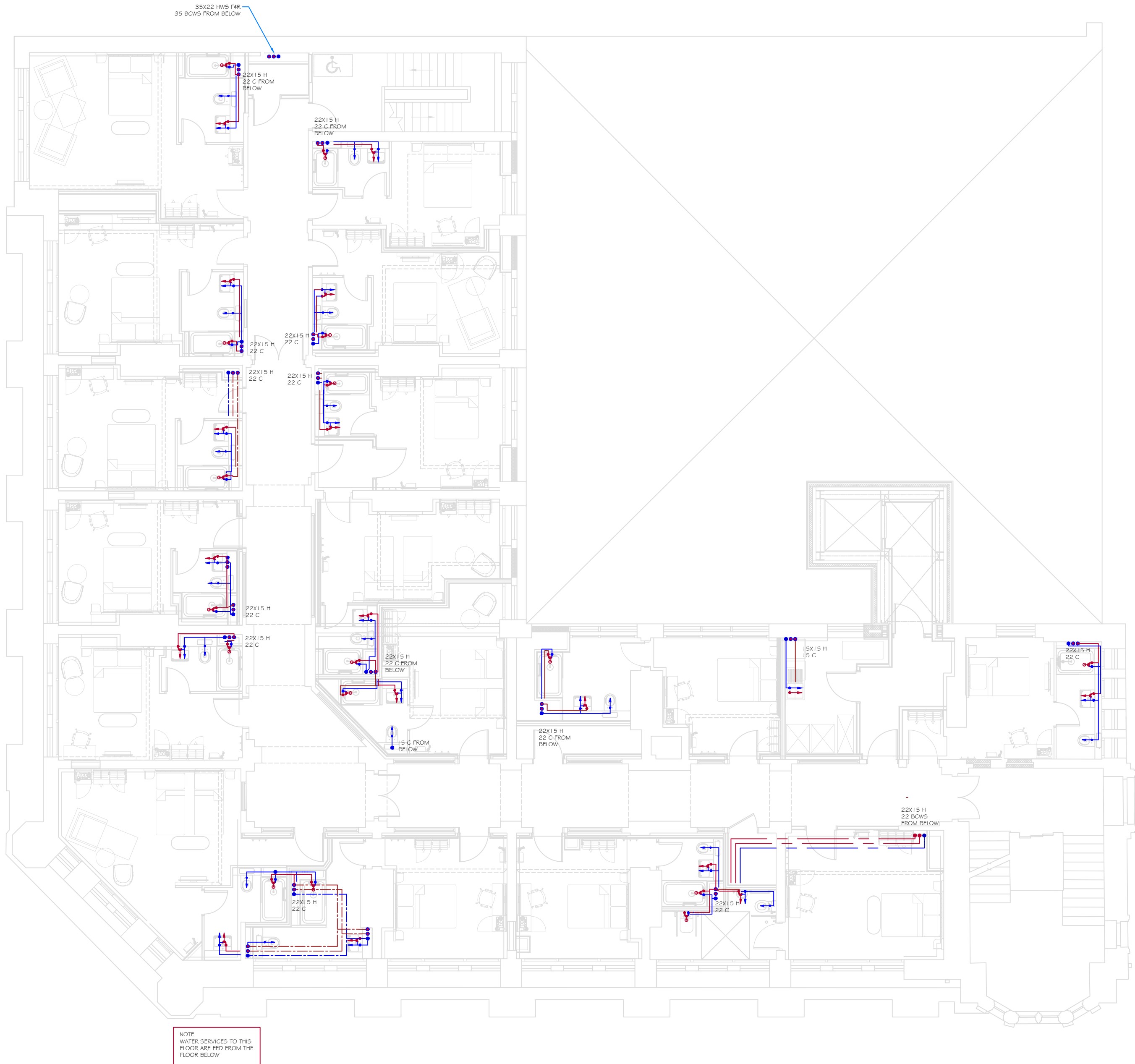
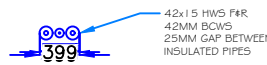
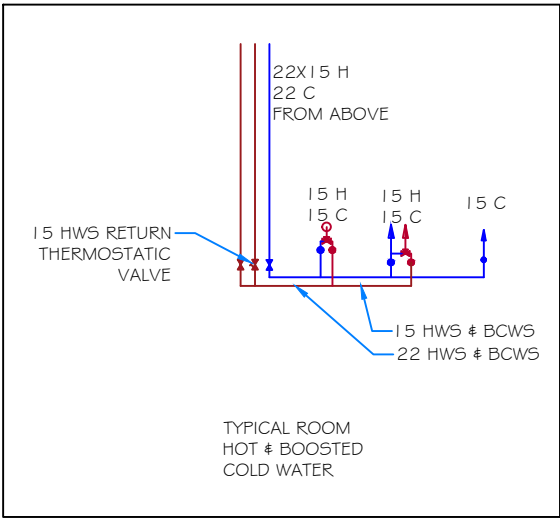




PIPE INSULATION THICKNESSES - FOIL FACE MINERAL WOOL MINIMUM GAP BETWEEN INSULATED PIPES 25MM	
BCWS (BOOSTED COLD WATER SERVICES)	
15MM - 25MM INSULATION	
22MM - 30MM	*
28MM - 30MM	*
35MM - 30MM	*
42MM - 30MM	*
HWS (HOT WATER SERVICES)	
15MM - 35MM INSULATION	
22MM - 35MM	*
28MM - 40MM	*
35MM - 40MM	*
42MM - 45MM	*



MECHANICAL SERVICES LEGEND

	EXISTING PIPEWORK AT LOW LEVEL
	NEW PIPEWORK AT LOW LEVEL
	PIPEWORK AT HIGH LEVEL
	PIPEWORK IN CEILING VOID
	PIPEWORK CHANGE IN LEVEL
	EXISTING ISOLATING VALVE (OPEN)
	NEW ISOLATING VALVE (SHADED)
	DOUBLE NON RETURN VALVE
	PRESSURE GAUGE
	PRESSURE REDUCING VALVE
	STOP VALVE
	OUTLET WITH SERVICE VALVE
	ISOLATION VALVE ON CHANGE IN LEVEL
	LOCK SHIELD VALVE
	HEATING
	MAINS COLD WATER
	PRESSURE REDUCED MAINS COLD WATER
	BOOSTED COLD WATER SUPPLY
	HOT WATER SERVICE
	EXISTING RADIATOR
	NEW PANEL RADIATOR
	NEW LOW SURFACE TEMPERATURE RADIATOR (LST)
	NEW EXTRACT FAN
	AIR TRANSFER GRILLE ARRANGEMENT
	THERMOSTATIC MIXING VALVE (TMV3) BLENDED WATER SERVICE
	WEDGE REFERENCE SEE EQUIPMENT SCHEDULE FOR DETAILS

- THIS DRAWING MUST NOT BE SCALED AND ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED.
- FOR SETTING OUT DETAILS PLEASE SEE ARCHITECTS DRAWINGS.
- ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CONSULTANTS.
- ALL INFORMATION SHOWN ON THE DRAWING IS SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS.

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING:-
- ALL PIPEWORK TO BE CROSS BONDED IN ACCORDANCE WITH BS7671
 - ALL PIPEWORK IN VOIDS/RISERS/BOXING SHALL BE THERMALLY INSULATED AND FINISHED WITH ALUMINIUM FOIL
 - DRAIN COCKS TO BE PROVIDED ON ALL LOW POINTS
 - AAV's TO BE INSTALLED ON ALL HIGH POINTS
 - ALL SANITARYWARE PIPEWORK CONNECTIONS TO BE 15mm COPPER WITH LEVEL ISOLATION VALVE AND APPROPRIATE FLOW RESTRICTOR (ARROW VALVE COMBINED FLOW AND ISOLATION SERVICE VALVE - BREEAM).
 - ALL KITCHEN OUTLETS OR SIMILAR WITHOUT BLENDING VALVES TO HAVE HOT WATER SCALD WARNING SIGNS
 - ALL ELECTRICALLY POWERED MECHANICAL ITEMS TO BE COMPLETE WITH LOCAL ISOLATORS AND LABELS
 - ALL SERVICES SHALL BE IDENTIFIED IN ACCORDANCE WITH BS1710:2014.
 - ALL PIPEWORK PASSING THROUGH FIRE BARRIERS SHALL BE PROTECTED TO THE APPROPRIATE STANDARD
 - ALL PIPEWORK SHALL INSTALLED IN A MANNER TO BE SELF VENTING
 - ISOLATION VALVES TO BE PROVIDED ON ALL BRANCHES AND TERMINATION POINTS.
 - ALL EXTERNAL BIB TAPS TO BE PROVIDED WITH DOUBLE CHECK VALVES TO PREVENT BACKFLOW
 - DHWS RETURN TO CONNECT TO FLOW WITH DANFOSS MTCV HOT WATER BALANCING VALVE AT A MAXIMUM DISTANCE OF 1M FROM LAST OUTLET
 - TMV 2 VALVES TO BE PROVIDED WHERE TAPS ARE NOT INBUILT.
 - NO FLEXIBLE CONNECTIONS TO TAPS ETC, ALL TO BE PIPED IN COPPER

REV	DATE	DESCRIPTION	DRW	ENG
P01	03.11.2025	FIRST ISSUE	PD	PD
P02	28.11.2025	SECOND ISSUE	PD	PD
P03	15.11.2025	TENDER ISSUE	PD	PD
P04	22.12.2025	TENDER ISSUE UPDATE	PD	PD

Client	MITCHELLS & BUTLERS Plc
BMT Project No. / Project Region	B3322 / IKC MANCHESTER



Project Address	INNKEEPERS COLLECTION 1-4 YORK STREET (BROWNS) MANCHESTER
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Drawing Title MECHANICAL INSTALLATION HOT & COLD WATER SERVICES THIRD FLOOR

Job No.	Originator	Zone	Level	Type	Role
B3322	BMT	ZZ	03	DR	M
System Classification	Drawing No.	Suitability	Revision		
Ss_55_70_38_00-3040	D2	P03			
Drawn	Engineer	Date	Scale	Size	
PD	PD	03.11.2025	1:100	A1	



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