

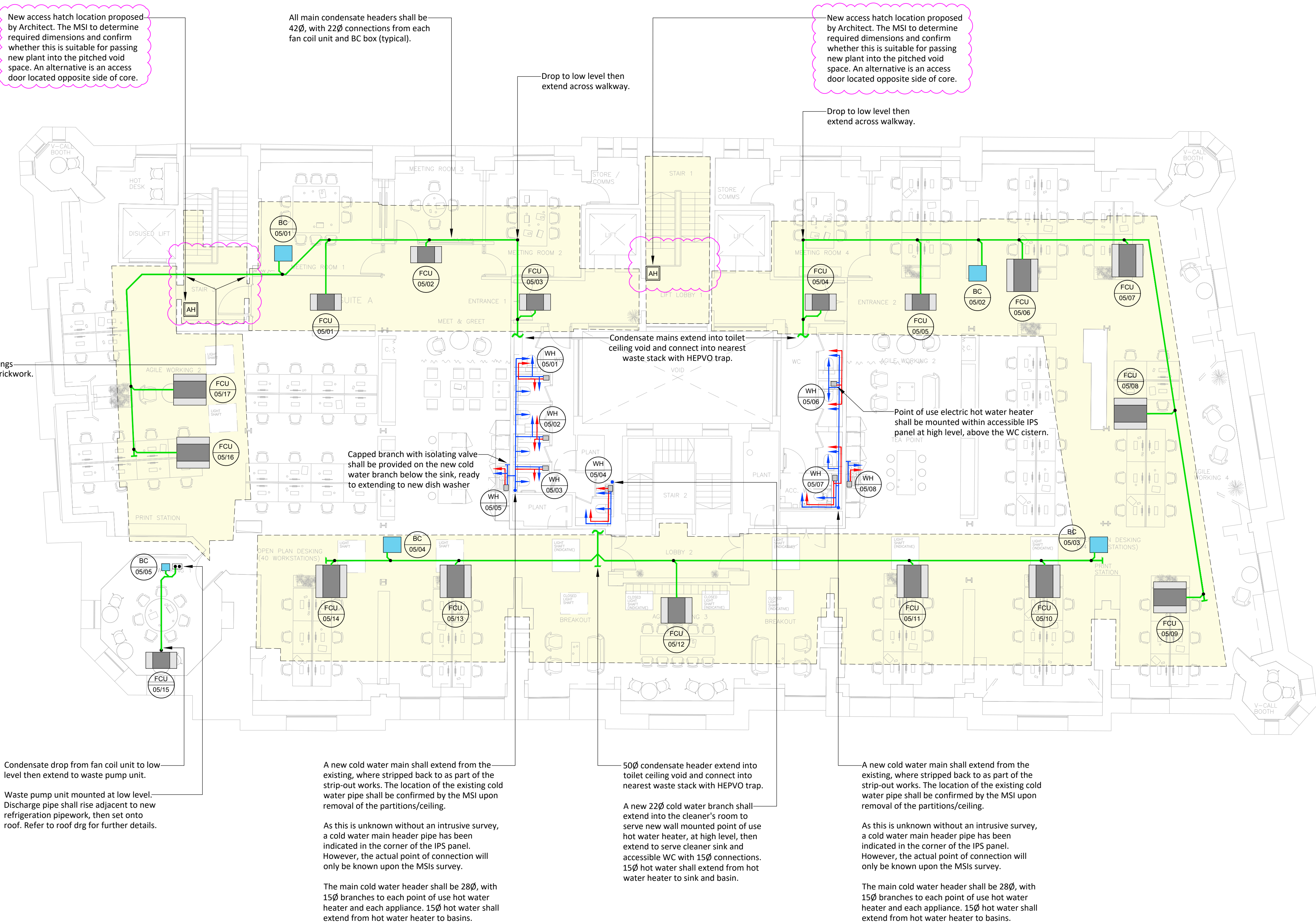
1. This drawing shall be read in conjunction with all other drawings and specifications.
2. This drawing has been produced from a limited-access site survey by the engineer. The contractor shall therefore verify via their own intrusive site survey that the drawing reflects the installations at the commencement of works.
3. All mechanical services, equipment and installations which are to remain located in the area of works shall be protected for the duration of works.
4. Any services that are to remain, but inadvertently stripped out or damaged shall be reinstated by the MSI at no cost to the Employer, and to the satisfaction of the Engineer.
5. Refurbishment works will be undertaken within an occupied building. The MSI shall therefore ensure noisy works, including drilling, etc are completed out of normal working hours.
6. The MSI shall dispose of all redundant materials utilising their own skips, etc, in accordance with the building landlord's access conditions.
7. All works on site shall be undertaken in liaison with the site managers; no works shall be commenced without a permit to work and without comprehensive method statements and risk assessments.
8. Works shall be arranged such that there is no disruption to occupied staff. All works shall be undertaken in accordance with the Employers and building landlord's site rules and restrictions.
9. The MSI shall allow for full liaison and co-ordination with the other parties regarding the extent of provision and interfacing, to ensure that the delivery/site assembly are co-ordinated on site.
10. Services requiring maintenance shall be kept within accessible areas.
11. New builderswork holes shall be formed by the MSI or Principal Contractor, including pipe sleeves and fire stopping where necessary.
12. All pipework shall be fully bonded to earth.
13. All new water pipework shall be pressure tested, then insulated & labelled.
14. Dead-legs shall be avoided in accordance with the Water Regulations.
15. Fire collars shall be fitted on all PVC pipework where passing through floors and fire compartments.
16. All services passing through fire compartments shall have penetrations fire stopped.
17. All condensate pipework shall be installed in copper.
18. Condensate from all fan coil units and all BC boxes within pitched roof void shall fall via gravity. Only wall mounted fan coil units shall have condensate pumps.
19. All connections (hot and cold) to appliances and sanitaryware shall contain a ball-type isolation valve. Build req
20. All point of use electric hot water heaters within the toilet areas (other than the cleaners room) shall be mounted behind accessible vanity units/IPs panels.
21. Point of use water heaters within the tenant kitchen areas shall be mounted below the sinks within the low level cupboards.
22. All water services pipework and waste pipework shall be hidden behind vanity units or IPS panels. The only exposed pipework shall be within the cleaners room. Pipework within the cleaners room shall be painted white.
23. All waste pipes from basins and WC, and vent pipes shall extend from the existing, where stripped back to as part of the strip out works. The location of the existing drainage shall be confirmed by the MSI upon removal of the partitions/ceiling. As the existing stacks and vents are unknown without an intrusive survey, the drainage has not been indicated. These shall be re-connected by the MSI as necessary, to suit the new toilet arrangements. Waste pipes from each tenant kitchen area shall extend through the wall at low level and connect into the toilet waste pipework.

Ref	Location	Type	Motor Power (w)	Elec Supply	Dimension	Vertical Discharge
WP 05/01	Turret plant area	Waste water pump	400	240/1/50	367W x 189D x 256H	5m (min)

Unit selection based on Saniflow type Sanivite+

Water heater reference	Location	Type	Capacity (litres)	Dimensions (LxHxD mm)	Comments	Outlet temperature (degC)	Power Supply	kW
WH 05/01	Basin vanity unit	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/02	Basin vanity unit	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/03	Basin vanity unit	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/51	3
WH 05/04	Cleaners room	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/05	Tenant kitchen	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/06	WC IPS	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/07	Basin vanity unit	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3
WH 05/08	Tenant kitchen	Unvented water heater	10	572Hx267Wx252D	Heater to be provided with unvented kit.	43	230/1/50	3

Unit selections based on Heatrae Sadia type Multipoint 10



Do not scale from this drawing.
Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

- Access Hatch
- Pitched Roof Void
- FCU in roof void
- BC box in roof void
- Wall mounted FCU
- Condensate in roof void
- Domestic hot water
- Domestic cold water
- Water Heater

P04	15/08/24	Tender Issue.	MS	SR
P03	02/08/24	Tender Issue.	MS	SR
P02	26/07/24	Preliminary Issue.	MS	SR
P01	19/07/24	Work In Progress.	MS	SR

Rev	Date	Description	Checked	Approved
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Client:
AM Alpha

Project
Royal London House
196 Deansgate, Manchester
5th Floor Refurbishment Works

Drawing Title

Public Health Services

5th Floor

Water & Drainage Layout

Scale 1:100	Sheet Size A1	Designed DA	Checked SR
Project Status TENDER		Suitability	HM Project No. 35660
Drawing No. 35660-HML-XX-05-GA-P-251001			Rev P04