

OXFORD VICTORIA HOUSE LTD

VICTORIA HOUSE

BLOOMSBURY SQUARE, LONDON

OUTLINE MEP STRATEGY

LISTED BUILDING CONSENT

REVISION P02

Document History

SUITABILITY	REVISION	DATE	DETAILS	ВҮ	СНКД
S4	P01	20 July 2022	First issue	MT	MLC
S4	P02	31 July 2022	Second issue	MT	MLC



CONTENTS

1.0 INTRODUCTION

- 1.1 Project Overview
- 1.2 The Building

2.0 ADAPT, RE-USE & RECYCLE OF THE EXISTING SERVICES

3.0 BUILDING SERVICES STRATEGY

- 3.1 MEP Design Strategy
- 3.2 Description of Works
- 3.3 Lab Enabled Areas
- 3.4 Central Plant Arrangements

4.0 ON FLOOR SERVICES ARRANGEMENT

- 4.1 9th & 8th Floors (Phase 1)
- 4.2 7th Floor (Incubator Floor; Phase 1)
- 4.3 6th Floor (Phase 3)
- 4.4 5th Floor (Phase 1)
- 4.5 4th Floor (Phase 3)
- 4.6 3rd Floor (Phase 1)
- 4.7 2nd Floor (Phase 1)
- 4.8 1st Floor (Phase 2)
- 4.9 Upper Ground (Phase 1 & 2)
- 4.10 Basement B1
- 4.11 Basement B2

5.0 ENERGY & SUSTAINABILITY

- 5.1 Introduction
- 5.2 Improved Energy Metering & Analytics
- 5.2 Carbon Emission Reduction

APPENDICES

Appendix 1.0 - MEP Concept Design Drawings

1.0 INTRODUCTION

1.1 **Project Overview**

This document considers the Mechanical, Electrical and Plumbing Health Services works in support of the Listed Building Consent application for the conversion within Levels B1 to L10. The intent is to undertake the works in 3No separate phases.

Detailed in Appendix 1.0 are a set of drawings, which describe the final services arrangements for the following:

- Heating and cooling pipework •
- Ventilation ductwork
- Above ground public health services
- High level electrical services, including lighting, fire alarm and containment
- Low level electrical services.

1.2 The Building

Although the building was constructed in the 1920's, with the exception of the below ground drainage the Mechanical Electrical & Plumbing (MEP) services were consented in 2001, constructed in 2002-3 and then a further refurbishment on a number of the floors in 2020. All of the floors are currently air-conditioned with 4-pipe fan coil units providing heating and cooling and the intention is to adapt this function in the write-up areas. It is envisaged that the lab-enabled areas will also be air-conditioned.

The intention of this project is to insert a life science function into the building (50% office & 50% labenabled) and re-use as much of the current MEP installation as possible. The life science function will require increased ventilation to be provided with air handling units in the atria and fume exhaust fans & flues on the roof.

ADAPT, REMOVE & RE-USE OF EXISTING SERVICES 2.0

The intent is to adapt the existing MEP services, which have been designed for office use to a blend of laboratory and offices usage. 50% of the building is to be office write-up and the intent is to adapt and re-use the services, such as lights, fan coil units etc. The remaining 50% of the building is enabled for future laboratory usage and as such will be left as a shell, with services available for future connection. The following works are envisaged;

Office Write-Up 2.1

- The fan coil units providing heating & cooling will be re-used elsewhere in the building.. This may involve slight adjustments to suit the new locations
- The lighting & emergency lighting system will be re-used. This may involve slight adjustments to suit the new locations
- The fire alarm system will be re-used, with local detectors adjusted to suit the new layout
- The power containment system will be adapted to suit the new locations
- The ventilation ductwork in the risers will be retained in the risers and replaced on the floors to suit the new configuration

2.2 Laboratory Enabled

The laboratory enabled areas will be cleared of existing services, with most elements recycled or reused elsewhere in the write-up areas. The only services remaining will be background lighting and fire-alarms. Thereafter a future Tenant will fit-out with new fan coil units, ventilation and lighting to serve the laboratory requirement. The fire alarm systems will be adapted.

BUILDING SERVICES STRATEGY 3.0

3.1 **MEP Design Strategy**

The new MEP installations shall be designed to:

- Provide a robust and resilient installation, capable of maintaining the specified internal environment
- Be energy efficient and minimise fossil fuel use
- Serve the range of uses and be adaptable to accommodate changes to tenancies
- Be simple to operate and maintain
- Be quiet in operation to minimise external and internal noise.

All MEP services installations will be optimised to limit energy use whilst delivering an optimal environment for occupants and building use. The building will be well measured so that in-use energy can be monitored and be accessible.

3.2 **Description of Works**

The existing building services will be adapted to CAT A for the write-up areas and shell & core for the laboratory enabled areas. The following description of works will be undertaken by the Landlord:

- Retain the incoming mains electrical supply and LV distribution to tenanted areas ٠
- Retain the incoming water supply serving central landlord water storage tanks and booster to serve tenanted areas
- Retain the ducts, containment and a Comms Intake Room for incoming voice and data services
- Heating provided by existing central gas fired boiler plant, but supplemented by new air source heat pumps to reduce carbon emissions
- Cooling provided by existing central chillers and cooling towers. The systems will be retained other than the chillers will be replaced by heat pumps and cooling towers by dry air coolers.
- Chilled water & heating pipework to each tenant area, valved and metered at riser
- Laboratory ventilation provided by new central air handling units in the atria, positioned above the lifts and stairs
- Adapt the services to toilets on L7 and provide new toilet services on L3 & L1
- New services to toilets and changing in Level B1.
- Adapt the existing general supply / extract ventilation to each tenant area
- New Cat 5 Lab cold water & domestic cold water to each tenant area, valved and metered at riser
- Adapt the existing primary power distribution systems
- New power busbar risers and distribution board(s) to each tenant area & common areas

FNGINEERS KI TAIT

The heating and cooling pipework will be drained down and then replaced with new pipework around the perimeter to suit the new layout. New heat meters will be installed in the risers.

- Adapt the central fire alarm and detection system
- New above ground laboratory drainage provided
- Adapt the existing central building management system
- New fume exhaust discharge stacks, fans and ductwork distribution to the perimeter of the tenant area, where it will be capped
- New disabled refuge communication system ٠
- Adapt the existing CCTV and access control
- New metering (electrical, water and heat)
- New Generator; Back up of Landlords life safety supplies and part-laboratory functions
- Adapt the existing Lighting & Emergency Lighting to Write Up and new background lighting to ٠ laboratory areas
- Adapt automatic addressable fire detection and alarm system (category L2) to be provided to all areas.
- New ventilation to specialist gas and chemical rooms in the Loading Bay. ٠

Lab Enabled Areas 3.3

The area designated for laboratory function will be left as a shell, but with Landlord MEP Services capped at the perimeter for future fit-out by the Tenant. It is the design intent that the areas will be heated and cooled by 4-pipe fan coil units located in the ceiling with mechanical ventilation provided by roof mounted air handling units. A suspended ceiling is assumed in the laboratory function, but exposed services are envisaged in the write-up / office function. It should be noted that the MEP Concept Design Drawings indicate the design intent following a tenant fit-out.

Where services are currently located in an area designated as lab enabled, the existing MEP services will generally be stripped out. This is because the exact function of the space can only be determined by the incoming tenant. However, consideration should be given as to how the adjacent Write-Up Area's existing services are retained, as they are typically served from the Lab Enabled Area.

Detailed below are the various interface strategies for the MEP services between Landlord and Tenant in the Lab Enabled Areas;

- 2 pipe chilled water valved connections will be capped at the riser for future connection by the Tenant. The service will be metered by the Landlord.
- 2 pipe heating water valved connections will be capped at the riser for future connection by the tenant. The service will be metered by the Landlord.
- Mechanical fresh air and extract ventilation will be provided by the Landlord, with capped connections at the perimeter. At the point of interface, Constant Air Volume (CAV) boxes will be provided to regulate the specified airflow.
- Fume exhaust ductwork will be capped at the perimeter for future connection by the Tenant. This ductwork will form part of a central fume exhaust system.
- Potable cold water pipe connection will be capped at the perimeter for future connection by the Tenant. It is envisaged that hot water will be generated by the Tenant by local direct electric water heaters.
- CAT 5 laboratory cold water will be capped at the perimeter for future connection by the Tenant.
- Provision for lab gases shall be within each Tenant demise. Any lab gas systems shall be provided during the Tenant fit out. It is recommended that any lab gas systems stored internally are housed within proprietary fire-rated gas safety cabinets.
- LN2 storage will be within each Tenant demise. It is anticipated that Tenants will have dedicated • dewars/storage vessels that will be filled by Goods entrance from a service provider's vehicle. For

safety, provision will be made within the lift controls to enable LN2 vessels to be transported between floors without the need for an occupant in the lift car.

- Building Management System (BMS) touch screen user controls in the mechanical riser including graphical layout overview. Tenants can also access controller via web browser as part of Cat B fit-out.
- Below ground drainage connections for laboratory function will be provided at regular intervals. The drainage will be routed through the floor below for connection into the main drainage stacks.
- Power supply to each tenancy will be metered by the Landlord. A dedicated tenant distribution board will be provided in the riser. An essential services supply will be provided, which will be backed by the Landlord's standby generator.
- Lighting and emergency lighting will be provided to illuminate the shell space, but will be required to be upgraded by the Tenant.
- Fire Alarm; Automatic addressable fire detection and alarm system (category L2) to be adapted to all areas.
- Surveillance and Intruder alarm; No systems installed by base build in Tenant demises. Part of Tenant fit-out, if required.
- Access Control system provided on the stair door at every level
- Landlord video intercom handset located at entrance to floorplate with spare cable length to locate on a future tenant reception desk.
- Fully distributed fibre to each floor in the tenant comms riser, with at least 2No providers.
- Space allocated at roof level and in riser for future tenant plant.

3.4 **Central Plant Arrangements**

The rational for the additional roof plant is described in both text & images within the Corstorphine & Wright Application for Listed Building Consent Document, Section 4.2 Roof Plant. The locations of the plant are described in our drawing: L3221-KJT-ZZ-R-DR-M-5701-S2-P01

In support of these alterations is the following narrative:

1. Fume Exhaust Fans & Flues

Located on the external terrace overlooking Bloomsbury Square are 4No fume exhaust fans / flues, which are required as a safety system to safely disperse diluted chemicals from fume cupboards within the building. The exact size and position of these fans have been determined by detailed wind dispersion modelling which is described in the Air Quality Report, produced by CPP.

2. Air Source Heat Pumps

As part of the sustainability strategy for the building, the intent is to install air source heat pumps to produce low carbon heating and cooling and therefore significantly reduce the carbon emissions from the existing gas fired boiler plant. A single air source heat pump will be integrated within the existing plant enclosure on the roof in the north east guadrant, 6 new heat pumps located in Level B2 and the existing cooling towers on Level 10, will be replaced by dry air coolers.

3. Standby Generator

The intent is to replace the 3 No existing standby generators with a single unit in the Loading Bay. The 3No 150mm dia flues, will be replaced by a single 400mm dia flue, terminating on the Roof in a similar position. Refer to the Air Quality Report produced by CPP, for analysis on the safe discharge of fumes.

FNGINEERS KI TAIT

4. Atria Air Handling Units

To support the additional air requirements of the laboratory function, 4No new air handling units will be inserted into the atria at high level above the existing stairs and lifts. These units will provide both supply and exhaust air to the proposed laboratory lettable areas.

5. Replacement Air Handling Units

The 4 No existing air handling units which currently serve the office function, do not have any heat recovery function. From an energy efficiency perspective, the intent is to replace the existing units with new ones, which will incorporate heat recovery and be able to accept heat from the air source heat pumps.

6. Future Tenant Plant

As the existing locations under the ETFE Roof for tenant plant are insufficient in area terms, as seen by the positioning of the Sainsbury's Plant on the Terrace. The intent is to create a screen along the terraces to visually hide the tenant plant. This plant will be required for both office and laboratory functions.

7. Additional Louvres in Elevations

Additional louvres will be required in the facades to support both office and laboratory functions. Following pre-app discussions, they were minimized as much as was possible. They are highlighted within the Planning Application and are located at either Level B1 or Ground Floor.

ON FLOOR SERVICES ARRANGEMENT 4.0

9th & 8th Floors (Phase 1) 4.1

The 9th & 8th Floors will be converted to CAT B offices and amenity spaces. Currently the 8th Floor is a shell, whilst the 9th Floor is currently fitted out as a marketing suite. It should be noted that the current ventilation strategy for both floors will be adapted. At present fresh air and exhaust ventilation is generated from the existing air handling unit on the South Roof Plantrooms. This ductwork will be stripped out and a local Mechanical Ventilation Heat Recovery (MVHR) will be installed on the 8th Floor and reconnected to existing ductwork up to the 9th Floor. A new louvre will be required to be discreetly positioned on the 8th Floor, under the external stairs.

Heating and cooling to the 8th Floor will be provided by local floor mounted fan coil units, connecting into pipework in the risers. New electrical services will be provided to the 8th Floor.

7th Floor (Incubator Floor: Phase 1) 4.2

The 7th Floor is currently a shell space with minimal services. The 7th Floor will comprise the Incubator facility, which will be fully fitted out and the Grow On facility which is a lettable unit of tenant laboratory spaces which will be fully fitted out.

The Incubator & Grow On Facilities will comprise of the following services:

- 4-pipe fan coil units delivering heating and cooling
- Mechanical ventilation to each space, comprising of ducted fresh air to the rear of the fan coils and a bell-mouth exhaust branch
- A fume exhaust system
- Laboratory drainage to sinks, appliances and wash hand basins
- Power and data to all laboratory benches and appliances
- New lighting, fire alarm and access control to all areas.

6th Floor (Phase 3) 4.3

The Sixth Floor will form part of Phase 3. It is currently occupied as an office and is fully fitted-out. However, in order to enable this space and the space above for laboratory function a number of works have to be undertaken during Phase 1. The phasing relates to when space becomes available when space becomes vacant. These are described below:

- Laboratory drainage from the lab enabled spaces in Level 7 needs to penetrate the slab and run at • high level to new downpipes in risers within the Level 6 space.
- Laboratory supply, extract and fume ducts from the adjacent atria need to enter or abut the space • and be capped off for future use.
- The current heating and chilled water pipes serving the 6th Floor need to have heat meters fitted in the risers to ensure compliance with the heat meter regulations.

During Phase 3, the following works are envisaged;

- The Write-Up Areas will be fitted out to CAT A. For the description, refer to Section 2.1 Office Write-• Up
- The Lab-Enabled Areas will be fitted out to shell standard. For the description, refer to Section 2.2 • Lab Enabled Areas.

4.4 5th Floor (Phase 1)

The 5th Floor is currently a fully fitted-out office. The intent is to retain as much of the office servicing as possible within the write-up areas, whilst enabling laboratory functions in the designated areas.

The works will comprise the following:

- The Write-Up Areas will be fitted out to CAT A. For the description, refer to Section 2.1 Office Write-Up
- The Lab-Enabled Areas will be fitted out to shell standard. For the description, refer to Section 2.2 Lab Enabled Areas.

4.5 4th Floor (Phase 3)

The Fourth Floor will be retained as an office and minor alterations are envisaged to lights and fan coil units to reflect an open-plan layout.

Laboratory CAT 5 water, potable water, local electric water heaters to sinks and wash hand basins

The Fourth Floor will form part of Phase 3. It is currently occupied as an office and is fully fitted-out. However, in order to enable this space and the space above for laboratory function a number of works have to be undertaken during Phase 1. These are described below:

- Laboratory drainage from the lab enabled spaces in Level 5 needs to penetrate the slab and run at • high level to new downpipes in risers within the 4th Floor space.
- The current heating and chilled water pipes serving the 4th Floor need to have heat meters fitted in the risers to ensure compliance with the heat meter regulations.

Within Phase 3, the 4th Floor will be retained as an office and minor alterations are envisaged to lights and fan coil units to reflect an open-plan layout. The part of the Heritage Suite, which is demised to the Landlord, will require the 4 pipe fan coil units to be replaced with new units, valves and controls. It is assumed that the pipework can be retained.

4.6 3rd Floor (Phase 1)

The 3rd Floor is currently a fully fitted-out office. The intent is to retain as much of the office servicing as possible for the write-up areas, whilst enabling laboratory functions in the designated areas.

The works will comprise the following:

- The Write-Up Areas will be fitted out to CAT A. For the description, refer to Section 2.1 Office Write-• Up
- The Lab-Enabled Areas will be fitted out to shell standard. For the description, refer to Section 2.2. • Lab Enabled Areas.
- The part of the Heritage Suite, which is demised to the Landlord, will require the 4 pipe fan coil units to be replaced with new units, valves and controls. It is assumed that the pipework can be retained.

2nd Floor (Phase 1) 4.7

The 2nd Floor is currently a fully fitted-out office. The intent is to retain as much of the office servicing as possible for the write-up areas, whilst enabling laboratory functions in the designated areas.

The works will comprise the following:

- The Write-Up Areas will be fitted out to CAT A. For the description, refer to Section 2.1 Office Write-• Up
- The Lab-Enabled Areas will be fitted out to shell standard. For the description, refer to Section 2.2 Lab Enabled Areas.

1st Floor (Phase 2) 4.8

The 1st Floor will form part of Phase 2. It is currently occupied as an office and is fully fitted-out. The existing services are in a poor condition. However, in order to enable this space and the space above for laboratory function a number of works have to be undertaken during Phase 1. These are described below:

- Laboratory drainage from the lab enabled spaces in Level 2 needs to penetrate the slab and run at • high level of Level 1 to new downpipes within the Level 1 space.
- Laboratory supply, extract and fume ducts from the adjacent atria too enter the space or abut and capped off for future use.
- The current heating and chilled water pipes serving the 1st Floor need to have heat meters fitted in the risers to ensure compliance with the heat meter regulations.

During Phase 2, the works will comprise the following:

- The Write-Up Areas will be fitted out to CAT A. For the description, refer to Section 2.1 Office Write-• Up
- The Lab-Enabled Areas will be fitted out to shell standard. For the description, refer to Section 2.2 Lab Enabled Areas.

Upper Ground (Phase 1 & 2) 4.9

Unit 1 & Unit 2 Offices (Phase 1 & 2) 4.9.1

These units are currently fitted-out as offices and will be re-used as offices. The MEP installation dates from and should be able to function for a further 10 years. The works will comprise the following:

- Heating and chilled water valves at the fan coil units to be upgraded to PICV's and new controls fitted Re-commissioning of ventilation, heating and cooling within these areas
- ٠
- Re-commissioning and testing of all electrical services within these areas
- Drainage from lab-enabled areas above to be integrated within the existing services. This may require re-configuration of existing pipework and ductwork to enable an efficient ceiling void
- It is likely that the ceiling will need to be replaced within this area. Allowance for new lighting
- New heat and chilled water meters
- New electrical meters for the distribution board.
- New heat meters for heating and cooling pipework. •

4.9.2 Loading Bay

The Loading Bay will be modified to undertake the following works:

- 3No existing circa 100kW standby generators, will be stripped out. These units are now redundant. In their place will be located a new standby generator for the Landlord. This generator will provide essential power to life safety and laboratory tenants distribution boards. The existing flues to the roof will be stripped out and in the same location, a new 400mm dia flue will be routed to roof in the same position as the existing flues. New ductwork will be installed within the Loading Bay and new louvres are required on the Bloomsbury Square elevation to additional ventilation.
- New louvres will be created on the Bloomsbury Square elevation to facilitate a future liquid nitrogen store. New ducted ventilation will be provided to the specialist gas and chemical rooms in the Loading Bay.

4.10 **Basement B1**

The alterations proposed to Basement Level 1 involve the following MEP works;

- New services to the relocated North Core shower room (containing 7 showers and associated facilities)
- New services to a new protected corridor route to the main lobby
- New services to two new toilet blocks in the central lift area.

These services will include;

- New lighting, access control and fire alarms
- New extract ventilation ductwork, fans and grilles
- New radiators and LTHW pipework
- New plumbing services

4.11 Basement B2

New drainage from B1 above will be integrated into the existing foul drainage stacks at just above the floor of B2. The foul drainage outflows for the building will not be exceeded, when compared against the current arrangement. This is because any increase in outflows from laboratory sinks will be more than offset by the significantly reduced occupancy that is associated with laboratories, when compared against offices.

A new CAT 5 water tank will be inserted into the current water tank plantroom and new heat pumps will be installed in the chiller plant room in place of the existing chillers.

5.0 ENERGY & SUSTAINABILITY

5.1 Introduction

The existing central plant will remain operational throughout the conversion works in order to maintain services to the existing Tenants. However, it is the intent to significantly improve the buildings energy and sustainability credentials by implementing a number of energy efficiency measures.

As the building is currently air-conditioned and no new areas of air-conditioning are being created, there is no requirement to submit a statement demonstrating how the cooling hierarchy has been followed.

5.2 Improved Energy Metering & Analytics

The building will be well measured to enable operation to monitored, analysed and optimised. Smart metering and energy management systems are proposed to enable all energy use to be monitored, analysed and managed through the life of the building. An automated metering and targeting (AM&T) system.

All meters shall be compatible with the BMS and data acquisition system for automatic collation, recording, monitoring and billing of metering data.

Allowance will be made within the system for the monitoring and recording of all water, electricity, gas and heat meters. Meters will be grouped by area and end use, and aggregated into virtual meters such that energy consumption can be viewed by end use (e.g., total lighting consumption, or total heating

consumption) or by area. The virtual meters are to be easily re-configurable by the FM Team such as to allow custom meter groupings.

5.3 Carbon Emission Reduction

5.3.1 Demand Reduction (Be Lean)

As the building is a conversion project, there is little scope to improve the buildings fabric beyond the current U-values. It would be uneconomic to add further insulation to the walls or to replace glazing units with the new double-glazed units.

The existing central plant will remain operational throughout the construction works in order to maintain services to the existing Tenants. However, it is the intent to significantly improve the buildings energy and sustainability credentials by implementing the following measures:

Optimise Variable Speed Drives (VSDs)

Although the secondary LTHW & CHW pumps have VSDs fitted, it appears that they do not operate in variable flow mode due to balancing and control issues. The intent is to address this by changing the problematic valves and implementing a new control strategy. The VSD's operation will be assisted by fitting Pressure Independent Control Valves (PICV) to all the fan coil units.

Heat Recovery to AHUs

The 4No supply air handling units do not incorporate heat recovery from the exhaust air. This could be achieved by replacing the supply air handling units and extract fans and introducing new units with heat recovery coils. It should be noted that these air handling units were installed in 2002/3 and are nearing the end of their life and require replacement.

Reduce Lighting Energy

Lighting systems will be upgraded across the conversion floors to LED type of at least 110lm/W. They will be installed with associated lighting controls and daylight dimming to further reduce their energy usage.

5.3.2 Heating Infrastructure (Be Clean)

Utilising the London Heat Map, it can be seen that there are no existing heat networks in the vicinity of the building. There are a number of potential heat supply sites located nearby, however, there is no infrastructure in place to bring heat to the building.

5.3.3 Renewable Energy (Be Clean)

The incorporation of low and zero carbon technologies (LZCT) will reduce the demand on finite natural energy sources and by reducing the energy demand of the proposed development there will be both beneficial effects for the environment and a reduction in running costs.

The intention is to insert heat pumps, in place of the chillers, to generate low carbon heating and cooling. The heat pumps will be used to supply the majority of the buildings heating and hot water demand with the existing gas boilers being used to supply the remaining demand.

KJ TAIT ENGINEERS

5.3.4 Estimate of Carbon Reduction

In line with guidance contained with the Greater London Authority Supplementary Planning Guidance document 'Energy Assessment Guidance 2022'¹ the building has been modelled using the Part L 2021 methodology with the carbon factors changed using the updated 'Carbon Emissions Reporting Spreadsheet 2022'.

The conversion will be completed so that passive measures to reduce the energy demand are incorporated first. At the Be Lean stage, there will be a **15%** reduction in carbon emissions from the existing building by the installation of more energy efficient lighting systems and heat recovery on the ventilation plant. By the installation of an air source heat pump to supply a large proportion of the buildings heating demand, a further saving of **36%** has been achieved compared to the existing baseline of gas fired boilers supplying all of the buildings heating load. In total, there will be a **51%** reduction in carbon emissions compared to the baseline scheme.

	Regulated non-residential carbon savings	n dioxide
	(Tonnes CO ₂ per annum)	(%)
Be lean: savings from energy demand reduction	110.3	15%
Be clean: savings from heat network	0.0	0%
Be green: savings from renewable energy	266.0	36%
Total Cumulative Savings	376.3	51%

6

¹ Energy Assessment Guidance – June 2022

Oxford Properties . Victoria House Bloomsbury Square, London

APPENDIX 1.0

MEP CONCEPT DESIGN DRAWINGS





- 5 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- 4. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ŗ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- 6. WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
- .7 FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.

- $(\bigcirc \ () \ (\bigcirc \ ()$
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
 - 110¢ UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

		PIPEWORK	WITHIN CE	ILING VOID
		PIPEWORK	AT HIGH I	LEVEL
		PIPEWORK	AT LOW L	EVEL
		PIPEWORK	BELOW FL	OOR SLAB
SVP	SOIL VENT PIPE		AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIP	щ	÷	PIPEWORK FROM ABOVE
VP	VENT PIPE		•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
Sb	SOIL PIPE		0	VENT PIPE
S/S	STUB STACK		\otimes	STUB STACK
WP	WASTE PIPE		FA	FROM ABOVE
RE	RODDING EYE		FB	FROM BELOW
BC [BLANK CAP		TA	TO ABOVE

÷ P

ACCESS PIPE

티트립

TO BELOW HIGH LEVEL LOW LEVEL

FINISHED FLOOR LEVEL

				STATUS
	DRN	DESCRIPTION	DATE	SUIT- REV
2	AG	INFORMATION ISSUE	01/08/2022	S2 - P01
2	AG	INFORMATION ISSUE	01/08/2022	-

OR INFORMATION

2 P S

DIMENSIO

CHK





ŝ

V E T Lonc

Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 london@kjtait.com www.kjtait.com



NOTES:

- .____ THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.
- 2 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ς. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ъ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6.

- .7 FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- \bigcirc 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- $\overline{\mathbf{\omega}}$ 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.

- 110¢ UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.
 - 500 INTUMESCENT FIRE COLLAR/SLEEVE.
 - 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

	PIPEWORK	WITHIN CE	ILING VOID
	PIPEWORK	AT HIGH	LEVEL
	PIPEWORK	AT LOW L	EVEL
	PIPEWORK	BELOW FL	OOR SLAB
SVP	SOIL VENT PIPE	AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIPE	\	PIPEWORK FROM ABOVE
٧P	VENT PIPE	•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
Sb	SOIL PIPE	0	VENT PIPE
S/S	STUB STACK	\otimes	STUB STACK
WP	WASTE PIPE	FA	FROM ABOVE
RE	RODDING EYE	FB	FROM BELOW
BC [BLANK CAP	TA	TO ABOVE

- LOW LEVEL

PROJECT INFORMATIONCLIENT
PROJECTOXFORD VICTORIA HOUSE
DEVELOPMENT LTD
LONDON, WC1B 4DADRAWING INFORMATIONDRAWING INFORMATIONIST FLOOR LAS DRAINAGE LAYOUT
SHEET 2 of 2DESIGNED BYAB
HEET 2 of 2DESIGNED BYAT
HEET 2 of 2DESIGNED BYAB
HEET 2 of 2DESIGNED BYAT
HEET 2 of 2DESIGNED BYAB
HEET 2 of 2DESIGNED BYAB
HEET 2 of 2DESIGNED BYAB
HEET 2 of 2DESIGNED BYAT
HEET 2<td

May 2022

соре L3221

SUIT- REV

THE CONT

KJ TAIT

SS

V E T Long

Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com www.kjtait.com

S2 - P0101/08/2022INFORMATION ISSUESUIT- REVDATEDESCRIPTIONSTATUSDESCRIPTION

AG MT DRN CHK

FOR INFORMATION

÷₽

ACCESS PIPE

FINISHED FLOOR LEVEL

- TO BELOW HIGH LEVEL
- F F B





- .**→**
- ς. 2 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- 4. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
- ŗ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6.

- .7 FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- \bigcirc 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- (ω) 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- - 110ø UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.
 - 500 INTUMESCENT FIRE COLLAR/SLEEVE.
 - 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

	÷	FFL	ĩ T	ří T	WP	S/S	SP	ЧР	WVP	SVP					
	ACCESS PIPE	FINISHED FLOOR LE	BLANK CAP	RODDING EYE	WASTE PIPE	STUB STACK	SOIL PIPE	VENT PIPE	WASTE VENT PIPE	SOIL VENT PIPE	PI	PI	PI	PI	
		VEL									PEWORK	PEWORK	PEWORK	PEWORK	
F	튼	ΤB	TA	FB	FA	\otimes	0	•	Q	AAV ⊘	BELOW FL	AT LOW L	AT HIGH	WITHIN CE	
LOW LEVEL	HIGH LEVEL	TO BELOW	TO ABOVE	FROM BELOW	FROM ABOVE	STUB STACK	VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE	OOR SLAB	EVEL	LEVEL	ILING VOID	

ВС RE

		OR INFORMATION	Ξ	STATUS
CH	DRN	DESCRIPTION	DATE	SUIT- REV
AG	AB	022 INFORMATION ISSUE	20/07/20	S2 - P01
I ≥	AG	022 HIGH-LEVEL DRAINAGE UPDATE LAB ENABLED DRAINAGED ADDED	01/08/20	S2 - P02

E FROM DRAWIN E TO VERIFY ALL

THE CONTR

JFACTURE

KJ TAIT

ŝ

≤ਗ਼ਖ਼ਗ਼ੑੑੑੑੑ

iTzroy Square ndon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com www.kjtait.com

		באם בוואסרבע עלאווואטבע אטעבע		
2 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
UIT- REV	DATE	DESCRIPTION	DRN	СНК
STATUS				
)		-	

32 - P02	01/08/2022	HIGH-LEVEL DRAINAGE UPDATE	AG	MT
32 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				



 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE

 PROJECT
 DEVELOPMENT LTD

 DONDON, WC1B 4DA
 DRAWING INFORMATION

 DRAWING TITLE MECHANICAL SERVICES
 2nd FLOOR LAB DRAINAGE LAYOUT

 SHEET 1 of 2
 Mex.0000

соре L3221

VN BY NED BY

 BY
 AB
 DATE
 May 2022

 AB
 KJT JOB NO.

 1:100
 A1
 L3221

 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT- REV

 KJT-ZZ-02-DR-M-5201
 S2-P02



NOTES: THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.

.**→**

- 2
- ς. THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- . С ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

б.

7.

- FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- \bigcirc 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- (2)
- $\overline{\mathbf{\omega}}$ 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP. CONNECTOR TO WC PAN

- 110¢ UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.
 - 500 INTUMESCENT FIRE COLLAR/SLEEVE.
 - 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

	÷	FFL	BC [-	RE H	WP	S/S	Sb	VP	WVP	SVP					
	ACCESS PIPE	FINISHED FLOOR	BLANK CAP	RODDING EYE	WASTE PIPE	STUB STACK	SOIL PIPE	VENT PIPE	WASTE VENT PIP	SOIL VENT PIPE					
		LEVEL									PIPEWORK	PIPEWORK	PIPEWORK	PIPEWORK	
F	두	ΤB	TA	FB	FA	\otimes	0	•	e	AAV ⊘	BELOW FL	AT LOW L	AT HIGH L	WITHIN CE	
LOW LEVEL	HIGH LEVEL	TO BELOW	TO ABOVE	FROM BELOW	FROM ABOVE	STUB STACK	VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE	OOR SLAB	EVEL	EVEL	ILING VOID	

co |

S2 - P02	01/08/2022	HIGH-LEVEL DRAINAGE UPDATE LAB ENABLED DRAINAGE ADDED	AG	MT
S2 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
SUIT- REV	DATE	DESCRIPTION	DRN	CHK

FOR INFORMATION

THE CONT

KJ TAIT

ŝ

≤⊓⊣⊑∸

iTzroy Square ndon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com www.kjtait.com

 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE

 PROJECT
 DEVELOPMENT LTD

 DEVELOPMENT LTD
 LONDON, WC1B 4DA

 DRAWING INFORMATION
 MECHANICAL SERVICES

 2nd FLOOR LAB DRAINAGE LAYOUT
 SHEET 2 of 2

соре L3221

VN BY NED BY

 Y
 AB
 DATE
 May 202

 AB
 KJT JOB No.

 1:100
 A1
 L3221

 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT-RE

 KJT-ZZ-02-DR-M-5202
 S2-P0

SUIT- REV S2-P02

May 2022

32 - P02	01/08/2022	HIGH-LEVEL DRAINAGE UPDATE LAB ENABLED DRAINAGE ADDED	AG	MT
2 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
UIT- REV	DATE	DESCRIPTION	DRN	CHK

2 - P02	01/08/2022	HIGH-LEVEL DRAINAGE UPDATE	AG	MT
2 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
UIT- REV	DATE	DESCRIPTION	DRN	CHK

2 - P02	01/08/2022	HIGH-LEVEL DRAINAGE UPDATE	AG	TM
	0 110012022	LAB ENABLED DRAINAGE ADDED	č	
2 - P01	20/07/2022	INFORMATION ISSUE	AB	AG
JIT- REV	DATE	DESCRIPTION	DRN	СНК





I.

JOB CODE ORIC L3221 KJ	SCALE 1:1	DRAWN BY AB	DESIGNED BY AB	DRAWING TITLE ME	DRAWING I	PROJECT DE	CLIENT OX	PROJECT II	KJ TA
T-ZZ-04-DR-M-5	00 @ A1			ECHANICAL SER	NFORMATION	NDON, WC1B 4	(FORD VICTORI	NFORMATION	
201 SUIT- REV	L3221	KJT JOB No.	DATE May 2022	IVICES IRAINAGE LAYOUT		DA	A HOUSE		Fitzroy Square ondon W1T 5HF r +44 (0) 207 388 0952 e london@kjtait.com W www.kjtait.com

FOR INFORMATION

THIS DRAWING THE CONTRACTOR AND ON SITE BEFORE MAK

MANU

DIMENSIONS ACTURE.

Recepti Executive (

S2 - P02 S2 - P01 SUIT- REV STATUS

ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056: 2000.
SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.

б.

7.

ъ

4.

3.

12

2.

THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.

NOTES: 1. THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.

œ

9. WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

<u>Abbreviations:</u>

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- 2 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP
 SERVING URINAL BOWL.
 110ø MULTIKWIC CONNECTOR TO WC PAN.
 32ø MUPVC WP.
 42ø MUPVC WP.
 50ø MPVC WP.
 82ø UPVC WP.
 110ø UPVC SP.
 CLAY TRAP WTH 50ø MUPVC INLET & OUTLET.
 50ø INTUMESCENT FIRE COLLAR/SLEEVE.
 110ø INTUMESCENT FIRE COLLAR/SLEEVE.

1

		PIPEWORK	WITHIN CE	ILING VOID
		PIPEWORK	AT HIGH I	EVEL
		PIPEWORK	AT LOW L	EVEL
		PIPEWORK	BELOW FL	OOR SLAB
SVP	SOIL VENT PIPE		AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIP	ш	-	PIPEWORK FROM ABOVE
ЧР	VENT PIPE		•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
SP	SOIL PIPE		0	VENT PIPE
S/S	STUB STACK		\otimes	STUB STACK
WP	WASTE PIPE		FA	FROM ABOVE
RE H	RODDING EYE		FB	FROM BELOW
BC [-	BLANK CAP		TA	TO ABOVE
FFL	FINISHED FLOOR	LEVEL	ΤB	TO BELOW
÷	ACCESS PIPE		푸	HIGH LEVEL
			F	LOW LEVEL



NOTES:

- .**→** THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE.
- 2. THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ς. 4. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ŗ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6.

- 7. FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056: 2000.
- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- $\overline{\mathbf{\omega}}$
- CONNECTOR TO WC PAN.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- - 1100 UPVC SP. CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

Т

	PIF	PEWORK WITH	IIN CEI	LING VOID
	PIF	PEWORK AT I	HIGH LI	EVEL
	PIF	PEWORK AT I	LOW LE	VEL
	Plf	PEWORK BEL	OM FLC	OR SLAB
SVP	SOIL VENT PIPE	AAV	\diamond	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIPE		-	PIPEWORK FROM ABOVE
٧P	VENT PIPE		•	PIPEWORK FROM HIGH LEV
Sb	SOIL PIPE		0	VENT PIPE
S/S	STUB STACK		\otimes	STUB STACK
WP	WASTE PIPE		FA	FROM ABOVE
RE	RODDING EYE		FB	FROM BELOW
BC T	BLANK CAP		TA	TO ABOVE

DIL VENT PIPE	AAV ⊘	AIR ADMITTANCE VALVE
ASTE VENT PIPE	-	PIPEWORK FROM ABOVE
ENT PIPE	•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
oil pipe	0	VENT PIPE
TUB STACK	\otimes	STUB STACK
ASTE PIPE	FA	FROM ABOVE
DDDING EYE	FB	FROM BELOW
ANK CAP	TA	TO ABOVE
NISHED FLOOR LEVEL	ΤB	TO BELOW
CCESS PIPE	두	HIGH LEVEL
	F	LOW LEVEL

÷₽

ACCESS PIPE

S2 - P02 S2 - P01 SUIT- REV STATUS 201/08/2022 HIGH-LEVEL DRAINAGE UPDATE ABG AG MT

THE CONT

MENSIC

FOR INFORMATION

лов соре L3221	SCALE	DRAWN BY	DESIGNED BY		DRAWING TITLE	DRAWIN	PROJECT	CLIENT	PROJEC	KJ T
ORIGIN-VOL-LEVEL-TYPE-ROLE	1:100 @ A1	AB	AB	3rd FLOOR LAB DR SHEET 2 of 2	MECHANICAL SERV	IG INFORMATION	LONDON, WC1B 4D	OXFORD VICTORIA	T INFORMATION	AIT TO
02 SUIT- REV	L3221	KJT JOB No.	DATE May 2022	AINAGE LAYOUT	/ICES		≻ ,	HOUSE		itzroy Square ndon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com www.kjtait.com



NOTES:

- .**→** THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE.
- 2. THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- 5 4. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ŗ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- 6. WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
- FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.

.7

- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- $(\bigcirc \ ()$ 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- - 110ø UPVC SP.

 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.
 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

S S S S S S S S S S S S S S S S S S S	PIPEWORK PIPEWORK PIPEWORK SOIL VENT PIPE WASTE VENT PIPE VENT PIPE SOIL PIPE STUB STACK	WITHIN CE AT HIGH I AT LOW L BELOW FL AAV O	ILLING VOID LEVEL OOR SLAB AIR ADMITTANCE VALVE PIPEWORK FROM ABOVE PIPEWORK FROM HIGH LEVEL/LOW VENT PIPE
SVP	SOIL VENT PIPE	AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIPE	÷	PIPEWORK FROM ABOVE
ЧР	VENT PIPE	•	PIPEWORK FROM HIGH LEVEL
Sb	SOIL PIPE	0	VENT PIPE
S/S	STUB STACK	\otimes	STUB STACK
WP	WASTE PIPE	FA	FROM ABOVE
RE T	RODDING EYE	FB	FROM BELOW
BC [-	BLANK CAP	TA	TO ABOVE
FFL	FINISHED FLOOR LEVEL	ΤB	TO BELOW
÷	ACCESS PIPE	푸	HIGH LEVEL
		F	LOW LEVEL

S2 - P02 S2 - P01 SUIT- REV STATUS 01/08/2022 HIGH-LEVEL DRAINAGE UPDATE AG

	TUS	- REV	P01	
FOF		DATE	20/07/2022	
R INFORMATION		DESCRIPTION	INFORMATION ISSUE	LAB ENABLED DRAINAGE REMOVED
		DRN	AB	
		Q	⊳	

ĭ HK G



THE CONTI

URE

KJ TAIT

RS

↓ Lonc

Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 london@kjtait.com www.kjtait.com

 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE

 PROJECT
 DEVELOPMENT LTD

 DEVELOPMENT LTD
 LONDON, WC1B 4DA

 DRAWING INFORMATION

 MECHANICAL SERVICES

 4TH FLOOR LAB DRAINAGE LAYOUT

 SIGNED BY
 AB

 SCALE
 1:100

 ORGIN.VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT- REV

 L3221
 ORGIN.VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 S2-P02





JOB CODE ORIGIN-VOL-LEVE
SCALE 1:100 @ A1
DRAWN BY AB
DESIGNED BY AB
4TH FLOOR SHEET 2 of
DRAWING TITLE MECHANIC,
DRAWING INFORM
LONDON, W
PROJECT DEVELOPM
CLIENT OXFORD VI
PROJECT INFORM
ENGINEERS
KJ TAIT
DJECT INFORM OJECT INFORM T OXFORD VI ECT DEVELOPM AWING INFORM AWING INFORM 4TH FLOOR

FOR INFORMATION

THIS DRAWIN THE CONTRACTOR AND ON SITE BEFORE MA

ACTURE.

SUIT- REV	S2 - P01	S2 - P02
DATE	20/07/2022	01/08/2022
DESCRIPTION	INFORMATION ISSUE	HIGH-LEVEL DRAINAGE UPDATE
DRN	AB	AG
CHK	AG	MT

CHK	DRN	DESCRIPTION	DATE	REV
AG	AB	INFORMATION ISSUE	20/07/2022	01
M	AG	HIGH-LEVEL DRAINAGE UPDATE	01/08/2022	02

SOIL VENT PIPE	aav 📀
WASTE VENT PIPE	÷
VENT PIPE	•
Soil Pipe	0
STUB STACK	\otimes
WASTE PIPE	FA
RODDING EYE	₿

	AIR ADMITTANCE VALVE PIPEWORK FROM ABOVE
	PIPEWORK FROM ABO
•	PIPEWORK FROM HIGH
)	VENT PIPE

0	•	÷	AAV 🚫
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE

0	•	•	
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEV	PIPEWORK FROM ABOVE	

0	•	e
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE

0	•	e
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE

0	•	e
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEV	PIPEWORK FROM ABOVE

0	•	e
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEV	PIPEWORK FROM ABOVE

0	•	e
VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVE	PIPEWORK FROM ABOVE

רוויבאטאע רגטא חופה בבאבערטא ב		PIPEWORK FROM ABOVE
	•	PIPEWORK FROM HIGH LEVEL/LOW

•	e

Soil Pipe	vent Pipe

SP VP SVP

BLANK CAP

FINISHED FLOOR LEVEL

ACCESS PIPE

₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩ ₩

¥P S/S

⊢ ≒ ⊒ ⋨

STUB STACK FROM ABOVE FROM BELOW TO ABOVE TO BELOW HIGH LEVEL LOW LEVEL

PIPEWORK WITHIN CEILING VOID PIPEWORK AT HIGH LEVEL PIPEWORK AT LOW LEVEL PIPEWORK BELOW FLOOR SLAB

110Ø INTUMESCENT FIRE COLLAR/SLEEVE.

CLAY TRAP WITH 50Ø MUPVC INLET & OUTLET.

82Ø INTUMESCENT FIRE COLLAR/SLEEVE.

 $(4) \bigcirc (6)) (6) \bigcirc (6) \bigcirc (6) \bigcirc (6) \bigcirc (6)) (6) \bigcirc (6) \bigcirc (6)) (6) \bigcirc (6)) (6) \bigcirc (6)) (6)$ 50Ø MPVC WP. 82Ø UPVC WP. 110Ø UPVC SP.

50Ø INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

 (\mathbf{N}) ω

1 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.

Abbreviations:

9.0

WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

œ

SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.

7.

6

WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.

ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).

Ċ1

4.

ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.

NOTES:

THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.

Ņ

THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.

ω

ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.

42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.

42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.

110Ø MULTIKWIC CON VECTOR TO WC PAN.

32Ø MUPVC WP. 42Ø MUPVC WP.





- 5 2 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- . С ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

б.

- .7 FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- $\overline{\mathbf{\omega}}$ 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- - 110ø UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.
 - 500 INTUMESCENT FIRE COLLAR/SLEEVE.
- 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

÷	FFL	BC [-	RE	WP	S/S	SP	VP	WVP	SVP					
ACCESS PIPE	FINISHED FLOOR LEVEL	BLANK CAP	RODDING EYE	WASTE PIPE	STUB STACK	SOIL PIPE	VENT PIPE	WASTE VENT PIPE	SOIL VENT PIPE	PIPEWORK	PIPEWORK	PIPEWORK	PIPEWORK	
푸	ΤB	TA	FB	FA	\otimes	0	•	÷	AAV 🔗	BELOW FI	AT LOW	AT HIGH	WITHIN C	
HIGH LEVEL	TO BELOW	TO ABOVE	FROM BELOW	FROM ABOVE	STUB STACK	VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE	LOOR SLAB	LEVEL	LEVEL	EILING VOID	

두 푸 귬

TO BELOW HIGH LEVEL LOW LEVEL

SUIT- REV
 S2 - P02
 01/08/2022
 HIGH-LEVEL DRAINAGE UPDATE

 S2 - P01
 20/07/2022
 INFORMATION ISSUE

 SUIT- REV
 DATE
 DESCRIPTION
 ABG

FOR INFORMATION

KJ TAIT

≤ਗ਼ਖ਼ਗ਼ੑੑੑੑੑ

iTzroy Square ndon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com www.kjtait.com

 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE

 PROJECT
 DEVELOPMENT LTD

 DONDON, WC1B 4DA
 DRAWING INFORMATION

 DRAWING TITLE
 MECHANICAL SERVICES

 5TH FLOOR LAB DRAINAGE LAYOUT
 SHEET 1 of 2

лов соре L3221

/N BY NED BY

 Mag
 Date
 May 202

 AB
 KJT JOB No.
 L3221

 1:100 @ A1
 L3221

 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT- RI

 KJT-ZZ-05-DR-M-5201
 S2-P

SUIT- REV S2-P02

May 2022



JOB CODE ORIG	SCALE 1:1	DRAWN BY AB	DESIGNED BY AB	DRAWING TITLE ME	DRAWING I	PROJECT DE'	CLIENT OX	PROJECT IN	KJ TA Engin
IN-VOL-LEVEL-TYPE-ROLE-CL	00 @ A1	FLA	DA	CHANICAL SERVIC I FLOOR LAB DRAI EET 2 of 2	VFORMATION	VELOPMENT LTD NDON, WC1B 4DA	FORD VICTORIA H	VFORMATION	Londor T +4 EERS W w
ASS NUMBER SUIT- REV	L3221	Γ JOB No.	TE May 2022	CES INAGE LAYOUT			OUSE		oy Square n W1T 5HF 14 (0) 207 388 0952 ndon@kjtait.com ww.kjtait.com

FOR INFORMATION

STATUS

ΗΗ

ORE

S2 - P02 S2 - P01 V DATE DESCRIPTION AG MT AB AG DRN CHK

	⊑ ⊒	FINISHED FLOOR LEVEL ACCESS PIPE	÷ ₽
TO ABOVE	TA	BLANK CAP	8 T
FROM BELOW	₿	RODDING EYE	
FROM ABOVE	FA	WASTE PIPE	WP
STUB STACK	\otimes	STUB STACK	S/S
VENT PIPE	0	SOIL PIPE	Sb
PIPEWORK FROM HIGH LEV	•	VENT PIPE	٢P

	PIPEWORK AT LOW LE	VEL
	PIPEWORK BELOW FLC	DOR SLAB
l vent pipe	AAV 🔗	AIR ADMITTAN
ste vent pipe	e	PIPEWORK FR
VT PIPE	•	PIPEWORK FR
L PIPE	0	VENT PIPE

PIPEWORK AT LOW LEY	/EL
PIPEWORK BELOW FLC	10R SLAB
AAV ⊘	AIR ADMITTANCE VALVE
÷	PIPEWORK FROM ABOVE
•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
0	VENT PIPE

PIPEWORK FR	• •	t Pipe
AIR ADMITTA	AAV 📀	ĬPĦ
OOR SLAB	PIPEWORK BELOW FL	
EVEL	PIPEWORK AT LOW LE	
EVEL	PIPEWORK AT HIGH LI	
EILING VOID	PIPEWORK WITHIN CE	

	PIPEWORK AT HIGH I	EVEL
	PIPEWORK AT LOW L	Evel
	PIPEWORK BELOW F	LOOR SLAB
'ent pipe	AAV ⊘	AIR ADN
e vent pipe	•	PIPEWO
PIPE	•	PIPEWO
Ŭ E	C	VENT PI

SVP					Le		(13)	(12)) (و	8) (6
SOIL VENT PIPE WASTE VENT PIPE	PIPE	PIPE	PIPE	PIPE	gend:	110Ø INTUMESCENT	82Ø INTUMESCENT F	50Ø INTUMESCENT F	CLAY TRAP WITH 50¢ OUTLET.	110Ø UPVC SP.	82Ø UPVC WP.	50Ø MPVC WP.	42Ø MUPVC WP.

		\bigcirc	\bigcirc	\bigcirc
jend:	110Ø INTUMESCENT FIRI	82Ø INTUMESCENT FIRE	50Ø INTUMESCENT FIRE	CLAY TRAP WITH 50Ø MI OUTLET.

NOTES:

<u>.</u>

THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.

Ņ

- THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.

ω

- ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
- ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6

- 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (\mathbf{N}) 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- ω 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- 32Ø MUPVC WP.

- FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.
- Abbreviations:
- \bigcirc

- 110Ø MULTIKWIC CONNECTOR TO WC PAN.

- - iv je Ne Ne Ne



.**→**

NOTES:

- ь. 2 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE./GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ъ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

б.

- FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056: 2000.
- SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- 1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2) 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110ø MULTIKWIC (32ø MUPVC WP. 42ø MUPVC WP. 50ø MPVC WP. 82ø UPVC WP.
- $\odot \quad (4) \ (7) \$

 - 110¢ UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

ļ				
		PIPEWORK	WITHIN CE	LING VOID
		PIPEWORK	AT HIGH L	EVEL
		PIPEWORK	AT LOW L	EVEL
		PIPEWORK	BELOW FL	DOR SLAB
SVP	SOIL VENT PIPE		AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIP	ריז	-	PIPEWORK FROM ABOVE
ЧP	VENT PIPE		•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
Sb	SOIL PIPE		0	VENT PIPE
S/S	STUB STACK		\otimes	STUB STACK
WP	WASTE PIPE		FA	FROM ABOVE
RE	RODDING EYE		FB	FROM BELOW
BC [-	BLANK CAP		TA	TO ABOVE
FFL	FINISHED FLOOR	LEVEL	ΤB	TO BELOW
÷	ACCESS PIPE		푸	HIGH LEVEL
			F	LOW LEVEL

S2 - P0201/08/2022HIGH-LEVEL DRAINAGE UPDATES2 - P0120/07/2022INFORMATION ISSUESUIT- REVDATEDESCRIPTIONSTATUSSTATUSDESCRIPTION FOR INFORMATION AG MT AB AG DRN CHK

URE

S2-P02	M-5201	KJT-ZZ-06-DR-N	L3221
3ER SUIT- REV	E-ROLE-CLASS NUMB	ORIGIN-VOL-LEVEL-TYPI	JOB CODE
L3221		1:100 @ A1	SCALE
	KJT JOB No.	AB	DRAWN BY
May 2022	DATE	AB	DESIGNED BY
	B UKAINAGE	SHEET 1 of 2	
	SERVICES	MECHANICAL	DRAWING TITLE
	ION	IG INFORMAT	DRAWIN
	B 4DA	LONDON, WC1	
	T LTD	DEVELOPMEN	PROJECT
	DRIA HOUSE	OXFORD VICTO	CLIENT
	ON	T INFORMATI	PROJEC
Э	vv www.kjtait.coi		
t.com	E london@kjtait	NGINEERS	EZ
88 0952	1 Fitzroy Square London W1T 5HF T +44 (0) 207 3	AIT	KJT



I.

лов соде L3221	SCALE	DESIGNED BY	DRAWING TITL	DRAWIN	PROJE(CLIENT PROJECT	KJ 1
KJT-ZZ-06-DR-M-52	1:100 @ A1	AB	E MECHANICAL SER 6TH FLOOR LAB DI SHEET 2 of 2	NG INFORMATION	OXFORD VICTORIA DEVELOPMENT LT LONDON, WC1B 4[AIT T
E-CLASS NUMBER SUIT- REV	L3221	DATE May 2022	VICES RAINAGE LAYOUT		D D D A	Fitzroy Square ondon W1T 5HF +44 (0) 207 388 0952 Iondon@kjtait.com / www.kjtait.com

FOR INFORMATION

THIS DRAWIN THE CONTRACTOR AND ON SITE BEFORE MAI

MANL

_ DIMENSIO JFACTURE. S2 - P0201/08/2022HIGH-LEVEL DRAINAGE UPDATEAGMTS2 - P0120/07/2022INFORMATION ISSUEABAGSUIT- REVDATEDESCRIPTIONDRNCHKSTATUSSTATUSDRNCHK

	I I	1	1	1	1		

LOW LEVEL	F		
HIGH LEVEL	PE H	ACCESS PI	÷
TO BELOW	LOOR LEVEL TB	FINISHED F	臣
TO ABOVE	TA	BLANK CAP	8 T
FROM RELOW	EYE	RODDING E	
STUB STACA EDOM ABOVE	m ș	WASTE PIP	Ab d
VENI PIPE STIB STACK	¥ ∢	STUB STAC	S/S
PIPEWORK FROM HIGH LEVELLOW LEVEL)	SOII PIPE	
		VENT DIDE	
AIR AUMIT LANCE VALVE		SOIL VENI	
			2 Đ
EVEL			
EVEL	PIPEWORK AT HIGH		
EILING VOID	PIPEWORK WITHIN C		
		gend:	Le
/SLEEVE.	JMESCENT FIRE COLLAF	110Ø INTU	
SLEEVE.	MESCENT FIRE COLLAR,	82Ø INTUN	(1)
SLEEVE.	MESCENT FIRE COLLAR.	50Ø INTUN	12
ET &	VP WITH 50Ø MUPVC INL	CLAY TRA OUTLET.	
	C SP.	110Ø UPV(()
	WP.	82Ø UPVC	(م) (
	WP.	50Ø MPVC	∞ (
	/C WP.	42Ø MUPV) (
	/C WP.	32Ø MUPV	ه (
WC PAN.	TIKWIC CONNECTOR TO	110Ø MUL	5 (
TLE TRAP	DEEP SEAL MUPVC BOT URINAL BOWL	42x75mm [SERVING	4
	SINK.		ω
JLAR	DEEP SEAL MUPVC TUB	42x75mm [TRAP	2
TLE TRAP	DEEP SEAL MUPVC BOT WHB.	32x75mm [TO EACH \	
	ions:	breviati	Ab
ES THROUGH ANY FIRE RATED WALLS, A SUITABLY RATED INTUMESCENT ISTALLED IN ACCORDANCE WITH TION.	ASTIC PIPEWORK PASS ARTITIONS OR CEILING VE/COLLAR SHALL BE IN PROTECT THE PENETRA	WHERE PL FLOORS, P FIRE SLEEY BS276 TO F	<u>o</u>
VIDE AND ALL CHANGES OF L ABOVE BRANCH CONNECTIONS AND S TO THE BELOW GROUND DRAINAGE.	ACCESS SHALL BE PRO 4, AT EACH FLOOR LEVE L POP-UP CONNECTION	SUITABLE , DIRECTION AT THE ALI	°.
VENT PIPES SHALL NOT FALL BELOW 056:2000.	SOIL WASTE PIPES AND IUM STATED IN BS EN 12	FALLS ON S THE MINIM	7.
NGS APPLIANCES TO BE VENTED FANCE VALVES.	DICATED ON THE DRAW TABLY SIZED AIR ADMIT	WHERE INI	6.
SHALL RISE TO ROOF LEVEL AND EFORE DISCHARGING TO VENT PIPES WILL BE COLLECTED OOR CEILING BEFORE RISING TO OF ROOF PENETRATIONS).	SOIL/WASTE VENT PIPES E WITH A VENT COWL B ERE (NOTE THAT SOME R WITHIN THE UPPER FL R WITHIN THE UPPER FL EL TO REDUCE NUMBEF	ALL MAIN S TERMINATI ATMOSPHE TOGETHEF ROOF LEVI	្ចុក
PHON TYPE TO PROTECT TRAP TER SEAL.	3 TO BE OF THE ANTI-SY ONS FROM LOSS OF W/	ALL TRAPS	.4
ECTIONS WILL BE WHITE MUPVC OR SINK, BASIN AND URINAL VUPVC PAN CONNECTORS FOR WC	INAL APPLIANCE CONN ATING MUPVC TRAPS F ONS AND PROPRIETAR ONS.	ALL NEW F INCORPOR CONNECTI CONNECTI	ώ
BE A GRAVITY DRAINED SYSTEM EWORK AND FITTINGS TO DISTRIBUTE CATED WITHIN THE BUILDING TO ONS FROM THE BELOW GROUND OTHERS.	LETED SYSTEM SHALL WHITE/GREY UPVC PIP COM ALL APPLIANCES LC ATE POP-UP CONNECT ATE POP-UP CONNECT	THE COMP UTILISING WASTE FR APPROPRI DRAINAGE	Ņ
SPECIFIC TO INTERNAL ABOVE ES BELOW GROUND DRAINAGE, RAINWATER DRAINAGE.	IL ON THIS DRAWING IS DRAINAGE AND EXCLUD WATER DRAINAGE AND	THE DETAI GROUND D SURFACE \	
		ES:	TON



I.

.4	З.	.2	. <u>→</u>	NO
ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS	ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.	THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.	THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE.	<u>ES:</u>

- FROM LOSS OF WATER SEAL. ECT TRAP CONNECTIONS
- Ċ, 6. ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056: 2000. WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
- œ 7. SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- 1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2) 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- $\odot \quad (4) \ (7) \$

 - 110¢ UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

	ŧ	FFL	BC [-	RE	WP	S/S	SP	ΥP	WVP	SVP					
	ACCESS PIPE	FINISHED FLOOR	BLANK CAP	RODDING EYE	WASTE PIPE	STUB STACK	SOIL PIPE	VENT PIPE	WASTE VENT PIP	SOIL VENT PIPE					
		LEVEL							гч		PIPEWORK E	PIPEWORK /	PIPEWORK /	PIPEWORK V	
F	Ē	ΤB	TA	FB	FA	\otimes	0	•	o	AAV ⊘	BELOW FL	AT LOW L	AT HIGH I	VITHIN CE	
LOW LEVEL	HIGH LEVEL	TO BELOW	TO ABOVE	FROM BELOW	FROM ABOVE	STUB STACK	VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE	OOR SLAB	EVEL	LEVEL	ILING VOID	

	ž	OR INFORMATIO	Π	STATUS
CHK	DRN	DESCRIPTION	DATE	SUIT- REV
AG	AB	2022 INFORMATION ISSUE	29/07/20	S2 - P01
MT	AG	022 TITLE BLOCK UPDATED	01/08/20	S2 - P02

- (-(- (

THE CONTR

R

E FROM DRAWIN TO VERIFY ALL

_ DIMENSIONS JFACTURE.

KJ TAIT

ŝ

V E T Long

Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 london@kjtait.com www.kjtait.com

PROJECT INFORMATIONCLIENT
PROJECTOXFORD VICTORIA HOUSE
DEVELOPMENT LTD
LONDON, WC1B 4DADRAWING INFORMATIONDRAWING TITLEMECHANICAL SERVICES
TTH FLOOR LAB DRAINAGE LAYOUT
SHEET 1 of 2DESIGNED BYAB
AB
SCALEDRAWN BYAB
ABSCALE1:100 @ A1
KJT-ZZ-07-DR-M-5201DRIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
S2-P02



NOTES: THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE.

.____

- 2 THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- ς. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- . С ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6.

- .7 FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056: 2000.
- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2)42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- $\overline{\mathbf{\omega}}$ 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110Ø MULTIKWIC (32Ø MUPVC WP. 42Ø MUPVC WP. 50Ø MPVC WP. 82Ø UPVC WP.
- 110ø UPVC SP.
 - CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

 - 500 INTUMESCENT FIRE COLLAR/SLEEVE. 820 INTUMESCENT FIRE COLLAR/SLEEVE.
- 1100 INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

	÷	FFL	BC [-	RE	WP	S/S	Sb	ЧР	WVP	SVP					
	ACCESS PIPE	FINISHED FLOOR LEVEL	BLANK CAP	RODDING EYE	WASTE PIPE	STUB STACK	SOIL PIPE	VENT PIPE	WASTE VENT PIPE	SOIL VENT PIPE	PIPEWORK	PIPEWORK	PIPEWORK	PIPEWORK	
F	ΗĽ	ΤB	TA	FB	FA	\otimes	0	•	Q	AAV ⊘	BELOW FL	AT LOW L	AT HIGH	WITHIN CE	
LOW LEVEL	HIGH LEVEL	TO BELOW	TO ABOVE	FROM BELOW	FROM ABOVE	STUB STACK	VENT PIPE	PIPEWORK FROM HIGH LEVEL/LOW LEVEL	PIPEWORK FROM ABOVE	AIR ADMITTANCE VALVE	OOR SLAB	EVEL	LEVEL	EILING VOID	

S2 - P0201/08/2022TITLE BLOCK UPDATES2 - P0129/07/2022INFORMATION ISSUESUIT- REVDATEDESCRIPTIONSTATUSSTATUSDESCRIPTION AG MT AB AG DRN CHK

FOR INFORMATION

THE CONT

KJ TAIT

ŝ

V E T Long

Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 london@kjtait.com www.kjtait.com

 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE

 PROJECT
 DEVELOPMENT LTD

 DONDON, WC1B 4DA
 DRAWING INFORMATION

 DRAWING TITLE MECHANICAL SERVICES
 7TH FLOOR LAB DRAINAGE LAYOUT

 SHEET 2 of 2
 Marcono

лов соре L3221

 GNED BY
 AB
 DATE
 May 2022

 WN BY
 AB
 KJT JOB No.
 L3221

 LE
 1:100
 A1
 L3221

 CODE
 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT- REV

 221
 KJT-ZZ-07-DR-M-5202
 S2-P02



BLOOMSBURY

SQUARE

SOL JTHAMP

TON ROW

NOTES: 1. THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE AND RAINWATER DRAINAGE.

- THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
- Ŀ, 4. ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL. ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
- ŗ ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.
- 7. 6. FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- œ SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.
- 9. WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION.

Abbreviations:

- 1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- (2) 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.

- 3 42x75mm DEEP SEAL MUPVC BOTTLE TRAP
 3 SERVING URINAL BOWL.
 4 110ø MULTIKWIC CONNECTOR TO WC PAN.
 5 32ø MUPVC WP.
 6 42ø MUPVC WP.
 7 50ø MPVC WP.
 8 82ø UPVC WP.
 9 110ø UPVC SP.
 10 CLAY TRAP WITH 50ø MUPVC INLET & OUTLE
 11 50ø INTUMESCENT FIRE COLLAR/SLEEVE.
 12 82ø INTUMESCENT FIRE COLLAR/SLEEVE.
 13 110ø INTUMESCENT FIRE COLLAR/SLEEVE. CLAY TRAP WITH 500 MUPVC INLET & OUTLET.

Legend:

	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	EWORK WITHIN	CEILING VOID
	PIPI	EWORK AT HIG	H LEVEL
	Idid	EWORK AT LO	W LEVEL
	PIPI	EWORK BELOW	FLOOR SLAB
SVP	SOIL VENT PIPE	AAV 🖉	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIPE		PIPEWORK FROM ABOVE
ЧР	VENT PIPE	•	PIPEWORK FROM HIGH LEVEL/LOW
Sb	SOIL PIPE	0	VENT PIPE
S/S	STUB STACK	\otimes	STUB STACK
WP	WASTE PIPE	FA	FROM ABOVE
RE	RODDING EYE	FB	FROM BELOW
BC [-	BLANK CAP	TA	TO ABOVE

- L HL TA

÷ ₹

ACCESS PIPE

FINISHED FLOOR LEVEL

- TO ABOVE TO BELOW HIGH LEVEL LOW LEVEL

AG MT DRN CHK

FOR INFORMATION

S2 - P0101/08/2022INFORMATION ISSUESUIT- REVDATEDESCRIPTIONSTATUSDESCRIPTION

THE CON

KJ TAIT

SS

1 Fitz V ■ Tonda Fitzroy Square ndon W1T 5HF +44 (0) 207 388 0952 london@kjtait.com www.kjtait.com

 PROJECT INFORMATION

 CLIENT
 OXFORD VICTORIA HOUSE DEVELOPMENT LTD LONDON, WC1B 4DA

 DRAWING INFORMATION

 DRAWING INFORMATION

 DRAWING INFORMATION

 DRAWING INFORMATION

 DRAWING TITLE MECHANICAL SERVICES 8th FLOOR LAB DRAINAGE LAYOUT SHEET 1 of 2

 DESIGNED BY
 AB
 DATE
 May 2022

 DRAWN BY
 AB
 L3221
 L3221
 VIT JOB NO.

 JOB CODE
 ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER
 SUIT- REV

 L3221
 VAT-Z2-08-DR-M-5201
 SUIT- REV

BLOOMSBURY SQUARE



SOUTHAMPTON ROW

2 S2-P01	1 KJT-ZZ-08-DR-M-520	L3221
CLASS NUMBER SUIT- REV	DE ORIGIN-VOL-LEVEL-TYPE-ROLE-C	JOB COD
L3221	1:100 @ A1	SCALE
(JT JOB No.	BY AB	DRAWN E
DATE May 2022	ED BY AB	DESIGNE
INAGE LAYOUT	8th FLOOR LAB DRA SHEET 2 of 2	
ICES	G TITLE MECHANICAL SERVI	DRAWING
	WING INFORMATION	DRA\
	LONDON, WC1B 4DA	
HOUSE		CLIENT
	JECT INFORMATION	PRO,
vondon(@kjtait.com www.kjtait.com	ENGINEERS	I
270y Square 30n W1T 5HF +44 (0) 207 388 0952	LALL	
2		
S ARE TO VERIFY ALL DIMENSIONS COMMENCING MANUFACTURE.	THIS DRAWING IS COPYRIGHT. DO NOT S FRACTOR AND THEIR SUB-CONTRACTORS E BEFORE MAKING SHOP DRAWINGS OR	THE CONT ON SITE

FOR INFORMATION

SUIT- REV AB AG DRN CHK

01/08/2022 INFORMATION ISSUE

NO	IES:
. <u>→</u>	THE DETAIL ON THIS DRAWING IS SPECIFIC TO INTERNAL ABOVE GROUND DRAINAGE AND EXCLUDES BELOW GROUND DRAINAGE, SURFACE WATER DRAINAGE.
2.	THE COMPLETED SYSTEM SHALL BE A GRAVITY DRAINED SYSTEM UTILISING WHITE/GREY UPVC PIPEWORK AND FITTINGS TO DISTRIBUTE WASTE FROM ALL APPLIANCES LOCATED WITHIN THE BUILDING TO APPROPRIATE POP-UP CONNECTIONS FROM THE BELOW GROUND DRAINAGE SYSTEM DETAILED BY OTHERS.
ب	ALL NEW FINAL APPLIANCE CONNECTIONS WILL BE WHITE MUPVC INCORPORATING MUPVC TRAPS FOR SINK, BASIN AND URINAL CONNECTIONS AND PROPRIETARY UPVC PAN CONNECTORS FOR WC CONNECTIONS.
4.	ALL TRAPS TO BE OF THE ANTI-SYPHON TYPE TO PROTECT TRAP CONNECTIONS FROM LOSS OF WATER SEAL.
ъ	ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE

- ALL MAIN SOIL/WASTE VENT PIPES SHALL RISE TO ROOF LEVEL AND TERMINATE WITH A VENT COWL BEFORE DISCHARGING TO ATMOSPHERE (NOTE THAT SOME VENT PIPES WILL BE COLLECTED TOGETHER WITHIN THE UPPER FLOOR CEILING BEFORE RISING TO ROOF LEVEL TO REDUCE NUMBER OF ROOF PENETRATIONS).
- WHERE INDICATED ON THE DRAWINGS APPLIANCES TO BE VENTED USING SUITABLY SIZED AIR ADMITTANCE VALVES.

6.

- 7. FALLS ON SOIL WASTE PIPES AND VENT PIPES SHALL NOT FALL BELOW THE MINIMUM STATED IN BS EN 12056:2000.
- WHERE PLASTIC PIPEWORK PASSES THROUGH ANY FIRE RATED WALLS, FLOORS, PARTITIONS OR CEILING A SUITABLY RATED INTUMESCENT FIRE SLEEVE/COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH BS276 TO PROTECT THE PENETRATION. SUITABLE ACCESS SHALL BE PROVIDE AND ALL CHANGES OF DIRECTION, AT EACH FLOOR LEVEL ABOVE BRANCH CONNECTIONS AND AT THE ALL POP-UP CONNECTIONS TO THE BELOW GROUND DRAINAGE.

<u>Abbreviations:</u>

- (1) 32x75mm DEEP SEAL MUPVC BOTTLE TRAP TO EACH WHB.
- 2 42x75mm DEEP SEAL MUPVC TUBULAR TRAP TO EACH SINK.
- 42x75mm DEEP SEAL MUPVC BOTTLE TRAP SERVING URINAL BOWL.
- CONNECTOR TO WC PAN.
- 110ø MULTIKWIC (
 32ø MUPVC WP.
 42ø MUPVC WP.
 50ø MPVC WP.
 82ø UPVC WP.
- $(\omega) \quad (4) \quad (0) \quad (0)$

 -) 110ø UPVC SP.
) CLAY TRAP WITH 50ø MUPVC INLET & OUTLET.
) 50ø INTUMESCENT FIRE COLLAR/SLEEVE.
) 82ø INTUMESCENT FIRE COLLAR/SLEEVE.
- 110¢ INTUMESCENT FIRE COLLAR/SLEEVE.

Legend:

,		PIPEWORK	WITHIN CE	LING VOID
		PIPEWORK	AT HIGH L	EVEL
		PIPEWORK	AT LOW L	EVEL
		PIPEWORK	BELOW FL	DOR SLAB
SVP	SOIL VENT PIPE		AAV ⊘	AIR ADMITTANCE VALVE
WVP	WASTE VENT PIP	ш	\	PIPEWORK FROM ABOVE
VP	VENT PIPE		•	PIPEWORK FROM HIGH LEVEL/LOW LEVEL
Sb	SOIL PIPE		0	VENT PIPE
S/S	STUB STACK		\otimes	STUB STACK
WP	WASTE PIPE		FA	FROM ABOVE
RE T	RODDING EYE		FB	FROM BELOW
BC [-	BLANK CAP		TA	TO ABOVE
FFL	FINISHED FLOOR	LEVEL	ΤB	TO BELOW
÷	ACCESS PIPE		푸	HIGH LEVEL
			F	LOW LEVEL



BLOOMSBURY

SO MP SQUARE

S2-P02	01	KJT-ZZ-00-DR-M-55	L3221
SUIT- REV	E-CLASS NUMBER	ORIGIN-VOL-LEVEL-TYPE-ROL	JOB CODE
221	L3	1:100@A0	SCALE
	KJT JOB No.	T.S	DRAWN BY
LY'22	DATE JUI	BY A.G	DESIGNED
Ū	HEATING ANI AYOUT	UPPER GROUND, H CHILLED WATER L	DRAWING
		VING INFORMATION	DRAV
C1B 4DA	LONDON, W	DEVELOPMENT Ltc VICTORIA HOUSE,	PROJECT
	HOUSE	ECT INFORMATION	
152	Fitzroy Square ondon W1T 5HF +44 (0) 207 388 09: london@kjtatt.com / www.kjtatt.com	TAIT ENGINEERS	K
WING. ALL DIMENSIONS ANUFACTURE.	T SCALE FROM DRAV RS ARE TO VERIFY / R COMMENCING MA	HIS DRAWING IS COPYRIGHT. DO NO ACTOR AND THEIR SUB-CONTRACTO BEFORE MAKING SHOP DRAWINGS C	THE CONTR ON SITE
	AIICN		

M.T