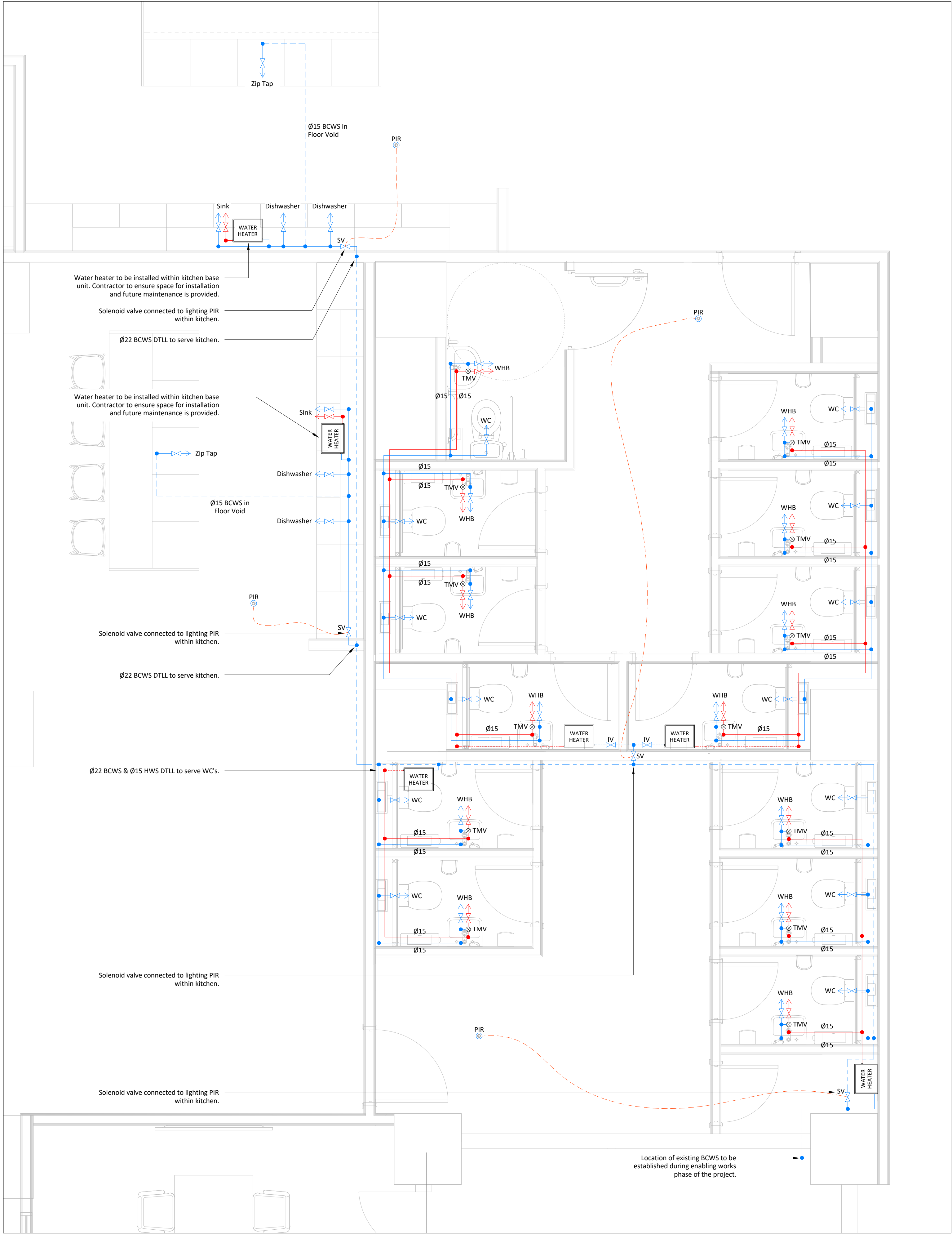
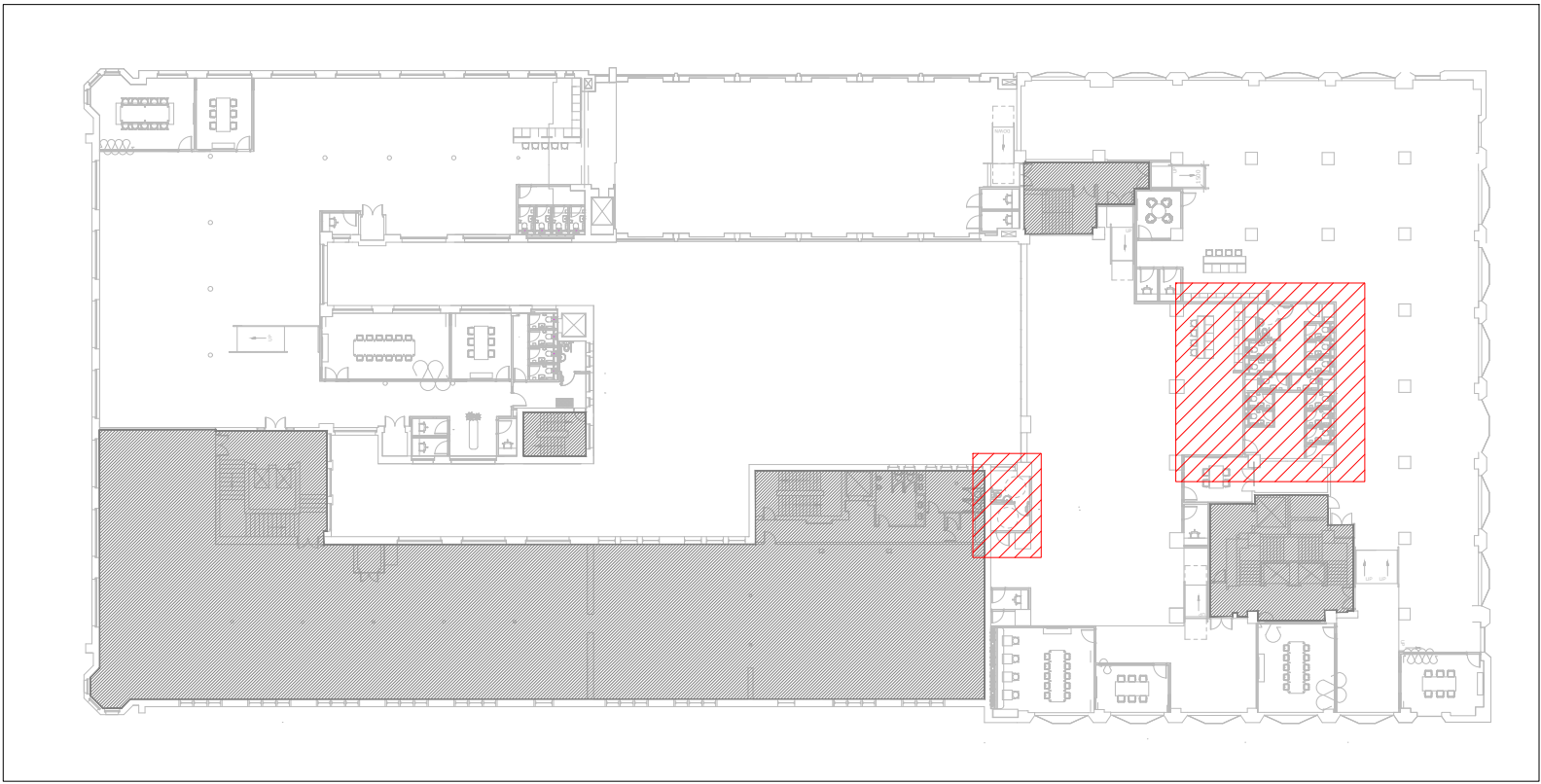
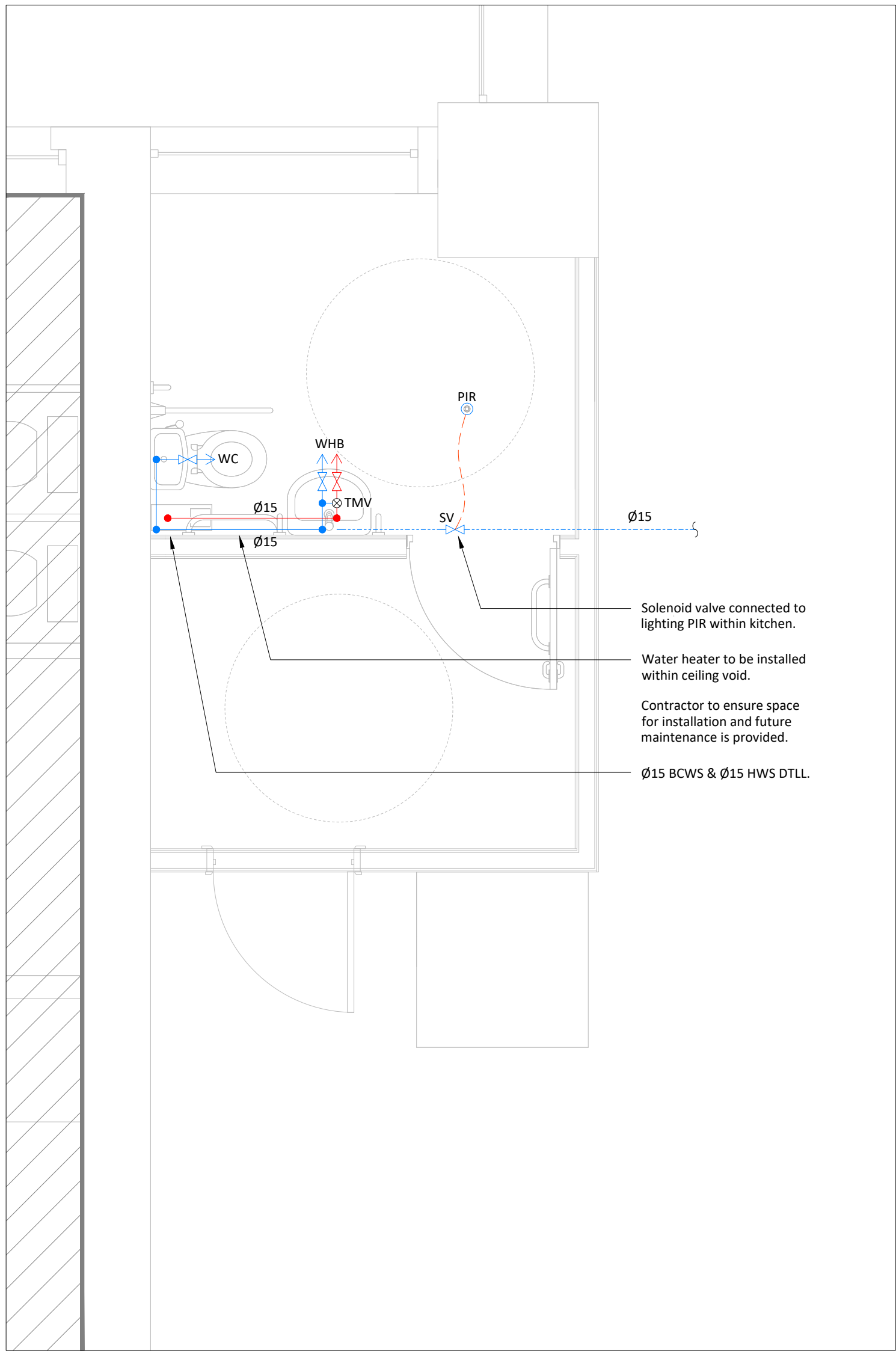




Lee House | Third Floor
Domestic Water Services



Tootal Building
Location Plan



Lee House | Third Floor
Domestic Water Services

These lines measure 100mm in length when plotted correctly.

0 1 3 5 6m

1:100

0 1m 2m 3m

1:50

All scaled dimensions taken from this drawing shall be verified on site.

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- Notes
- This drawing shall be read in conjunction with the relevant Marketaylor Ltd specification(s) and all relevant Architect's and other Engineer's drawing(s).
 - Details are for design purposes only and shall be verified on site by the Engineering Contractor where accuracy is critical. The exact location of all plant items/equipment and the route of all services shall be determined on site.
 - All plant, equipment, distribution system components and ancillaries shall be installed in strict accordance with the manufacturer's guidelines.
 - The installation personnel shall allow for changes in distribution system(s) invert levels (including any sets up and down etc.) as necessary to coordinate fully with the building structure and other M&E Services.
- Notes
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 - The installation personnel shall allow for changes in distribution system(s) invert levels (including any sets up and down etc.) as necessary to coordinate fully with the building structure and other M&E Services.
 - All plant, equipment, distribution system components and ancillaries shall be suitable for conveying wholesome (potable) water, shall be WRG / WRAS approved and shall comply with the Water Supply (Water Fittings) Regulations 1999.
 - All general distribution pipework throughout the building shall be copper tube to EN1057 R250 Table X with Geberit Mapress copper fittings (standard black GFR Butyl Rubber seal rings).
 - All below-ground domestic hot water service pipework shall be pre-insulated plastic pipe "UPONOR AQUA SINGLE" with PE-Xa inner pipe (SDR7.4), PE-X foam insulation and HDPE jacket pipe. All fittings shall be "UPONOR WIPEX" DR brass with O-rings and matching insulation sets. All to be installed in strict accordance with the manufacturer's instructions.
 - All low points shall be fitted with a lockshield draincock.
 - All items of plant shall be fitted with isolating valves, and effective means of commissioning, draining and air venting, to enable inspection and/or maintenance works to be carried out without draining the entire system.
 - All pipework connections to sanitary appliances shall be fitted with a local service valve (or flow limiting service valve where specified).
 - For hot water systems with a secondary return, deadlegs shall be no more than 300mm. The return branch into each hot water flow pipe shall be provided with a lockshield valve to allow system balancing.
 - All pipework passing through walls and floor slabs shall be fire stopped.
 - All concealed pipework, pipework routed in plantrooms, service risers, cupboards, pipe boxings, IPS systems etc., shall be thermally insulated in accordance with the specification, Building Regulations Part L2: 2013, TM65A Guide 2006 and BS 5422: 2001. All insulated pipework shall be identified with colour bands to BS 1710. All cold water pipework shall also be fully vapour sealed.
 - All HWS Services pipework expansion bellows shall be selected by a specialist supplier. Unless otherwise noted, the maximum water flow temperature shall be 65°C and the ambient air temperature shall be 20°C. All anchor points and expansion bellows guides shall be installed as recommended by the bellows supplier. All pipework brackets shall allow for pipework movement due to expansion.
 - All sanitaryware, brassware and showers to be supplied and installed by others. Refer to the SW / C&A drawings and schedules for details. MEC to carry out all final pipework connections.
 - The hot and cold water connections to each shower, basin and sink shall be fitted with a flow limiting valve to comply with Part G of the Building Regulations (2015 edition). All valves shall be Arrow Valves type AF1 with lever-operated quarter-turn ball with matching flow limiting cartridge and compression pipe connections. All valves shall be line size. The cartridge shall be selected to ensure the following maximum flow rates:-
 - Shower - 10 litres/min. (fitted on riser pipe after TMV)
 - Sink - 8 litres/min.
 - Basin - 6 litres/min.
 - In accordance with Approved Document 'G' of the Building Regulations, there is a requirement to fit a Thermostatic Mixing Valve (TMV) to any bath installed in a new dwelling. The TMV shall limit the the supply of hot water to a maximum of 48°C which in effect, shall be achieved by commissioning the TMV to a temperature set-point of between 44°C and 46°C with a control tolerance of +/- 2°C.

All pipe sizes and equipment schedules are the responsibility of the contractor and are to be provided complete with calculations.

This drawing is indicative of a design. The contractor shall be responsible for the production of design calculations and drawings to the satisfaction of the client and engineer. This drawing has been provided for information purposes only and does not necessarily identify all elements of the works.

T1

TENDER ISSUE

08.04.24

JS

JN

ISSUE

DESCRIPTION

DATE

DRN

CHD

Marketaylor Limited

37 Market Street

Hollingworth

Hyde

Greater Manchester

SK14 8NE

MARKETAYLOR

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STATUS

TENDER

CLIENT

XLB Property

CONTRACT

Broadhurst | Rochdale Canal Side

Tootal Building

TITLE

Third Floor | Lee House

Domestic Water Services

DATE	08.04.24	SCALE	1:30	
DRAWN	JS	JOB No.	DRG No.	REV
CHECKED	JN	634(S)	L2-P-53-302	T1
APPROVED	JN			

EXTERNAL REF.

Tootal Second Floor Plan Xref (050424)

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