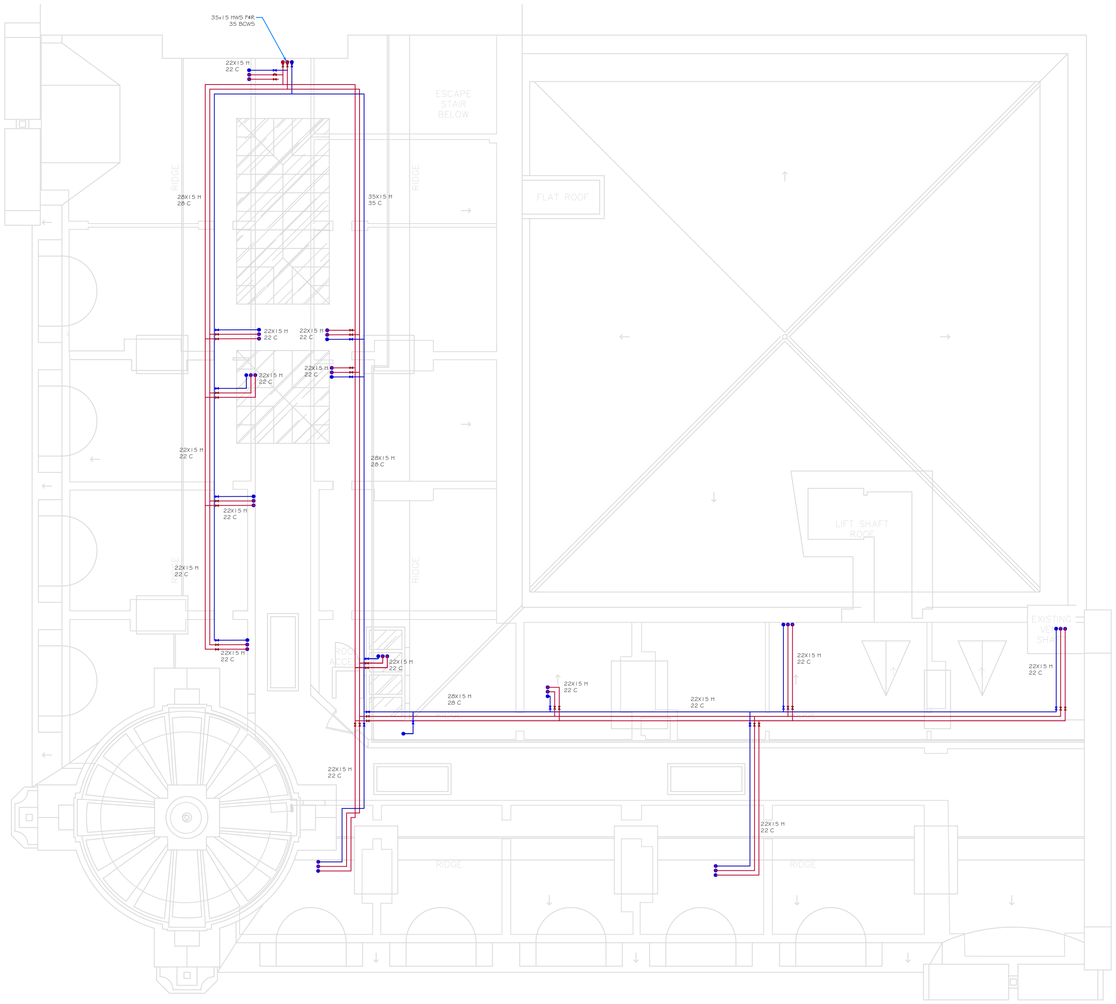
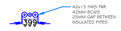
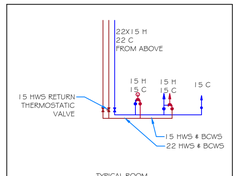


PIPE INSULATION THICKNESSES - FOIL FACE MINERAL WOOL
MINIMUM GAP BETWEEN INSULATED PIPES 25MM

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 "





TYPICAL ROOM
HOT & BOOSTED
COLD WATER

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)
DNRV	DOUBLE NON RETURN VALVE
PG	PRESSURE GAUGE
PRV	PRESSURE REDUCING VALVE
SV	STOP VALVE
	OUTLET WITH SERVICE VALVE
	ISOLATION VALVE ON CHANGE IN LEVEL
LSV	LOCK SHIELD VALVE
HTG	HEATING
MCW	MAINS COLD WATER
PRMCW	PRESSURE REDUCED MAINS COLD WATER
BCWS	BOOSTED COLD WATER SUPPLY
HWS	HOT WATER SERVICE
	EXISTING RADIATOR
	NEW PANEL RADIATOR
	NEW LOW SURFACE TEMPERATURE RADIATOR (LST)
	NEW EXTRACT FAN
ATG	AIR TRANSFER GRILLE ARRANGEMENT
	THERMOSTATIC MIXING VALVE (TMV3) BLENDED WATER SERVICE
CAN	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:-

1. ALL PIPEWORK TO BE CROSS BONDED IN ACCORDANCE WITH BS7671
2. ALL PIPEWORK IN VOIDS/RISERS/BOXING SHALL BE THERMALLY INSULATED AND FINISHED WITH ALUMINIUM FOIL
3. DRAIN COCKS TO BE PROVIDED ON ALL LOW POINTS
4. AAV's TO BE INSTALLED ON ALL HIGH POINTS
5. 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).
6. ALL KITCHEN OUTLETS OR SIMILAR, WITHOUT BLENDING VALVES TO HAVE HOT WATER SCALD WARNING SIGNS
7. ALL ELECTRICALLY POWERED MECHANICAL ITEMS TO BE COMPLETE WITH LOCAL ISOLATORS AND LABELS
8. ALL SERVICES SHALL BE IDENTIFIED IN ACCORDANCE WITH BS1710:2014.
9. ALL PIPEWORK PASSING THROUGH FIRE BARRIERS SHALL BE PROTECTED TO THE APPROPRIATE STANDARD
10. ALL PIPEWORK SHALL INSTALLED IN A MANNER TO BE SELF VENTING
11. ISOLATION VALVES TO BE PROVIDED ON ALL BRANCHES AND TERMINATION POINTS.
12. ALL EXTERNAL BIB TAPS TO BE PROVIDED WITH DOUBLE CHECK VALVES TO PREVENT BACKFLOW
13. DHWS RETURN TO CONNECT TO FLOW WITH DANFOSS MTCV HOT WATER BALANCING VALVE AT A MAXIMUM DISTANCE OF 1M FROM LAST OUTLET
14. TMV 2 VALVES TO BE PROVIDED WHERE TAPS ARE NOT INBUILT.
15. 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

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Client
MITCHELLS & BUTLERS Plc

BMT Project No. / Project Region
B3322 / IKC MANCHESTER

Project Address
INNKEEPERS COLLECTION
1-4 YORK STREET (BROWNS)
MANCHESTER

Drawing Title
MECHANICAL INSTALLATION HOT & COLD WATER SERVICES ROOF

Job No.	Originator	Zone	Level	Type	Role
B3322	BMT	ZZ	05	DR	M

System Classification	Drawing No.	Suitability	Revision
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Drawn	Engineer	Date	Scale	Size
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