52_ABOVE GROUND DRAINAGE NOTES

1. THE ABOVE GROUND DRAINAGE INSTALLATION SHALL BE DESIGNED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH BS EN 12056-2:2000.
2. THE FINAL LOCATION AND PROVISION OF ALL FOUL WATER DRAINAGE AND SURFACE WATER DRAINAGE IS SUBJECT TO CONFIRMATION.
3. THE ABOVE GROUND DRAINAGE INSTALLATION SHALL CONFORM WITH ALL PARTS OF BUILDING REGULATIONS, APPROVED DOCUMENT PART H AND BE SUBJECT TO BUILDING CONTROL APPROVAL.
4. ALL SUB STACKS SHALL BE PROVIDED WITH AIR ADMITTANCE VALVES INSTALLED WITHIN SERVICE RISERS, IPS SYSTEMS OR CONCEALED BOXING AND SHALL BE PROVIDED WITH SUFFICIENT NATURAL VENTILATION TO COMPLY WITH BBA CERTIFICATE.
5. VENTILATION PIPES SHALL TERMINATE AT ROOF LEVEL COMPLETE WITH A DURABLE BIRD PROOF COWL.
6. WC CISTERN OVERFLOWS SHALL DISCHARGE INTERNALLY WITHIN THE WC CISTERN IN COMPLIANCE WITH THE WATER REGULATIONS GUIDE.
7. RODDING POINTS SHALL BE PROVIDED WHERE WASTE PIPEWORK IS UNACCESSABLE FROM ANY OTHER PART OF THE SYSTEM. RODDING EYES AT THE HEAD OF LOW LEVEL FLOATS SERVING WC'S SHALL BE UPTURNED THROUGH 90°& TERMINATE ABOVE SPILL OVER LEVEL.
8. ALL SOIL AND VENT PIPES SHALL BE PROVIDED WITH AN ACCESS DOOR 600mm AFFL BEFORE THE GROUND CONNECTION.
9. WHERE BRANCH CONNECTIONS ARE AT LOW LEVEL ACCESS DOORS SHALL BE INSTALLED ABOVE THE HIGHEST SANITARY FITTING CONNECTION ENSURING THAT THE DOOR IS INSTALLED ABOVE THE FLOOD LEVEL OF THE HIGHEST CONNECTED APPLIANCE.
10. FIRE COLLARS SHALL BE PROVIDED WHERE WASTE PIPEWORK 40Ø OR ABOVE PASSESS THROUGH A COMPARTMENTATION SLAB OR WALL AND SHALL BE INSTALLED IN LINE WITH THE MANUFACTURERS RECOMMENDATIONS.
11. AN ALLOWANCE FOR EXPANSION SHOULD BE MADE EVERY 4m.
12. PIPE SOCKETS SHOULD BE SECURELY ANCHORED TO THE STRUCTURE TO PREVENT EXCESSIVE THERMAL MOVEMENT WITH THE EXCEPTION OF THE INTERMEDIATE PIPE SOCKETS WHICH SHOULD ALLOW FOR PIPE WORK EXPANSION AND CONTRACTION.
13. PIPE WORK SHOULD BE INSERTED INTO THE INTERMEDIATE SOCKET AND THEN WITHDRAWN TO PROVIDE A 10mm GAP.
14. RING SEAL ADAPTORS CAN BE USED ON SOLVENT SYSTEMS
15. EXPANSION COUPLERS CAN BE USED ON ABS AND MuPVC SYSTEMS.

53_DOMESTIC WATER NOTES

1. ALL HOT AND COLD WATER SERVICES PIPEWORK SHALL BE INSULATED AND IDENTIFIED
2. AUTOMATIC AIR VENTS SHALL BE INSTALLED AT ALL HIGH POINTS THROUGH OUT THE HOT AND COLD WATER SYSTEMS
3. DRAIN OFF COCKS SHALL BE INSTALLED AT ALL LOW POINTS THROUGH OUT THE HOT AND COLD WATER SYSTEMS
4. ALL EXPOSED LL PIPEWORK SHALL BE CHROME PLATED COPPER
5. ALL CONCEALED DOMESTIC HOT AND COLD WATER PIPEWORK SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH BS5422 AND IDENTIFIED IN ACCORDANCE WITH BS1710
6. ON COMPLETION OF THE HOT AND COLD WATER PIPEWORK INSTALLATION, EACH SYSTEM SHALL BE PRESSURE TESTED, FLUSHED AND CHLORINATED
7. SAFETY VALVES SHALL TERMINATE INTO A LOCAL SVP VIA A BOSS CONNECTOR AND SELF SEALING TRAP OR OVER FLOOR GULLEY
8. ALL ITEMS OF PLANT SHALL BE IDENTIFIED AND TAGGED WITH TRAFFOLYTE LABELS
9. ALL LAYOUT DRAWING TO BE READ IN CONJUNCTION WITH DWS SCHEMATIC AND PROJECT SPECIFICATIONS/SCHEDULES
10. ALL SANITARY ITEMS AND APPLIANCES TO HAVE LOCAL ISOLATION (BALOFIX TYPE VALVES ETC)

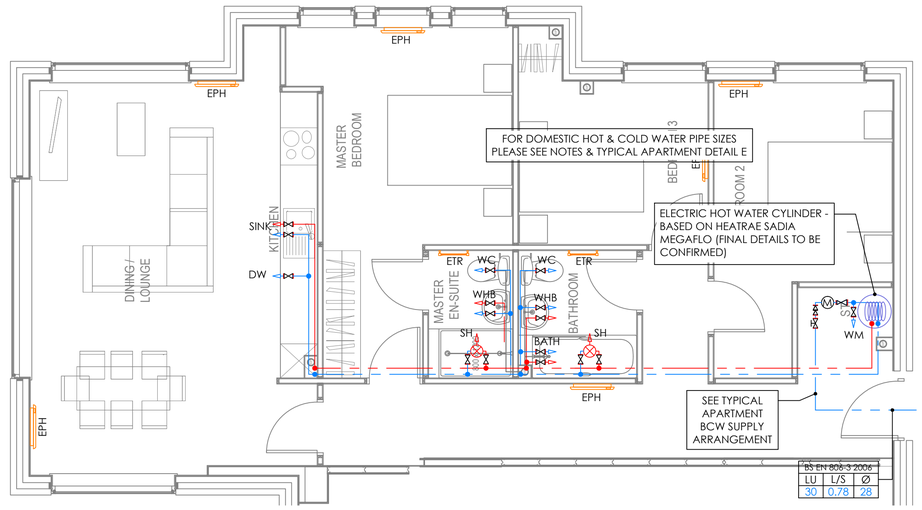
56_ELECTRIC HEATING NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY RELEVANT STRUCTURAL, ARCHITECTURAL AND CONSULTANTS DRAWINGS.
2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SERVICES SPECIFICATION.
3. ALL DIMENSIONS WHERE SHOWN ARE IN MILLIMETERS/METERS, THIS DRAWING SHALL NOT BE SCALED TO DETERMINE ACTUAL SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS THROUGH SITE MEASUREMENTS PRIOR TO COMMENCEMENT OF THE WORKS.
4. FINAL LOCATIONS OF ELECTRIC HEATING PANELS SHALL BE DEPENDANT ON FURNITURE LAYOUTS.
5. PATRESS BOARD REQUIRED WHERE PANEL HEATER FIXES TO STUB PARTITION OR SIMILAR. TO BE PROVIDED BY OTHERS
6. FINAL LOCATIONS OF ELECTRIC HEATING PANELS SHALL BE DEPENDANT ON FURNITURE LAYOUTS.

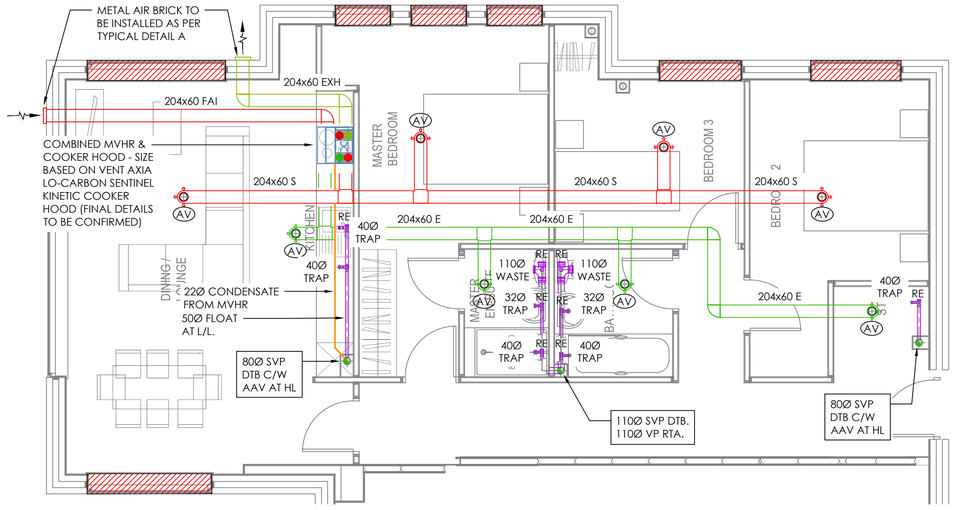
57_VENTILATION NOTES

1. ALL EXTERNAL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSULATED, FINISHED ALUMINIUM CLAD AND IDENTIFIED

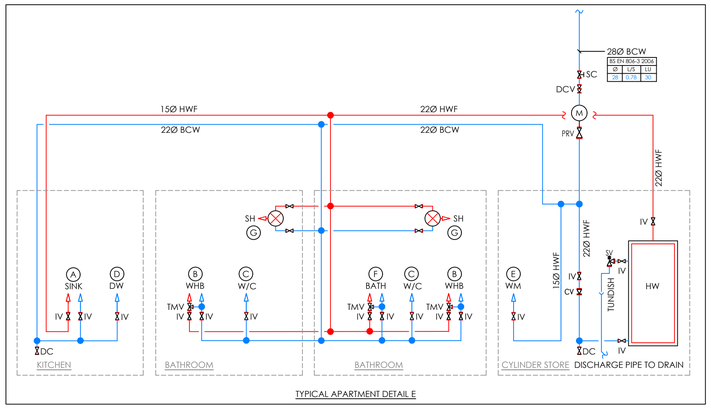
ASSUMED OPERABLE WINDOWS FOR PURGE VENTILATION



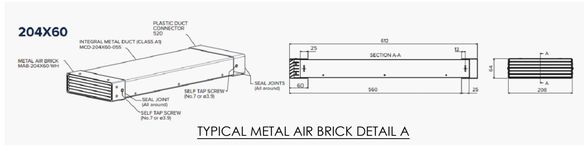
1 APARTMENT TYPE 7 DOMESTIC HOT & COLD WATER & HEATING
SCALE 1:50



2 APARTMENT TYPE 7 DRAINAGE & VENTILATION
SCALE 1:50



TYPICAL APARTMENT DETAIL E



TYPICAL METAL AIR BRICK DETAIL A

52_ABOVE GROUND DRAINAGE SYMBOLS/ABBREVIATIONS

SVP	SOIL AND VENT PIPE	WC	TOILET PAN
SRWP	SIPHONIC RAIN WATER PIPE	WHB	HAND WASH BASIN
RWO	RAIN WATER OUTLET	WB	WATER BOILER
SS	STUB STACK	SINK	TEACHING SINK
WP	WASTE PIPE	CLS	CLEANERS SINK
H/L	HIGH LEVEL	CAS	CATERING SINK
L/L	LOW LEVEL	WF	WATER FOUNTAIN
FA	FROM ABOVE	FS	FIRE SLEEVE
FB	FROM BELOW	AP	ACCESS PANEL
TA	TO ABOVE	AAV	AIR ADMITANCE VENT
TB	TO BELOW	RE	RODDING EYE
XA	EXPANSION ANCHOR		

ABOVE GROUND DRAINAGE - LOW LEVEL

ABOVE GROUND DRAINAGE - HIGH LEVEL

52_ABOVE GROUND DRAINAGE WASTE SIZES

WASTE PIPE SIZES

WASH HAND BASIN - 32ø (MAX LENGTH 1,7m & 0 BENDS)
WASH HAND BASIN - 40ø (MAX LENGTH 3.0m & 2 BENDS)

SHOWER - 40ø

DISHWASHER - 40ø (MAX LENGTH 3.0m)

WC - 100ø

KITCHEN SINK - 40Ø

FOR WASTE PIPE GRADIENTS REFER TO BS EN 12056 PART 2 : TABLE 6

53_DOMESTIC WATER SYMBOLS/ABBREVIATIONS

IV	ISOLATION VALVE	MCW	MAINS COLD WATER
TBV	THERMAL BALANCING VALVE	BCW	BOOSTED COLD WATER
CV	CHECK VALVE	HWF	HOT WATER FLOW
DCV	DOUBLE CHECK VALVE	RTA	RISE TO ABOVE
PRV	PRESSURE REGULATING VALVE	RFB	RISE FROM BELOW
SV	SOLENOID VALVE	DFA	DROP FROM ABOVE
TMV	THERMOSTATIC MIXING VALVE	DTB	DROP TO BELOW
SV	SAFETY VALVE	WC	TOILET
DOC	DRAIN OFF COCK	WB	ELECTRIC WATER BOILER
AP	ANCHOR POINT	WHB	WASH HAND BASIN
EXB	EXPANSION BELLOW	SINK	SINK
BV	BALL VALVE	SH	SHOWER
DW	DISHWASHER		

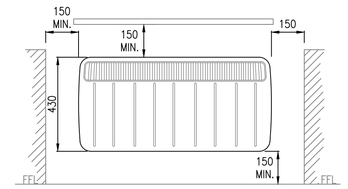
(A) 15Ø BCW AND HWF SERVES SINK C/W BALL-O-FIX IV'S
(B) 15Ø BCW AND HWF SERVES WASH HAND BASIN C/W TMV AND BALL-O-FIX IV'S
(C) 15Ø BCW SERVES WC C/W BALL-O-FIX IV
(D) 15Ø BCW SERVES DISHWASHER C/W BALL-O-FIX IV AND DCV
(E) 15Ø BCW SERVES WASHING MACHINE C/W BALL-O-FIX IV AND DCV
(F) 15Ø BCW AND HWF SERVES BATH C/W BALL-O-FIX TMV AND BALL-O-FIX IV'S
(G) 15Ø BCW AND HWF SERVES SHOWER C/W BALL-O-FIX TMV AND BALL-O-FIX IV'S

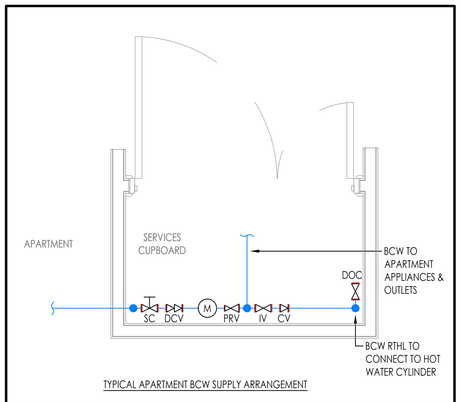
HOT WATER FLOW (HIGH LEVEL)
HOT WATER FLOW (LOW LEVEL)
COLD WATER (HIGH LEVEL)
COLD WATER (LOW LEVEL)

56_ELECTRIC HEATING REFERENCES & SYMBOLS

EPH-*-**	ELECTRIC PANEL HEATER (LANDLORD)
EPH-*-**	ELECTRIC PANEL HEATER
EPH-*-** LST	ELECTRIC PANEL HEATER (LOW SURFACE TEMP)
ETR-*-**	ELECTRIC TOWEL RAIL
TC	TIME CONTROLLER (SEE DETAIL ADJACENT)

56_ELECTRIC PANEL HEATER DETAIL





TYPICAL APARTMENT BCW SUPPLY ARRANGEMENT

ace consultancy engineering business environment member
ISO 9001:2015
Constructionline
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REV	CHK	DATE	DESCRIPTION
P1	HR	10.01.23	PRELIMINARY ISSUE

Architectural X-Ref Drawings:
FF&E X-Ref Drawings:

Drawing Status: STAGE 3 - PRELIMINARY

URBANIZE HOMES

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H ROBERTS	R GREAVES	D CLARKSON	A1
Date: JAN 2023	Scale: AS INDICATED		

Client: URBANIZE HOMES

Project: TATTON ARMS

Drawing Title:
MECHANICAL SERVICES
TYPICAL APARTMENT TYPE 7
DOMESTIC H&CW - AGD - HEATING - VENTILATION

Drawing No: C3831-HEC-ZZ-ZZ-DR-M-5007 Rev: P1

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