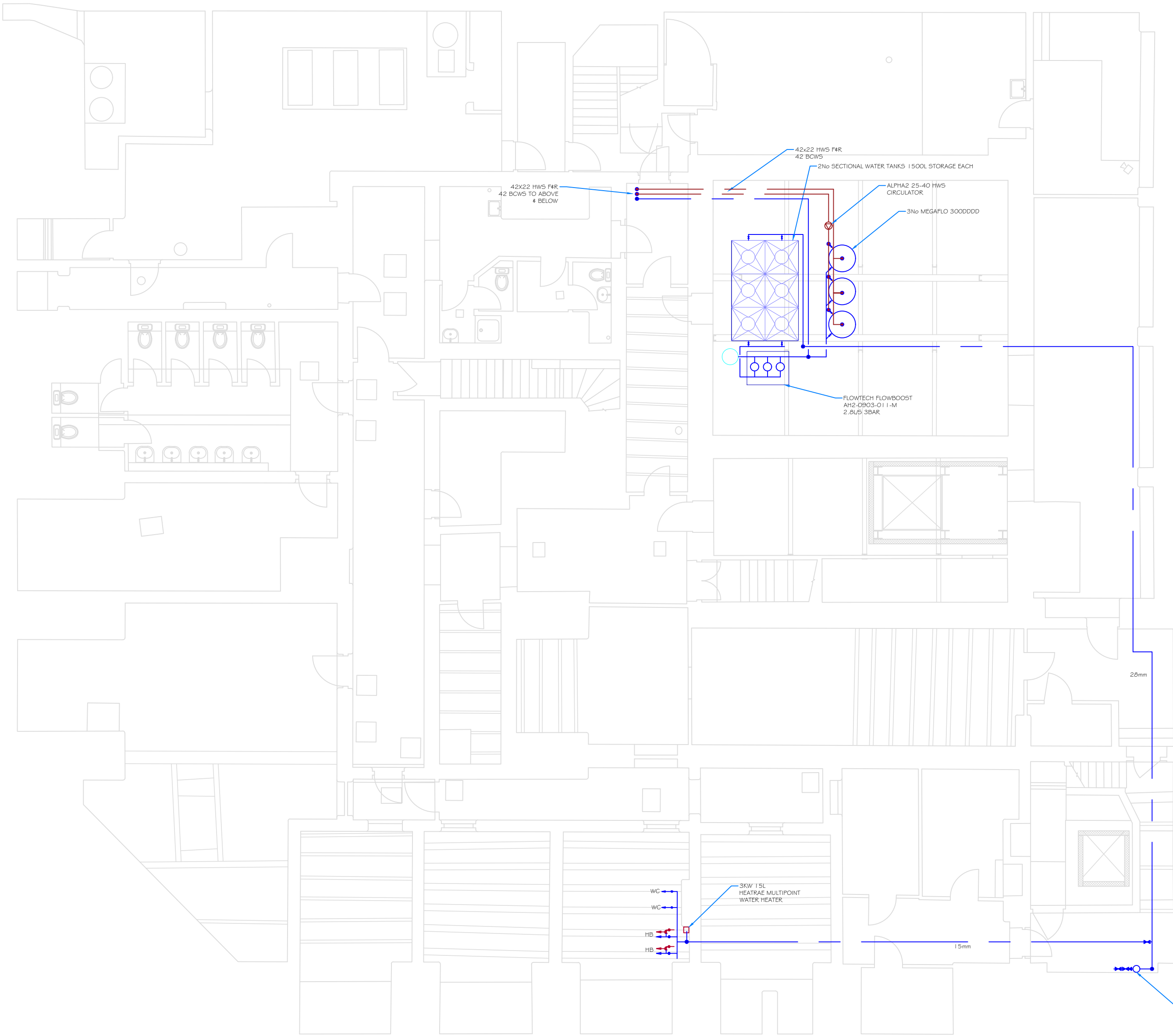
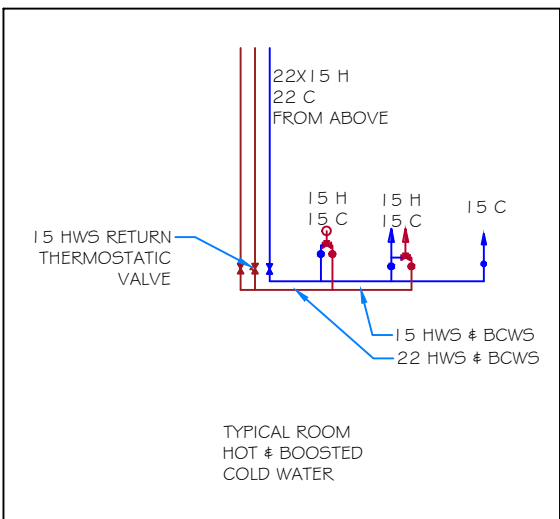




PIPE INSULATION THICKNESSES - FOIL FACE MINERAL WOOL MINIMUM GAP BETWEEN INSULATED PIPES 25MM	
BCWS (BOOSTED COLD WATER SERVICES)	
15MM - 25MM INSULATION	
22MM - 30MM	*
25MM - 30MM	*
35MM - 30MM	*
42MM - 30MM	*
HWS (HOT WATER SERVICES)	
15MM - 35MM INSULATION	
22MM - 35MM	*
25MM - 40MM	*
35MM - 40MM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

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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
BASEMENT**

Job No.	Originator	Zone	Level	Type	Role
B3322	BMT	ZZ	B1	DR	M
System Classification		Drawing No.	Suitability	Revision	
Ss_55_70_38_00-3001		D2	P04		

Drawn	Engineer	Date	Scale	Size
PD	PD	03.11.2025	1:100	A1

BMT

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