEWORK TO BE RAL 6003.
- ALL PIPEWORK TO BE COPPER IN ACCORDANCE WITH BS 2781 PART 1 TABLE X.
- WHERE POSSIBLE USE CAPILLARY FITTINGS WITH END FEED FITTINGS TO BE WITH LEAD FREE SOLDER. COMPRESSION FITTINGS CAN BE USED BUT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE M&E SPECIFICATIONS, LFB EMPLOYER'S REQUIREMENTS AND EQUIPMENT SCHEDULES.
- BALL-O-FIX ISOLATING VALVES TO BE INSTALLED ON ALL FINAL APPLIANCE BRANCH CONNECTIONS INCLUDING WC'S CISTERNS, WASH HAND BASINS, URINAL FLUSHING CISTERNS, SHOWERS & CLEANERS SINKS. VALVE TO BE NO MORE THAN 300mm FROM FINAL CONNECTION TO OUTLET.
- ISOLATION VALVES ARE TO BE INSTALLED AS LISTED BELOW. SEE DWS SCHEMATIC FOR DETAILS.
 - ON SUPPLY PIPES TO TOILET AREAS & KITCHENS
 - RANGES OF WHBS, BOTH HOT & COLD SUPPLIES
 - RANGES OF W.C. CISTERNS
 - ADJACENT TO ALL MAJOR ITEMS OF PLANT/EQUIPMENT
 - ALL BRANCH CONNECTIONS OFF MAIN DISTRIBUTION PIPE WORK
- DRAIN OFF COCKS ARE TO BE PROVIDED AT LOW LEVEL TO FACILITATE DRAINING, AND AUTOMATIC AIR VENTS PROVIDED AT ALL HIGH POINTS ON ALL NECESSARY PIPEWORK.
- ALL COLD WATER PIPEWORK SHALL BE THERMALLY INSULATED AND VAPOUR SEALED IN ACCORDANCE WITH THE SPECIFICATION.
- GENERALLY, ALL PIPED SERVICES SHALL BE CONCEALED BEHIND ACCESSIBLE PANELS. ANY EXPOSED PIPE SERVICES ARE TO BE INSULATED AND ISOGENOPAK SHALL BE USED FOR JACKETING INSULATED PIPEWORK.
- NO PIPEWORK JOINTS TO BE FORMED IN CONCEALED WALLS, FLOORS OR INACCESSIBLE CAVITIES.
- ALL COMPONENTS OF THE DOMESTIC WATER SYSTEM TO BE WRAS APPROVED.
- ALL PIPEWORK TO BE IDENTIFIED IN ACCORDANCE WITH BS 1710.
- ALL PIPEWORK TO BE PRESSURE TESTED THROUGHOUT PRIOR TO APPLICATION OF INSULATION.
- THE CONTRACTOR SHALL UNDERTAKE FLUSHING, CLEANING AND CHLORINATION OF DWS PIPEWORK IN ACCORDANCE WITH THE SPECIFICATION.
- DEAD LEGS SHALL BE A MAXIMUM OF 1000mm ON BOTH HOT AND COLD WATER PIPEWORK.
- THE WATER PRESURE AT EACH OUTLET SHOULD NOT BE GREATER THAN 1.5BAR AND NOT LESS THAN 0.5BAR. ANY PRESSURE RELIEF VALVES REQUIRED ARE INSTALLED PRIOR TO COMMISSIONING.
- ALL DHW BLENDING VALVES ARE TO FULLY COMPLY WITH THE MECHANICAL SPECIFICATION AND BE COMPLETE WITH INTEGRAL ISOLATING VALVES, STRAINERS AND NON-RETURN VALVES. THE MECHANICAL CONTRACTOR SHALL INCLUDE FOR THE SETTING OF EACH BLENDING VALVE TO 43DEGC TO BE WITNESSED BY THE CLIENT'S REPRESENTATIVE.
- BLENDING VALVES SHALL BE USED ON ALL WHBs.
- ALL SHOWERS TO BE FITTED WITH THERMOSTATIC MIXER SHOWER VALVE.
- WATER SERVICES TO ALL SANITARYWARE / APPLIANCES SHALL BE INSTALLED TO MANUFACTURER'S INSTRUCTIONS.
- FINAL CONNECTION SIZES TO APPLIANCES:
 - WHB = 15mmØ
 - KITCHENETTE SINK = 22mmØ
 - CLEANER'S SINK = 22mmØ
 - WC = 15mmØ
 - URINAL CISTERN = 15mmØ

ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND DOCUMENTS AS PART OF A SINGLE PROJECT PACKAGE

ANY DISCREPANCY BETWEEN THIS DRAWING, OTHER DRAWINGS FORMING PART OF THIS CONTRACT, OR THE SPECIFICATION / BILLS OF QUANTITIES MUST BE CLARIFIED BEFORE COMMENCEMENT OF ANY WORK OR ORDERING OF ANY MATERIALS.

PLEASE CONSULT THE AUTHOR OR PROJECT MANAGER SHOULD THE READER REQUIRE CLARIFICATION ON ANY PART OF THIS DRAWING.

THE COPYRIGHT OF THE DRAWING AND DESIGN IS THE PROPERTY OF THE COMPANY. THIS INFORMATION HAS BEEN ISSUED UNDER SPECIFIC TERMS FOR THIS PROJECT AND MAY ONLY BE USED AND REPRODUCED ACCORDINGLY.

NOTES

1. ALL PIPEWORK ROUTES SHOWN ARE INDICATIVE & SUBJECT TO VALIDATION BY THE CONTRACTOR.
2. FOR PIPE SIZES REFER TO DWG No. 227637-FCG-MB-SC-DR-M-5300 & 227637-FCG-MB-SC-DR-M-5301

LEGEND:

- PIPE DROPPING TO BELOW
- PIPE RISING TO ABOVE
- PIPEWORK BELOW FLOOR
- _____ PIPEWORK AT LOW LEVEL
- _____ PIPEWORK AT HIGH LEVEL
- PIPEWORK WITHIN CEILING VOID SPACE

ABBREVIATIONS:

- BCWS – BOOSTED COLD WATER SERVICE
- HWS-F – HOT WATER SERVICE FLOW
- HWS-R – HOT WATER SERVICE RETURN
- MCWS – MAINS COLD WATER SERVICE
- B – BOILER
- DW – DISHWASHER
- SHR – SHOWER
- WC – WATER CLOSET
- WH – WATER HEATER
- WHB – WASH HAND BASIN
- WM – WASHING MACHINE
- F.A. – FROM ABOVE
- F.B. – FROM BELOW
- T.A. – TO ABOVE
- T.B. – TO BELOW
- H/L – HIGH LEVEL
- L/L – LOW LEVEL
- C/V – CEILING VOID

Rev	Date	By	Chk	Appr	Comment
C01	02.10.20	MR	SH	AM	Tender Issue

BRANDING: D&AS 04.11.16



FRANKHAM

Frankham Consultancy Group Limited
E: enquire@frankham.com
www.frankham.com

SIDCUP OFFICE Irene House Five Arches Business Park Maidstone Road Sidcup, Kent DA14 5AE T: 020 8309 7777	OXFORD OFFICE Woodton Business Park Beesleyleigh Road Woodton, Abingdon Oxfordshire OX13 6FD T: 01865 322500
LONDON OFFICE Third Floor Beard House 15-17 St Cross Street London EC1N 8JW T: 020 7651 0790	STEVENAGE OFFICE Suite 237, Second Floor Kings Court Business Centre London Road, Stevenage Hertfordshire SG1 2NG T: 0200 3748 7063

Client:



LONDON FIRE BRIGADE

Project Title:

LFB - Euston Fire Station - Heating Replacement

Drawing Title:

**Mechanical Services
Fifth Floor
Proposed Domestic Water Layout**

Status:

TENDER ISSUE

Drawn By:	Designed By:	Checked By:	Approved By:
BD	MR	SH	AM
Original Issue Date:	Scale @ A1:		
02/10/2020	1:50		

Job No/ File Ref	Originator	Zone	Level
227637	FCG	MB	05
Type	Discipline	Number	Suitability
DR	M	5308	D2
			Revision
			C01