

Notes

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Ordinance Survey Paper Map Copying License number: 40006119

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

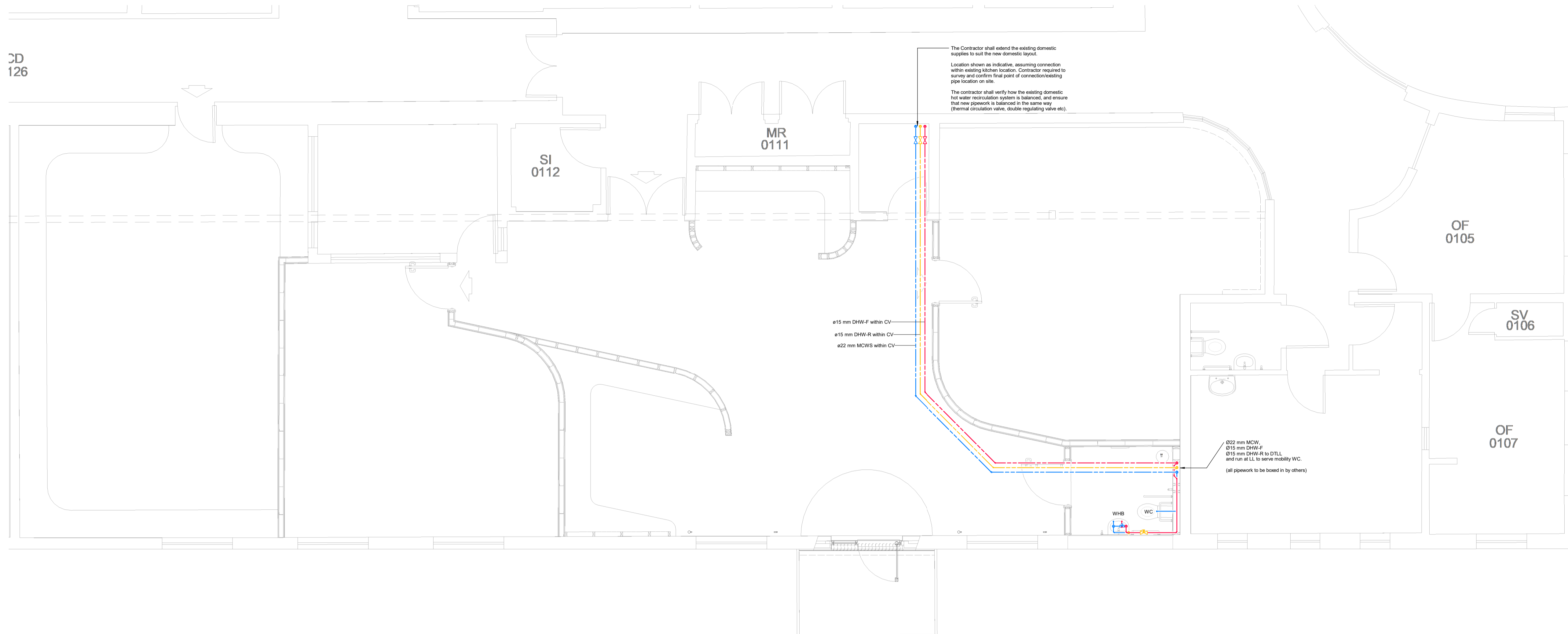
PROJECT NOTES

The Contractor shall ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the installation. No claim will be considered on the grounds of the lack of site knowledge.

The Contractor shall be responsible for the final coordination of all new and existing services, with the building structure, architecture and fixed furniture and equipment.

The Contractor shall allow for all required changes in height and direction not identified on the drawing and the final setting out of all plant, equipment and services shall be agreed on site with the Engineer.

The Contractor shall be responsible for any temporary access or lifting equipment required to carry out the works.



Domestic Services	
Symbol	Description
○→	Domestic Outlet (General)
⌞	Bypass / Thermal Regulating Valve
⌞	Thermostatic Mixing Valve
⌞	Isolation Valve
⌞	Double Check Valve
⌞	Non-Return Valve
⌞	Pressure Reducing Valve
⌞	Lockshield Valve (Straight)
⌞	Meter (Pulsed Output)

General Pipework Annotation	
Symbol	Description
---	Services Below Ground
---	Services at Low Level
---	Services at High Level
---	Services Within Ceiling Void
⌞	Capped Connection
→	Pipework Continuation

Abbreviations	
Abbr.	Description
DTLL	Drop to Low Level
RTA	Rise to Above
RFB	Rise from Below
DTB	Down to Below
CV	Ceiling Void
WC	Water Closet
WHB	Wash Hand Basin
S	Sink
Sh	Shower
DW	Dishwasher
MCW	Mains Cold Water
DHW-F	Domestic Hot Water Flow
DHW-R	Domestic Hot Water Return
AFFL	Above Finished Floor Level
IV	Isolation Valve
TCV	Thermal Circulation Valve
TMV	Thermostatic Mixing Valve
DV	Drain Valve
DC/IP	Drain Cock/Injection Point

Domestic Services General Notes (Copper Pipework):

- Domestic hot and cold water services shall be carried out in kitemarked copper tube to BS EN 1057 grade R250 complete with lead free pre-soldered capillary fittings and brass munson type split ring brackets and rectangular back plates. All materials shall be suitable for potable quality water and all outlets shall be provided with a chrome plated screw driver operated quarter turn ball valve for isolation. Compression fittings will be permitted for final connection to equipment only.
- Drain cocks shall be provided at all low points and equal tee air bottles at high points in accordance with BS 2879. Automatic air vents will be permitted within plant areas only. Inaccessible air vents shall be extended in 15mm copper pipework to low level within nearest suitable store area complete with needle valves.
- Domestic hot and cold water services pipework within ceiling voids, service risers, service ducts, boxing, plantrooms, etc. shall be insulated with foil faced rigid phenolic foam to thickness identified within BS 5422 to achieve a minimum thermal performance of 0.021 W/mK. Surface mounted pipework shall be finished with two coats of gloss paint applied by the Main Contractor to Architects requirements. Unless otherwise stated pipework insulation within plantrooms shall be finished with purpose made hammer finished aluminium cladding.
- Where domestic hot water installations are provided with a return pipework arrangement, new and existing domestic legs shall include a Crane D2890 Thermal Regulating Valve. The Thermal Regulating Valves shall be supplied with pocket temperature sensors suitable for the type and size of valve. Unless otherwise stated the system shall be commissioned to maintain a minimum temperature of 55°C in all return pipework.
- All pipework penetrations through walls/floors shall be sleeved with suitably sized sleeves (copper on domestic water services). Those penetrations through fire compartmentation lines shall also be sleeved and finished with intumescent sealant.
- Valve and union connections shall be provided to isolate all equipment.
- Domestic hot and cold water services shall be subjected to full chlorination using new injection points and drawn off through all outlets in the system. This chlorination shall be carried out by an approved water treatment specialist and undertaken in accordance with BS 6700 prior to hand over and witnessed by the Engineer. The Contractor shall carry out potability (e-coil, choliforms, tvc) and legionellae testing of the hot and cold water service from several outlets evenly spread across the building on completion of the new domestic water services and associated results/certification included within the operation and maintenance files. Sampling points shall include sentinel points, i.e. furthest and nearest points on the system.
- All Domestic Water Systems shall be commissioned by an approved reputable commissioning specialist to achieve the flow rates as detailed and shall be witnessed by the Engineer.
- All equipment shall be installed in accordance with relevant manufacturers recommendations and accepted good practice.
- All electrical works associated with the mechanical installation shall be carried out by the Electrical Contractor.
- All hot water sanitary items will be provided with Thermostatic Mixing Valves except for Cleaners Sinks.
- The Contractor will ensure that HWS deadlegs are no greater than 0.5m to final outlets.

P02	Tender Issue	DJ/SC/SC	26/02/24
P01	Draft Issue	DJ/CH/	13/02/24
Rev	Description	By/CHK'd/App'd	Date



Client
Torbay Council

Project
Paignton Academy - SEND

Drawing Title
**Domestic Water Services
STEPS - Domestic Water Services**

Suitability - Status Code	Suitability - Description	
S4	TENDER	
Internal Project No.	Scale @ A1	Revision
35432	1:50	P02

Drawing Identifier
Project Code - Originator - Function - Space - Form - Discipline - Number
PANSD - BPC - 01 - 00 - D - M - 5301