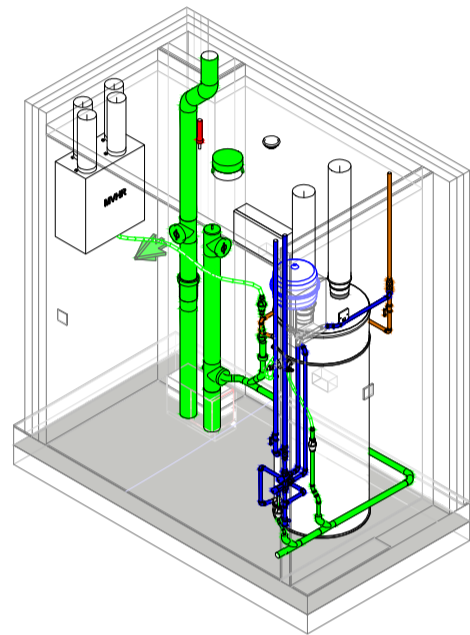


**WATER SERVICES NOTES:-**

- ALL PIPEWORK WITHIN THE APARTMENTS WILL BE HIGH-DENSITY POLYETHYLENE OR SIMILAR. ALL PIPEWORK WITHIN THE LANDLORD AND RISER AREAS WILL BE EITHER GUN-BARREL STEEL OR ABS.
- ALL PIPEWORK SHALL BE INSTALLED WITH KOOLTHERM INSULATION BY KINGSPAN OR EQUAL AND APPROVED. TO BE FREE FROM HCFCs, CFCs, ZERO ODP AND GWP-5.
- THE ENTIRE WATER SERVICE SYSTEM SHALL COMPLY WITH BS EN 806 & LOCAL WATER AUTHORITY BY-LAWS.
- INCOMING BCWS SUPPLY TO ALL DWELLINGS TO HAVE:
  - WATER METER LOCATED IN CEILING OUTSIDE APARTMENT DOOR.
  - WATER METER FOR DUPLEXES LOCATED BELOW GROUND AT ENTRANCE DOOR AS PER DRAWINGS
  - MAINS ISOLATING VALVE LOCATED IN THE SERVICE CUPBOARD LOCATED 1.2m AFFL.
- ALL PIPEWORK SHALL BE PRESSURE TESTED AND WITNESSED TO AT LEAST TWICE THE WORKING PRESSURE OVER A PERIOD OF ONE HOUR.
- BRACKET SUPPORTS SHALL BE FLAMCO TYPE AS SUPPLIED BY BSS OR EQUAL AND APPROVED.
- ALL PIPEWORK WHERE SURFACE MOUNTED AND EXPOSED IN PUBLIC AREAS SHALL BE CHROME PLATED. IN ALL OTHER AREAS THE EXPOSED PIPEWORK SHALL BE PAINTED OUT.
- WHERE HOT AND COLD WATER PIPEWORK ARE RUN IN CLOSE PROXIMITY, BOTH SHALL BE THERMALLY INSULATED.
- ALL PIPEWORK SHALL BE MARKED IN ACCORDANCE WITH BS 1710.
- DRAIN COCKS TO BE FITTED TO ALL SERVICES AT LOW POINTS AND AT THE BOTTOM OF ALL DROPS TO APPLIANCES. WHERE REQUIRED DURING INSTALLATION, POTABLE WATER MANUALLY OPERATED AIR RELEASE BOTTLES SHALL BE INSTALLED AT LOCALISED HIGH POINTS WITHIN THE PIPEWORK INSTALLATION. THEY WILL OPERATE TO REMOVE THE RELEASE OF AIR WITHOUT THE ESCAPE OF WATER AND HAVE AN AIR RELEASE PIPE TERMINATING AT A SUITABLE VISIBLE SAFE POINT. ALL AIR RELEASE VALVES SHALL INCORPORATE A LOCKSHIELD VALVE.



CUPBOARD DETAIL (N.T.S.)

**WATER SERVICES NOTES CONTD:-**

- ALL BRANCHES FEEDING EACH ROOM WHERE FITTINGS LOCATED ARE TO INCORPORATE ISOLATING VALVES IN AN ACCESSIBLE LOCATION EITHER WITHIN THE DEMOUNTABLE CEILING OR IN THE PURPOSE BUILT BOXES DROPPING TO LOW LEVEL.
- ALL SUPPLIES TO APPLIANCES TO BE INDIVIDUALLY ISOLATED WITH BALLOFIX VALVES.
- ALL WHB, SHOWERS & BATHS TO INCORPORATE TMV BLENDING VALVES AS PART OF THE POD SUPPLY.
- EACH APPLIANCE CONNECTION SIZE WILL BE 15mm UNLESS NOTED OTHERWISE.
- THE INSTALLATION TO BE INSTALLED TESTED AND COMMISSIONED IN ACCORDANCE WITH (BUT NOT LIMITED TO) THE FOLLOWING:-
  - HSE GUIDANCE
  - CIBSE GUIDES A, B & C
  - CIBSE COMMISSIONING CODES
  - CIBSE TECHNICAL MEMORANDUM
  - BRITISH STANDARDS CODES OF PRACTICE
  - STATUTORY INSTRUMENTS
  - IRISH & BUILDING REGULATIONS
  - MANUFACTURERS RECOMMENDATIONS
  - ALL OTHER GOOD PRACTICE GUIDES
  - WATER REGULATIONS/BYELAWS
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION & ALL OTHER RELEVANT DRAWINGS.
- THE PLUMBING CONTRACTOR IS TO LIAISE WITH ALL OTHER TRADES TO ACHIEVE EFFECTIVE CO-ORDINATION OF SERVICES.
- ALL PIPEWORK THROUGH FIRE BARRIER TO BE FIRE STOPPED TO MATCH BARRIER RESISTANCE.
- MECHANICAL CONTRACTOR RESPONSIBLE FOR THE CO-ORDINATION OF ALL M+E SERVICES.
- THE APPROVED CONTRACTOR SHOULD ALSO BE PROVIDING CHLORINATION CERTIFICATES AND PRESSURE TESTS IN ACCORDANCE WITH WATER BYELAWS.
- DO NOT SCALE FROM THIS DRAWING. CONTRACTOR TO PRE-MEASURE ON SITE BEFORE ORDERING PIPEWORK.
- ALL SIZES ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

**HEATING NOTES:-**

- ELECTRIC PANEL HEATERS TO BE SIZED TO MATCH THE DWELLING HEAT LOSS.
- ELECTRIC HEATERS TO BE SLIMLINE GRAD INTELLIGENT MANUFACTURED BY DIMPLEX OR SIMILAR APPROVED. RADIATORS TO BE INSTALLED CW:
  - 24-HOUR 7 DAY TIME CONTROLLER
  - ECO START / DELAYED ANTI-CIPATORY CONTROL
  - OPTIONAL CONTROL VIA DIMPLEX APP
  - BEAB APPROVED
  - IQ CONTROLLER
- LOCATION OF RADIATORS AS PER ELECTRICAL DRAWING LAYOUTS.
- RADIATORS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

**DRAINAGE SERVICES NOTES:-**

- THE ABOVE GROUND SOIL VENT PIPEWORK SHALL COMPLY IN ALL RESPECTS WITH BS 12056:2000 - SYSTEM (BASED UPON THE USE OF WATER SEALED TRAPS) AND THE REQUIREMENT OF THE LOCAL AUTHORITY.
- ALL SOIL VENT PIPES SHOULD BE FITTED WITH SLOW RADIUS BENDS AT THE BASE OF EACH STACK, EACH STACK SHALL BE PROVIDED WITH A ROOFING ACCESS POINT APPROX. 1200mm ABOVE FLOOR LEVEL.
- THE ENTIRE ABOVE GROUND DRAINAGE SYSTEM SHALL BE INSPECTED AND TESTED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL INSPECTOR.
- FIRE COLLARS SHALL BE FITTED TO SVPS AND VPS WHERE PASSING THROUGH ALL FLOOR AND FIRE WALLS.
- FOR BELOW GROUND DRAINAGE SEE RELEVANT ARCHITECT/STRUCTURAL ENGINEERING DRAWINGS.
- ANTI-SYPHON TRAPS TO BE FITTED ON ALL SINKS AND WASH HAND BASINS WHERE GREATER THAN 1.7M FROM THE VERTICAL STACK.
- A MINIMUM GRADIENT OF 18mm/METRE FOR 32mm, 40mm AND 50mm NOMINAL SIZES AND 82mm AND 100mm NOMINAL SIZES AT 9mm/METRE.
- REFER TO ALL RELEVANT ARCHITECTS DRAWINGS FOR ALL SETTING OUT INFORMATION. NO DIMENSIONS SHALL BE MEASURED FROM THIS DRAWING.
- REFER TO THE ARCHITECTS DRAWINGS FOR DETAILS OF ALL BUILDING COMPARTMENTATION. ALL SERVICES SHALL BE FIRE SEALED USING THE APPROVED PENETRATION DETAIL, FULLY IN ACCORDANCE WITH THE COMPARTMENT RATING.
- AAV'S TO TERMINATE ABOVE SPILL OVER LEVEL OF THE HIGHEST APPLIANCE.

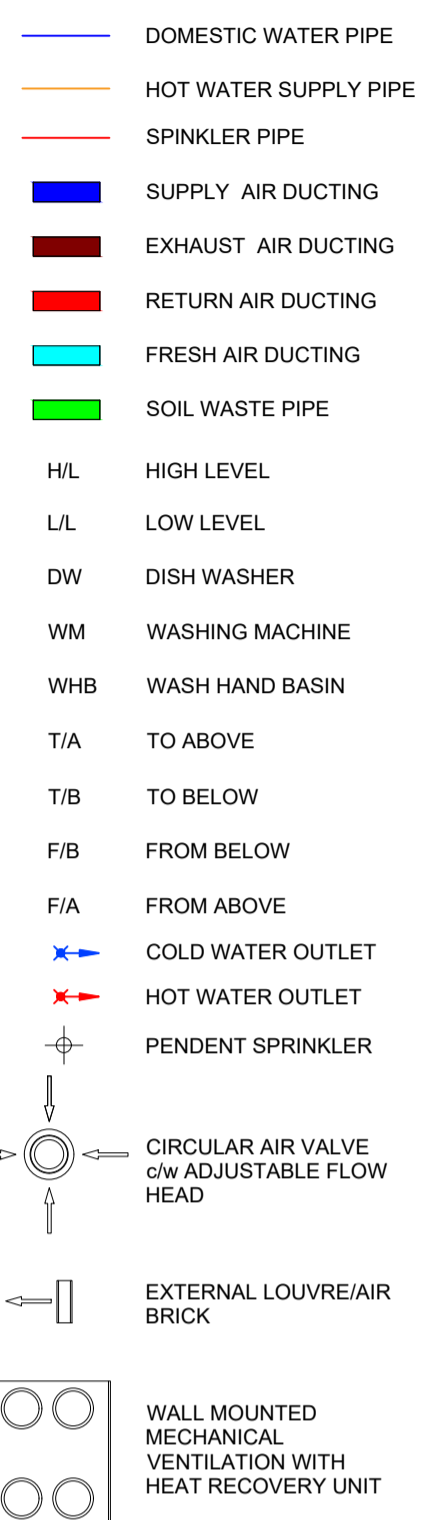
**VENTILATION NOTES:-**

- ALL DUCTWORK WITHIN INDIVIDUAL APARTMENTS IS TO BE ROUTED IN A CONCEALED MANNER, UTILISING AVAILABLE CEILING VOIDS, WITH MATERIAL PRE-INSULATED KOOLODUCT KINGSPAN ONLY.
- THE CONTRACTOR SHALL ALLOW ALL ANCILLARIES AND CONNECTION PIECES REQUIRED FOR A COMPLETE INSTALLATION.
- ATTENUATORS OR LININGS SHALL BE PROVIDED AS NECESSARY TO MAINTAIN REQUIRED NOISE LEVELS AS PER SPECIFICATION.
- MECHANICAL CONTRACTOR SHALL ALLOW FOR ALL NECESSARY DUCTWORK TRANSFORMATION PIECES TO CONNECT BETWEEN DUCTWORK AND FITTINGS.
- AIRBRICK LOCATIONS TO BE CO-ORDINATED AND AGREED WITH ARCHITECT.
- LOUVRES AND AIR BRICKS SHALL BE INSTALLED BY THE MAIN CONTRACTOR AS PART OF THE FACADE SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL COMMISSIONING AND TESTING OF VENTILATION SYSTEM.
- DUCTS CONNECTING TO/FROM FACADE FOR INTAKE/EXHAUST AIR SHALL BE INSULATED TO MANUFACTURER RECOMMENDATION/ BUILDING REGULATION KINGSPAN KOOLODUCT PRE INSULATED DUCTS ONLY.
- VENTILATION TO EACH DWELLING SHALL BE MECHANICALLY VENTILATED BY WITH ITS OWN DEDICATED WHOLE HOUSE VENTILATION UNIT.
- MINIMUM DISTANCE BETWEEN FRESH AIR & EXHAUST LOUVRES TO BE AS PER BUILDING REGULATIONS.
- SUPPLY AND EXTRACT GRILLES TO HAVE BALANCING DAMPER.
- FOR CLARITY ON ALL DUCT SIZES PLEASE REFER TO SCHEMATICS.
- ALL DUCTING TO BE FIRE STOPPED WHEREVER IT PASSES THROUGH ANY FIRE COMPARTMENT WALL OR FLOOR.
- ALL VENTILATION DUCTWORK AND FAN LOCATIONS SHALL BE COORDINATED WITH LIGHT FITTINGS AND INSTALLED AS PER INSTALLATION GUIDES.
- ALL DOORS FORMING PART OF THE VENTILATION SYSTEM SHALL BE UNDERCUT (BY MAIN CONTRACTOR) BY 10mm WHERE FLOOR COVERING IS KNOWN OR 20mm WHERE FLOOR COVERING IS UNKNOWN.
- VENTILATION INSTALLATION CONTRACTORS SHALL BE BPEC APPROVED.
- BOOST SWITCH IS SHOWN ON ELECTRICAL DRAWINGS.
- FREE AREA OF DOUBLE AIR BRICK LOUVER IS 0.015m².
- ALL INTERNAL DOORS TO BE UNDERCUT TO ALLOW FOR ADEQUATE MAKE-UP AIR TO WET ROOMS/UTILITY CUPBOARDS.
- EXTRACT RATES FOR ALL BATHROOMS, EN-SUITES, KITCHENS & UTILITY CUPBOARDS TO BE IN COMPLIANCE WITH TGD PART F, 2010:
  - KITCHEN-13L/S
  - BATHROOM-8L/S
  - ENSUITE-8L/S
  - MEP CUPBOARD-8L/S
  - UTILITY STORE-8L/S
- BOOST MODE OPERATED VIA THE BATHROOM LIGHT SWITCH WHEN THE LIGHT IS ON FOR MORE THAN 2 MINUTES PAIRED WITH A HUMIDITY SENSOR. THE UNIT RETURNS TO TRICKLE MODE AFTER THE BOOST RUN TIME. A LOCAL CONTROL TO BE SITUATED BESIDE THE MVHR FOR MANUAL OVERRIDE. KITCHEN TO BE VIA A SEPARATE SWITCH.
- MINIMUM OF 600mm DISTANCE SHALL BE PROVIDED BETWEEN COOKER HOOD AND KITCHEN EXTRACT GRILLE.
- NATURAL PURGE VENTILATION VIA WINDOW AS PER TGD PART F.
- FIRE WRAP OR METAL (NON-COMBUSTIBLE) DUCT SHALL BE PROVIDED WHERE DUCTWORK CROSSING THE CAVITY OR EXTERNAL WALL.
- COOKER HOOD TO BE DUCTED TO ATMOSPHERE. COOKER HOOD PROVIDED BY OTHERS.
- ALL DUCTWORK FROM THE MVHR'S UNIT WITHIN THE APARTMENTS SHALL BE OF SEMI-RIGID 76mmØ DUCTWORK EXTENDED FROM AIR DISTRIBUTION MANIFOLD. FROM THIS MANIFOLD, SEMI-RIGID DUCTS SHALL DISTRIBUTE AIR TO THE RESPECTIVE ROOMS.

**NOTES:**

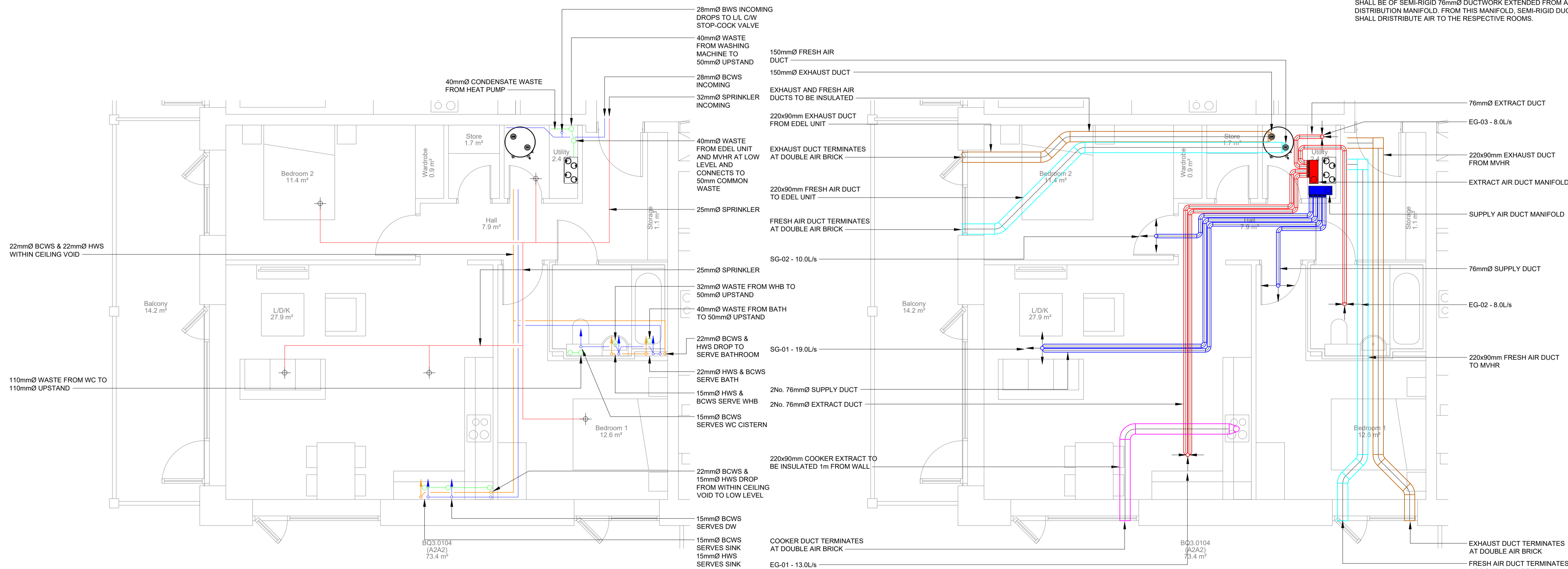
- THIS DRAWING IS THE PROPERTY OF DELAP & WALLER AND MAY ONLY BE USED WITH THEIR WRITTEN APPROVAL
- DO NOT SCALE FROM THIS DRAWING.

**APARTMENT MECHANICAL LEGEND**



**NOTE:-**

- SPRINKLER DESIGN BY SPRINKLER SPECIALIST. PIPEWORK AND QUANTITY OF HEADS INDICATIVE ONLY.
- DUCTWORK CROSSOVERS TO BE REVIEWED DURING THE DETAILED COORDINATION PROCESS.
- ELECTRIC PANEL HEATERS TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR AND ARE SHOWN ON ELECTRICAL DRAWINGS FOR CLARITY.



APARTMENT TYPE A2A2 - PLUMBING, SPRINKLER, SOILS & WASTES INSTALLATION

APARTMENT TYPE A2A2 - HVAC INSTALLATION

PO1	ED	PRELIMINARY - FOR PLANNING	12/05/2026
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REV	BY	DESCRIPTION	DATE
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PROJECT:  
WOODBROOK DART GATEWAY



SCALE AT A1:	CHK: RS	APP: ED
1:50	DES: CW	DRW: CW

WORK PACKAGE:  
M&E DESIGN

DRAWING TITLE:  
APARTMENT TYPE A2A2  
MECHANICAL SERVICES

DRAWING NUMBER:  
25232-M103

SATUS:	REV:
PRELIMINARY - FOR PLANNING	P01