



Legend :

- Concealed pipework at high level
- Pipework at high level
- Pipework at low level
- Concealed pipework at low level
- Drainage pipework
- Condensate pipework
- Circular air conditioning cassette

- DTB Drop to below
- DPA Drop from above
- RE Rodding eye
- WC Toilet
- DW Dish washer
- WHD Wash hand basin
- SK Sink
- SH Shower
- UN Urinal
- WB Water boiler
- CM Coffee machine

Notes :

- The contractor shall make allowance within the tender for maintaining services to all areas of the proposed refurbishment within the works take place. Any interruption to the existing heating/domestic water services are to be kept to an absolute minimum and a permit to work system shall be adopted following authorisation from the client.
- This drawing has been produced for illustration purposes only. The contractor is responsible for checking existing and proposed installation prior to submitting a tender.
- This drawing is to be read in conjunction with other mechanical services drawing, relevant electrical drawings and project specifications.
- The contractor shall visit site to establish the exact extent of works. Claims due to not carrying out a pre-tender site visit will not be accepted.
- The contractor is responsible for on site co-ordination of the proposed mechanical services with electrical services, other mechanical services and building structure. This drawing does not identify all of the required set/changes in direction, etc. to achieve this and the contractor shall make allowance within the tender to cover this element of works.
- All pipework within ceiling voids, roof voids, service risers, service ducts, boxing, plantrooms, etc. is to be insulated with full board mineral fibre as per that identified within the specification.
- All services pipework is to be colour coded/labelled/identified in accordance with BS 1710 detailing type of service, size and direction of flow.
- Drain cocks are to be located at all low points within the system and equalise air bottles at high points in accordance with BS 2079.
- The contractor shall be responsible for all lifting/lifts/equipment required to complete the installation.
- All equipment is to be installed in accordance with relevant manufacturers recommendations and accepted good practice.
- All pipework penetrations through walls/floors are to be sleeved with suitable sized sleeves in the same material as the service. Those penetrations through fire compartmentation lines are also to be sleeved and finished with intumescent sealant.
- Domestic hot and cold water services are to be subject to a full chlorination using new injection points and drawn off through all outlets in the system. This chlorination is to be carried out by an approved water treatment specialist and undertaken in accordance with BS 6700 prior to practical completion/handover and witnessed by the building services consulting engineer. The contractor shall carry out potability (E.coli, Coliforms, TVC) and Legionella 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 recertification issued to the building services consulting engineer prior to handover. (Sampling points shall include sentinel points, i.e. furthest and nearest points on the system and all showers.)
- The contractor shall allow for all associated isolation, draining, filling and venting of the system as required to complete the proposed works.
- All power and controls requirements associated with the mechanical installation are to be carried out by the electrical services contractor.
- All mechanical services are to be demonstrated to the building services consulting engineer for correct operation prior to handover.
- All mechanical ventilation systems are to be commissioned by a reputable commissioning specialist to achieve the required volumetric flow rates and witnessed by the building services consulting engineer.
- All ductwork penetrations through fire compartmentation walls/floors are to be fitted complete with a suitable sized fire and smoke damper to achieve the same fire rating as the structure complete with access panel to allow resetting of the same.
- All controls accessories supplied as part of the mechanical services are to be fixed issued to the electrical services contractor for positioning and connection.
- All ductwork shall fully comply with DW 144 and any relevant amendments/addendums.
- All surface mounted pipework is LPHW pipework, domestic hot water and cold pipework, above ground drainage, etc is to be boxed in with Pendock or similar laminate faced ply by others.
- All ductwork associated with heat recovery ventilation units is to be thermally insulated.



First Floor

Rev. | Details | Date | Dwn | App

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Client :
Cherwell District Council

Project:
Project Castle - Brethertons
Castle Quay Shopping Centre
Banbury
Description :
Indicative First Floor
Above Ground Drainage Services

Date : 27/09/2021 Dwn : ERA
Scale : 1:50 @ A0 Ok'd : DM
App : DM
Drawing No. : 11633-M-008 Rev. : T1

TENDER