

GENERAL SPECIFICATIONS

1. GENERAL (All specifications on this sheet as applicable)

A. Work indicated on these drawings is diagrammatic and shall not be scaled. The drawings are intended to convey the scope of works and indicate the general arrangement of engineered systems. The Contractor shall verify all existing site conditions, dimensions, and services and make all necessary adjustments to complete the works in accordance with the Contract Documents.

B. Provide all labour, materials, plant, tools, equipment, and services required to execute the works in accordance with the Contract Documents. All supplementary or incidental items necessary for a complete, safe, and fully operational installation shall be deemed included, whether or not specifically shown, at no additional cost to the Client.

C. All equipment under this contract shall be fully installed, tested, commissioned, and left operational to the satisfaction of the Client and Engineer. These drawings are intended to represent finished works, tested and ready for use. Wherever the word "provide" is used, it shall mean supply, install, test, and commission complete.

D. All materials and equipment shall be new, of first quality, UKCA/CE marked where applicable, and compatible with existing systems. Installation shall be carried out strictly in accordance with manufacturers' recommendations, relevant British Standards, and recognised good engineering practice.

E. Where existing pipework, ductwork, containment, cabling, or other obstructions are encountered, the Contractor shall remove, reroute, rearrange, or relocate such items as necessary, subject to approval, at no additional cost.

F. The Contractor shall obtain written approval prior to cutting or forming penetrations through slabs, walls, ceilings, roofs, or shafts for services. All disturbed areas shall be made good using matching materials and finishes. All penetrations through fire-resisting elements shall be sealed with approved fire-stopping systems to maintain fire integrity in accordance with Building Regulations Approved Document B.

G. The Contractor shall maintain a clean and safe site at all times. Waste and debris shall be removed regularly. Upon completion, all tools, surplus materials, and temporary works shall be removed and the site left clean and ready for occupation.

2. COORDINATION AND PROGRAMMING

A. The Contractor shall fully coordinate and programme the works of all trades. All existing site conditions shall be verified to avoid conflicts in routing, sequencing, and installation.

B. The Contractor shall be responsible for full coordination between all subcontractors, suppliers, statutory authorities, utility providers, Building Control, the Architect/Engineer, building management, and the Client.

C. No work shall commence until accurate site measurements and verification of existing structures, ceilings, services, and retained installations have been completed, where these may affect the installation of new systems or equipment.

D. Works shall be phased and programmed to minimise disruption to occupied areas. A detailed programme shall be submitted for approval. Temporary partitions, dust control, and protective barriers shall be provided where necessary.

E. The Contractor shall provide a minimum of fourteen (14) days' written notice prior to any required shutdown of utilities and shall obtain written approval before proceeding.

F. The Contractor shall be deemed to have examined the premises and understood all conditions under which the works are to be carried out. No allowance shall be made for errors or omissions arising from failure to inspect the site.

3. CODES, PERMITS, AND INSPECTIONS (UK)

A. All works shall be carried out in accordance with the latest applicable UK legislation, regulations, and standards. The Contractor shall obtain and pay for all required permits and approvals and arrange all inspections by the relevant Authorities Having Jurisdiction.

B. Final approval and sign-off by Building Control and all relevant authorities shall be obtained at project completion. All completion certificates shall be issued and provided to the Client.

C. Works shall comply with the current editions of all applicable British Standards, Building Regulations, and statutory requirements enforced at the project location.

D. Codes and standards referenced represent minimum requirements. Where Contract Documents require a higher standard, the Contract Documents shall take precedence. Any conflicts shall be reported in writing prior to commencement.

E. The Contractor shall comply with all Health and Safety Executive (HSE) requirements, including the Health and Safety at Work Act 1974 and CDM Regulations 2015.

F. The Contractor shall comply with all requirements of statutory utility providers and local authorities.

4. WARRANTY

A. All works shall be free from defects in workmanship and materials for a period of twelve (12) months from the date of Practical Completion. Any defects arising within this period shall be rectified by the Contractor at no additional cost.

5. SHOP DRAWINGS

A. Shop drawings and product data shall be submitted electronically to the Engineer, Architect, and Client for approval. Submittals shall include manufacturers' technical data and certified performance information for all new equipment.

6. RECORD DRAWINGS / AS-BUILTS

A. The Contractor shall maintain a complete and up-to-date set of marked-up drawings on site, recording all changes made during construction. Final as-built drawings and associated documentation shall be submitted to the Client upon completion of the works.

PLUMBING GENERAL NOTES & SPECIFICATIONS

A. All water supply and vent pipework shall be routed as high as practicable and concealed above ceilings unless noted otherwise. All soil and waste pipework shall be routed as high as practicable below floor slab or floor structure unless noted otherwise.

B. All soil and waste pipework shall be installed at gradients appropriate to pipe size and in accordance with BS EN 12056 and Approved Document H. All gradients and invert levels shall be verified prior to installation to ensure correct falls are maintained. The Contractor shall confirm that pipe routes and connections are feasible before commencing works.

C. Provide complete and proper soil, waste, vent, hot water, and cold water connections to all fixtures and equipment, whether or not all branches, fittings, or connections are shown on the drawings. Refer to sanitary waste and water riser diagrams for pipe sizes and system configuration.

D. The potable water system shall be flushed, cleaned, and disinfected in accordance with BS EN 806, Water Supply (Water Fittings) Regulations 1999, and local water authority requirements.

E. The Plumbing Contractor shall coordinate with relevant subcontractors regarding the quantity and locations of access panels required for valves and fittings within walls and ceilings. Access panels shall be provided by the appropriate trade.

F. Where horizontal water pipework conflicts with vent pipework within wall cavities, the Contractor shall provide additional water pipe drops or alternative routing to maintain compliance and accessibility.

G. All pipe penetrations below sinks shall be sealed. All pipe penetrations through floor slabs or fire-resisting elements shall be sealed with approved fire-stopping materials in accordance with Approved Document B.

H. Provide individual isolation valves to all plumbing fixtures and appliances. Valves shall be full-bore WRAS-approved ball valves suitable for potable water systems, with threaded, compression, or soldered connections as appropriate.

I. The Contractor shall verify on site the exact location, depth, and direction of flow of all existing drainage and sewer pipework within the building and below ground prior to commencement of works.

J. All pipework shall be adequately supported from existing or new structure using suitable proprietary pipe hangers and supports. Design, selection, spacing, and installation shall comply with relevant British Standards, manufacturers' recommendations, and good engineering practice.

K. Slab Penetrations: Prior to any cutting or coring of slabs, suitable detection methods (such as ground-penetrating radar or equivalent) shall be used to identify reinforcement, post-tensioning cables, services, or conduits. Written approval from the Structural Engineer shall be obtained before proceeding.

L. The Contractor shall make good all existing finishes, surfaces, and elements damaged during construction to match existing, unless otherwise noted.

M. Provide and install dielectric or insulating unions where connections are made between dissimilar metals, as required to prevent galvanic corrosion.

N. No new pipework shall be installed above new or existing electrical switchboards, distribution boards, panelboards, or motor control centres.

O. Provide escutcheon plates at all locations where pipework passes through walls, floors, or ceilings. Plates shall fully cover penetration openings or sleeves. Finishes shall be chrome or nickel plated in exposed areas and primed/painted finish in concealed areas.

PLUMBING PIPING & INSULATION

DOMESTIC WATER PIPING

1. Above ground domestic water pipework shall be copper tube manufactured in accordance with BS EN 1057, hard-drawn (R250) temper, complete with wrought copper fittings. Joints shall be made using lead-free solder and non-corrosive flux suitable for potable water systems, installed in accordance with Water Supply (Water Fittings) Regulations 1999.

2. Provide full-bore isolation ball valves of dezincification-resistant brass or bronze construction, WRAS-approved for potable water use, with threaded, compression, or soldered ends as appropriate. Valves shall be suitable for the system operating pressure and temperature.

WASTE AND VENT PIPING

1. Soil, waste, and vent pipework shall be installed in accordance with BS EN 12056 and Approved Document H, using one of the following approved materials:

Cast iron soil pipe systems to BS EN 877

Copper waste and vent pipework to BS EN 1057

Galvanised steel pipework where permitted
All fittings shall be compatible with the selected pipe material and system type.

2. Plastic pipework (PVC-U, HDPE, or other approved materials) may be used for cold water, hot water, soil, waste, and vent systems where permitted by Building Regulations and the local authority. Vent terminations shall be installed in accordance with Approved Document H. Where roofs are accessible or used by occupants, vent pipes shall terminate at a safe height above roof level in accordance with regulations.

INSULATION

1. Provide thermal insulation to all pipework and equipment in accordance with BS 5422 and Building Regulations Approved Document L. Insulation materials shall achieve appropriate fire performance classifications in accordance with BS EN 13501-1. Installation shall comply strictly with the insulation manufacturer's instructions. All cold water pipework shall be provided with a continuous vapour barrier to prevent condensation. External pipework insulation shall be protected with a suitable weather-resistant jacket.

- 1.1. Domestic cold water pipework: minimum 13 mm thickness
1.2. Domestic hot water pipework: minimum 25 mm thickness
1.3. Domestic circulating hot water pipework: minimum 25 mm thickness

PLUMBING CODE NOTES

1. Condensate Drainage
Condensate drains shall not be connected to the sanitary sewer system and shall not discharge into mop sinks or similar plumbing fixtures. Condensate shall be disposed of in accordance with applicable plumbing codes and local AHJ requirements.

2. Water Hammer Arrestors
Provide water hammer arrestors at all quick-closing valves and fixtures, including but not limited to:
Water closets
Dishwashers
Clothes washers
Other solenoid- or fast-acting valve equipment, as applicable
Water hammer arrestors shall conform to ASSE 1010 and be installed in accordance with manufacturer's recommendations.

3. Trap Seal Protection
Provide trap primers or approved barrier-type trap seal protection devices for all floor drains subject to evaporation or infrequent use.
Trap seal protection devices shall comply with ASSE 1072 and shall be installed per the manufacturer's installation instructions.

NATURAL GAS PIPING

1. GENERAL
Gas installation shall conform to the requirements of the Gas Safety (Installation and Use) Regulations (GSIUR), BS 6891, IGM/UP/2, IGM/UP/1, and all applicable UK standards and Local Authority / Gas Transporter requirements.

2. PIPING
A. Steel Pipe – 50 mm (2") and Smaller
Carbon steel pipework shall comply with BS EN 10255 (Medium Grade), black steel, threaded ends. Threaded joints shall be in accordance with BS 21.
Malleable iron threaded fittings shall comply with BS EN 10242, Class A or B.

B. Steel Pipe – 65 mm (2½") and Larger
Carbon steel pipework shall comply with BS EN 10255 (Medium or Heavy Grade), welded joints. Steel butt-weld fittings shall comply with BS EN 10253.

3. VALVE LOCATIONS
Gas isolation valves shall not be installed within ceiling voids or air plenums and shall remain readily accessible for operation and maintenance in accordance with BS 6891.

4. CONCEALED PIPING
A. Concealed Locations
Gas pipework installed in concealed locations shall use approved permanent jointing methods only. The following fittings and joint types are not permitted in concealed locations:
Unions
Compression fittings
Gasketed joints
Mechanical couplings
Bushings
Swing joints
Running threads
All concealed joints shall be welded, brazed, or threaded as permitted by UK standards.

B. Piping in Partitions
Gas pipework shall not be embedded in solid walls, concrete, or masonry.
Gas pipework routed within partitions shall be sleeved or otherwise protected against mechanical damage.
Pipework passing through walls or partitions shall be sleeved and sealed in accordance with BS 6891.

5. UNIONS
Where permitted, unions shall comply with BS EN 10242, malleable iron, ground-joint type, suitable for gas service, and installed only in accessible locations.

6. DIELECTRIC JOINTS
Where dissimilar metals are connected, provide approved insulating joints to prevent galvanic corrosion in accordance with IGM standards and manufacturer recommendations.

7. CORROSION PROTECTION
Where gas pipework is exposed to corrosive environments or installed externally, pipe and fittings shall be protected using:
Factory-applied protective coating or
Site-applied corrosion protection system suitable for gas installations
Protection systems shall comply with BS EN ISO 12944 and manufacturer recommendations.

8. PLUG VALVES (65 mm and Larger)
Plug valves shall comply with BS EN 331 or BS EN 13774, suitable for gas service, with a minimum pressure rating appropriate to the system design.
Gas valves shall not be installed above ceilings.

9. GAS COCKS (50 mm and Smaller)
Gas cocks shall be:
CE-marked and approved for gas service
Bronze or brass body
Suitable for operating pressure of the system
Provided with lever or square head handle
Threaded connections complying with BS 21

10. BALL VALVES
Ball valves shall be:
Full bore type
CE marked and approved for gas service
Brass or steel body with appropriate seals
Sized for the system design pressure
Installed in accessible locations only

11. GAS PRESSURE REGULATORS
Gas pressure regulators shall be:
CE-marked and approved for gas service
Sized for the inlet pressure, outlet pressure, and gas flow rate indicated
Installed in well-ventilated, accessible locations
Regulators shall be vented to atmosphere where required by:
The Gas Transporter
The regulator manufacturer
Vent piping shall:
Be of the same material as the gas pipework
Discharge externally to a safe, non-hazardous location
Terminate with a downward-facing outlet fitted with corrosion-resistant insect screening

12. TESTING AND COMMISSIONING
Gas pipework shall be pressure tested, purged, and commissioned in accordance with:
BS 6891
IGM/UP/1 or IGM/UP/2
Gas Transporter requirements
Local Authority and Building Control regulations
Test certificates shall be submitted prior to system energisation.

PLUMBING SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
		EXISTING PIPING OR EQUIPMENT TO REMAIN
		EXISTING PIPING OR EQUIPMENT TO BE REMOVED
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWC	DOMESTIC HOT WATER RECIRCULATION
	WP	SANITARY SOIL AND WASTE
	VP	SANITARY VENT
	D	DRAIN LINE
	PD	PUMPED DISCHARGE
	G	NATURAL GAS
	ST	STORM WATER
		PIPE TURNING UP
		PIPE TURNING DOWN
		VALVE IN VERTICAL
		PIPE BRANCH BOTTOM TAKEOFF
		PIPE BRANCH TOP TAKEOFF
		CAPPED PIPE
		BALL VALVE
		CHECK VALVE
		UNION
		GATE VALVE
	PRV	PRESSURE REDUCING VALVE
		GAS COCK
		GAS METER
		COMBINATION BALANCING AND SHUT-OFF VALVE
	FDC	FIRE DEPARTMENT CONNECTION
		PIPE DIRECTION OF FLOW
	FD	FLOOR DRAIN
		POINT OF REMOVAL
		POINT OF CONNECTION TO EXISTING
		KEYED NOTE, DEMOLITION
		KEYED NOTE, NEW WORK

ABBREVIATIONS

(E)	EXISTING TO REMAIN	KW	KILOWATTS
(R)	EXISTING TO BE REMOVED AND RELOCATED	L	LAVATORY
(RE)	RELOCATED EQUIPMENT	LBS	POUNDS
(X)	DEMOLISHED EQUIPMENT	MAX	MAXIMUM
ABV	ABOVE	MECH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MBH	THOUSANDS OF BTU'S PER HOUR
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BTU	BRITISH THERMAL UNITS	MS	MOP SINK
CISPI	CAST IRON SOIL PIPE INSTITUTE	NSF	NATIONAL SANITARY FOUNDATION
CLG	CEILING	OD	OVERFLOW DRAIN
CO	CLEANOUT	OSD	OPEN SITE DRAIN
CONT	CONTINUATION	PH	PHASE
CM	COFFEE MAKER	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DFU	DRAINAGE FIXTURE UNITS	REF	REFRIGERATOR
DN	DOWN	RL	RAIN LEADER
DW	DISHWASHER	SH	SHOWER
DWG	DRAWING	SK	SINK
EA	EACH	SQ FT	SQUARE FOOT, FEET
ELEC	ELECTRIC, ELECTRICAL	SS	SERVICE SINK
ELEV	ELEVATION	TPV	TRAP PRIMER VALVE
EWC	ELECTRIC WATER COOLER	TS	TAMPER SWITCH
°F	DEGREES FAHRENHEIT	TYP	TYPICAL
FCD	FLOOR CLEANOUT	U	URINAL
FD	FLOOR DRAIN	V	VOLT, VOLTS
GAL	GALLON, GALLONS	VS	VENT STACK
GD	GARBAGE DISPOSAL	VTR	VENT THROUGH ROOF
GPH	GALLONS PER HOUR	W	WITH
GPM	GALLONS PER MINUTE	WC	WATER CLOSET
HB	HOSE BIB	WH	WATER HEATER
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTOR
IM	ICE MAKER	WS	WASTE STACK
INV	INVERT ELEVATION		



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4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

REV. NO.	DESCRIPTION	DATE	BY

PROJECT:

Multi Floor House

TITLE:

PLUMBING GENERAL NOTE

PROJ. NO.

PROJ. ENGR.

SCALE @ 24X36:

N/A

DATE :

August 28, 2026

DRAWING NO.

REV.

P - 0



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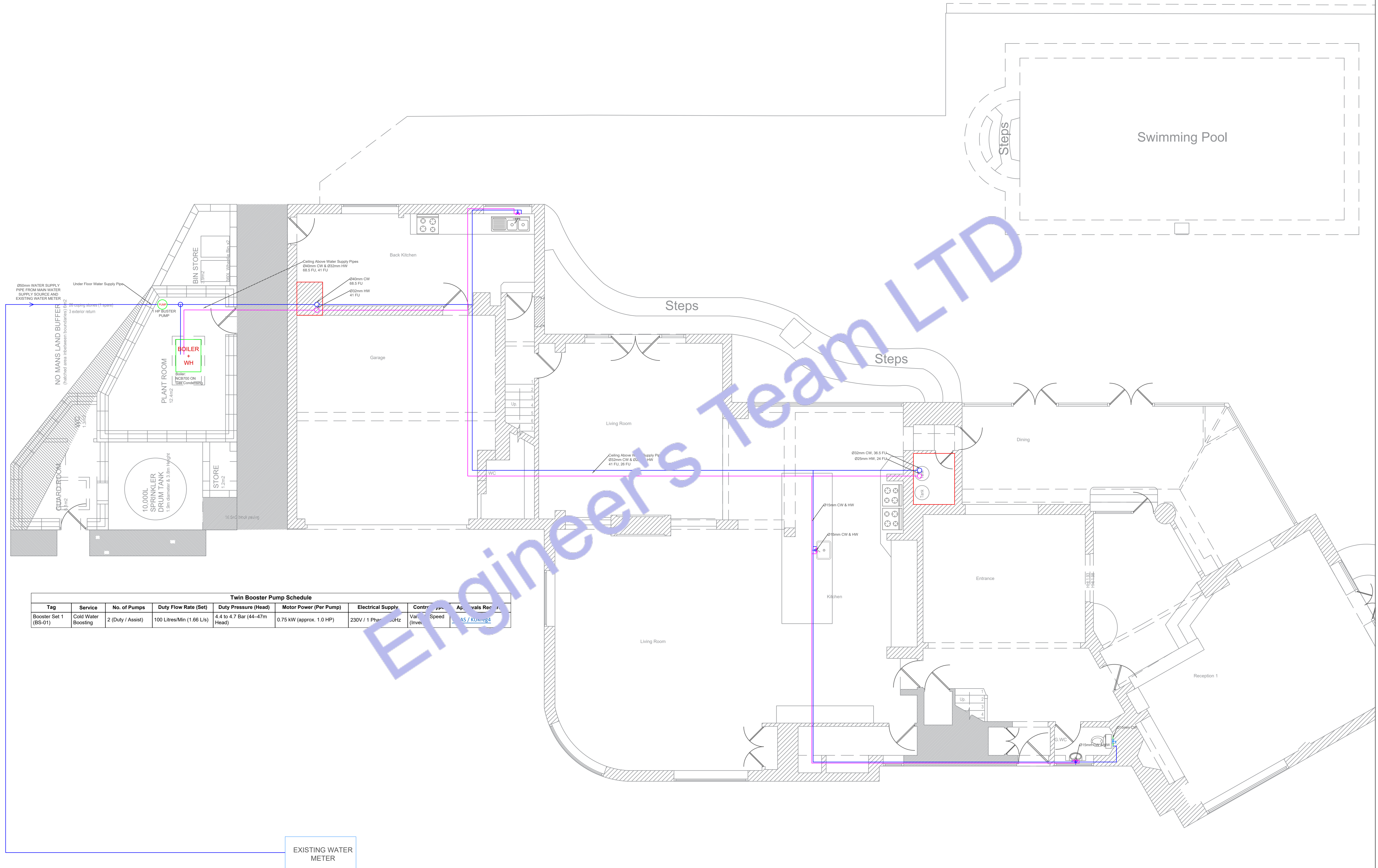
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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House			
TITLE: GROUND FLOOR WATER SUPPLY PLAN			
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"	
DATE : August 28, 2026			
DRAWING NO. P - 1		REV.	

PLUMBING LEGEND	
	BALL VALVE (BV)
	GATE VALVE (GV)
	MIXING VALVE (MV)
	FLOOR CLEAN OUT (FCO)
	FLOOR DRAIN (FD)
	HUB DRAIN (HD)
	FLOOR SINK (FS)
	PIPE TURNING UP
	PIPE TURNING DOWN
	EXISTING PIPE
	NEW PIPE
	BOILER & WATER HEATER
	WATER BOOSTER PUMP
	GAS METER
	WATER METER
LINES TYPE LEGEND	
	COLD WATER LINE (CW)
	HOT WATER LINE (HW)
	SEWER LINE (SL)
	GAS LINE (GL)



Twin Booster Pump Schedule							
Tag	Service	No. of Pumps	Duty Flow Rate (Set)	Duty Pressure (Head)	Motor Power (Per Pump)	Electrical Supply	Controls
Booster Set 1 (BS-01)	Cold Water Boosting	2 (Duty / Assist)	100 Litres/Min (1.66 L/s)	4.4 to 4.7 Bar (44-47m Head)	0.75 kW (approx. 1.0 HP)	230V / 1 Phase / 50Hz	Variable Speed (Inverter)

EXISTING
SEPTIC TANK

0 GROUND FLOOR WATER SUPPLY PLAN
SCALE: 1/128" = 1'-0"



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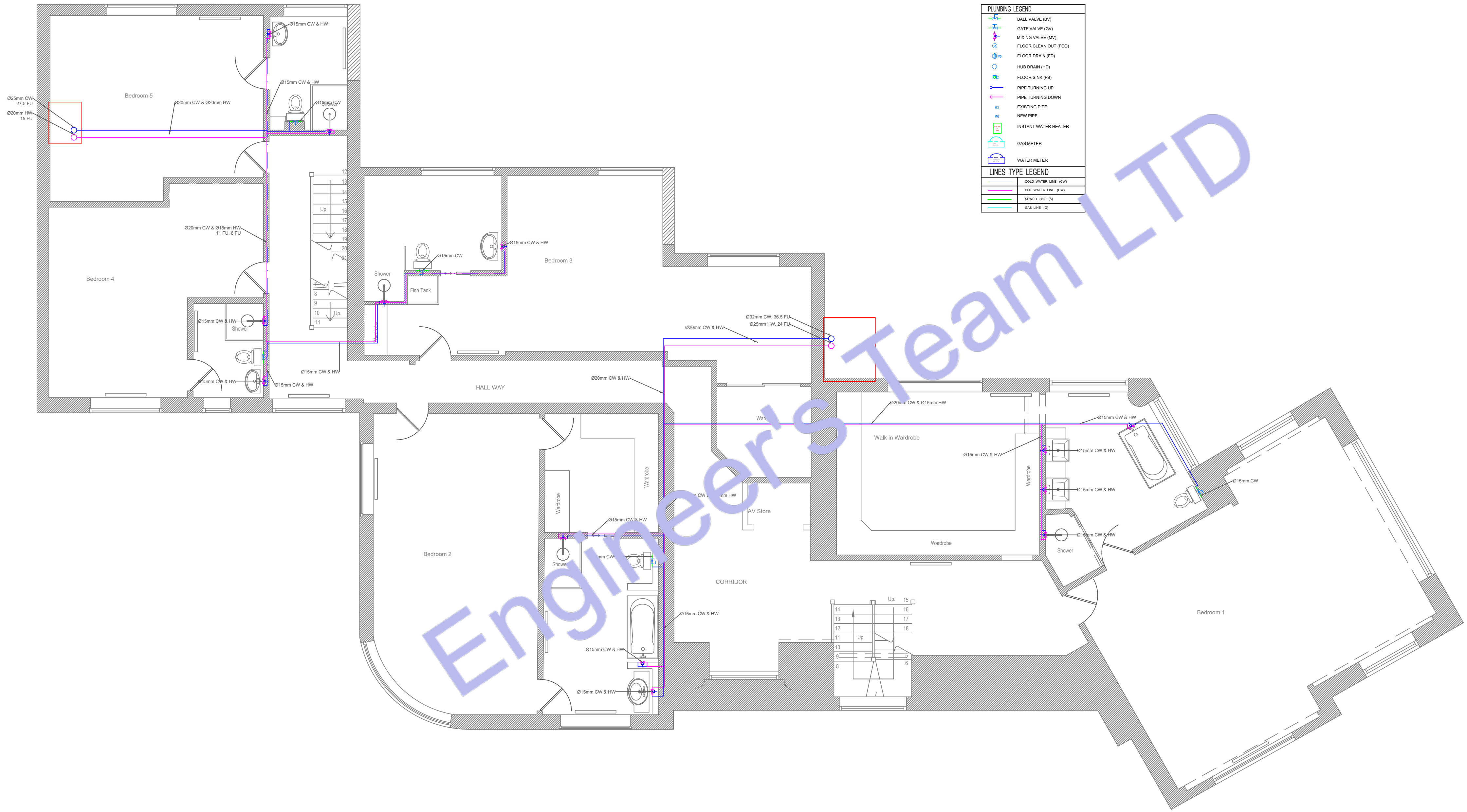
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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House		
TITLE: FIRST FLOOR WATER SUPPLY PLAN		
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"
DATE : August 28, 2026		
DRAWING NO. P - 2		REV.



1 FIRST FLOOR WATER SUPPLY PLAN
SCALE: 1/128" = 1'-0"



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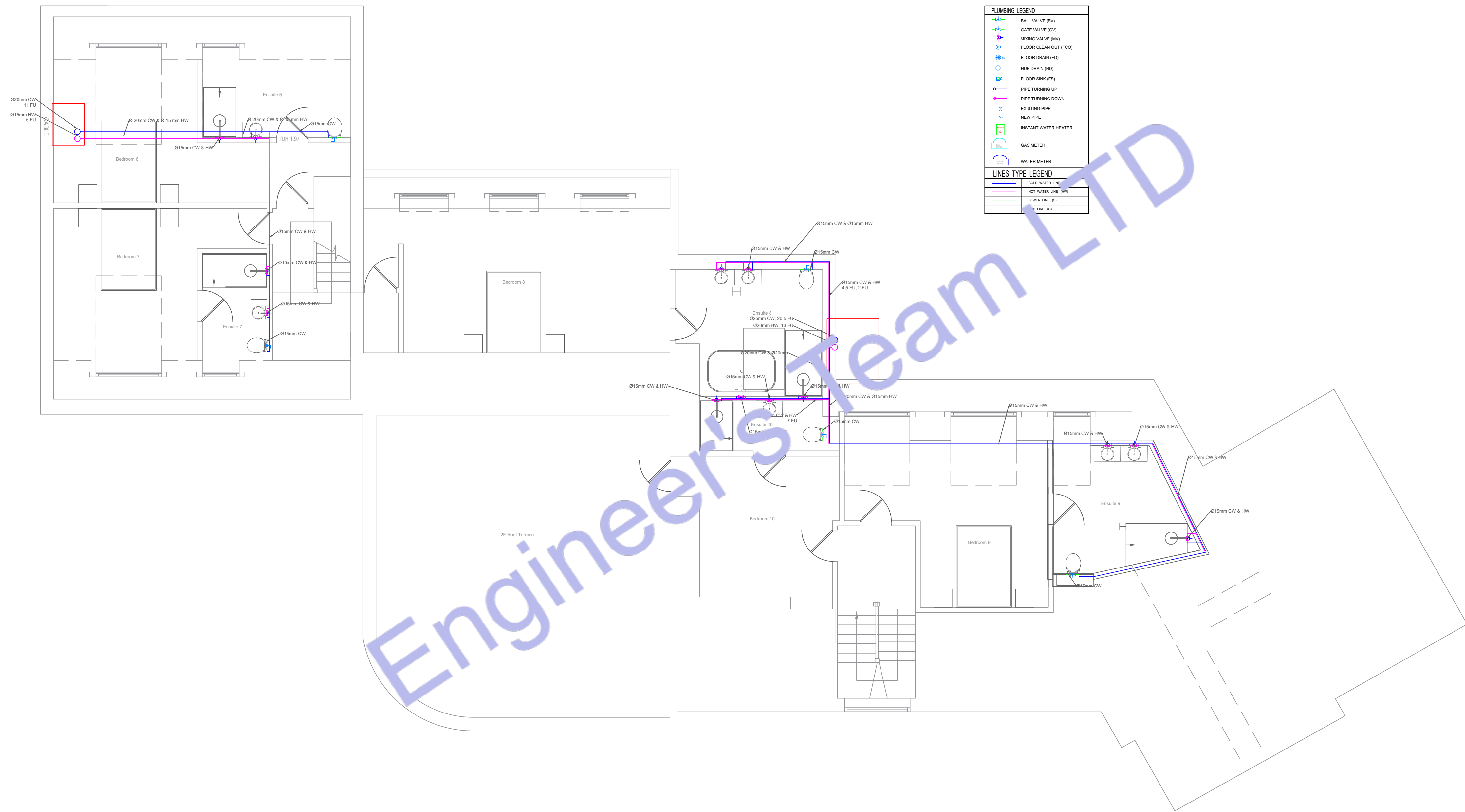
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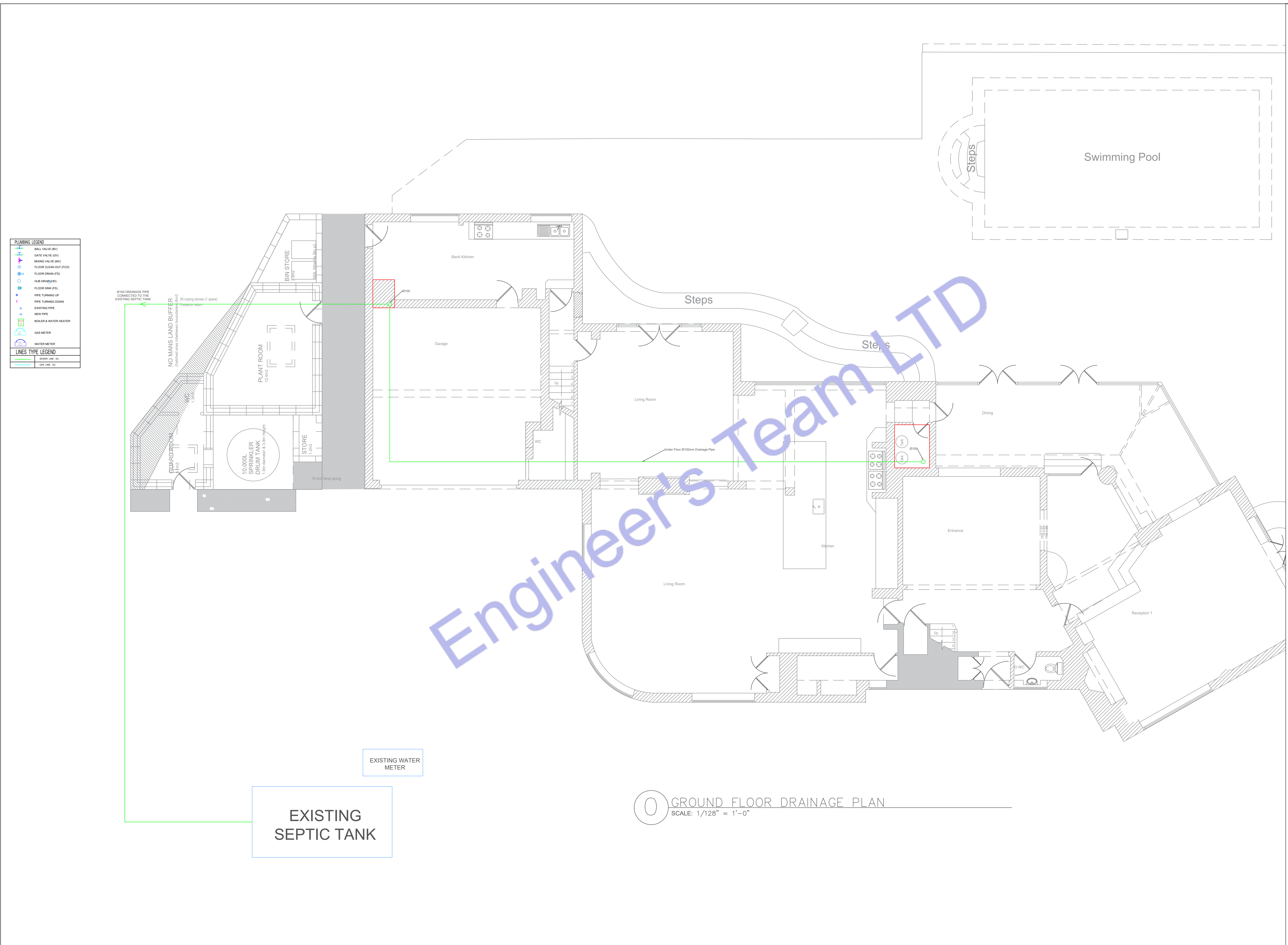
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2 SECOND FLOOR WATER SUPPLY PLAN
SCALE: 1/128" = 1'-0"

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House			
TITLE: SECOND FLOOR WATER SUPPLY PLAN			
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"	
DATE : August 28, 2026			
DRAWING NO. P - 3		REV.	



PLUMBING LEGEND	
	BALL VALVE (BV)
	GATE VALVE (GV)
	MIXING VALVE (MV)
	FLOOR CLEAN OUT (FCO)
	FLOOR DRAIN (FD)
	HUB DRAIN (HD)
	FLOOR SINK (FS)
	PIPE TURNING UP
	PIPE TURNING DOWN
	EXISTING PIPE
	NEW PIPE
	BOILER & WATER HEATER
	GAS METER
	WATER METER
LINES TYPE LEGEND	
	WATER LINE (W)
	GAS LINE (G)



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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House			
TITLE: GROUND FLOOR DRAINAGE PLAN			
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"	
DATE : August 28, 2026			
DRAWING NO. P - 4		REV.	

0 GROUND FLOOR DRAINAGE PLAN
SCALE: 1/128" = 1'-0"



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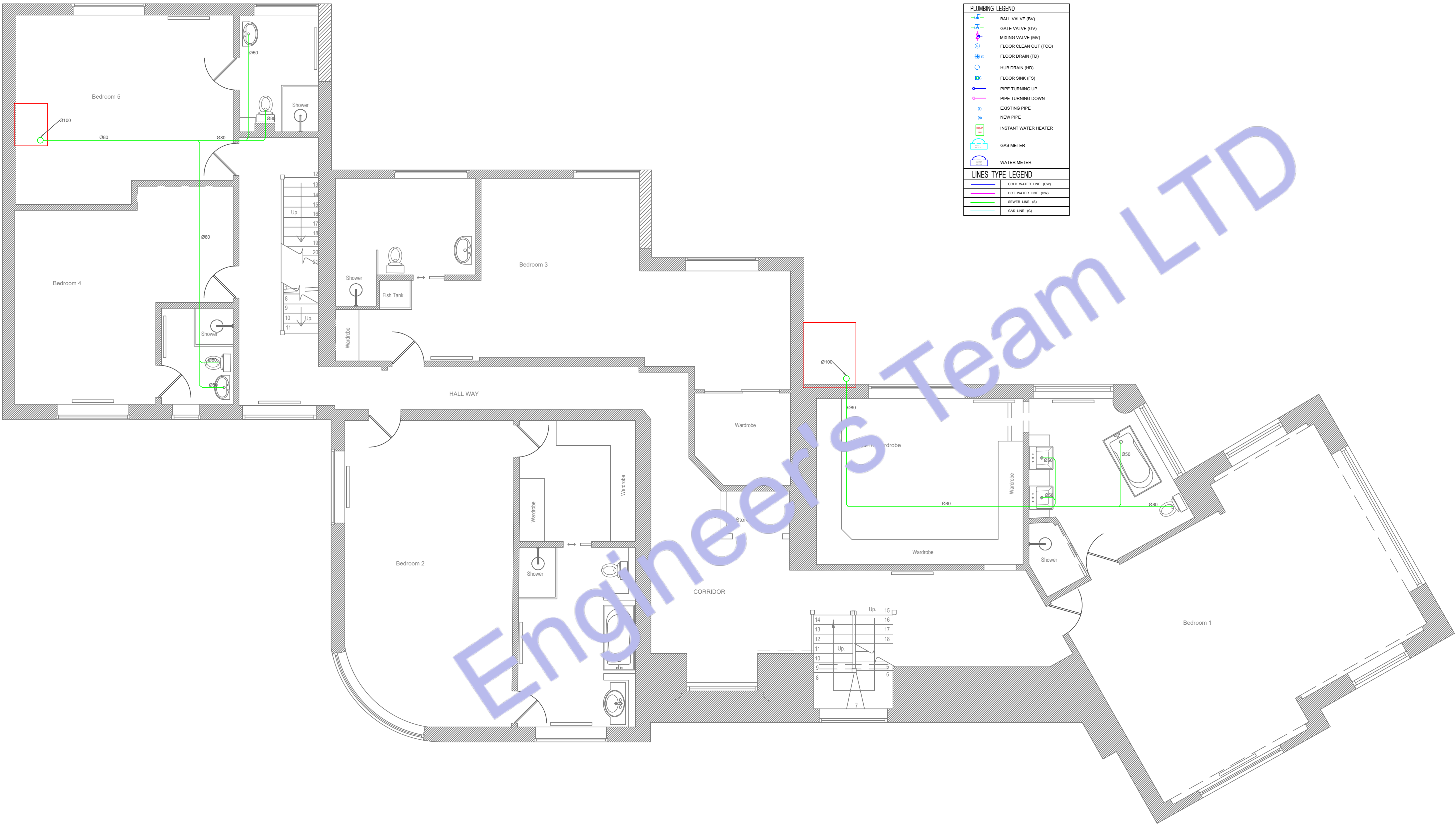
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PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"
DATE : August 28, 2026		
DRAWING NO. P - 5		REV.



1 FIRST FLOOR DRAINAGE PLAN
SCALE: 1/128" = 1'-0"



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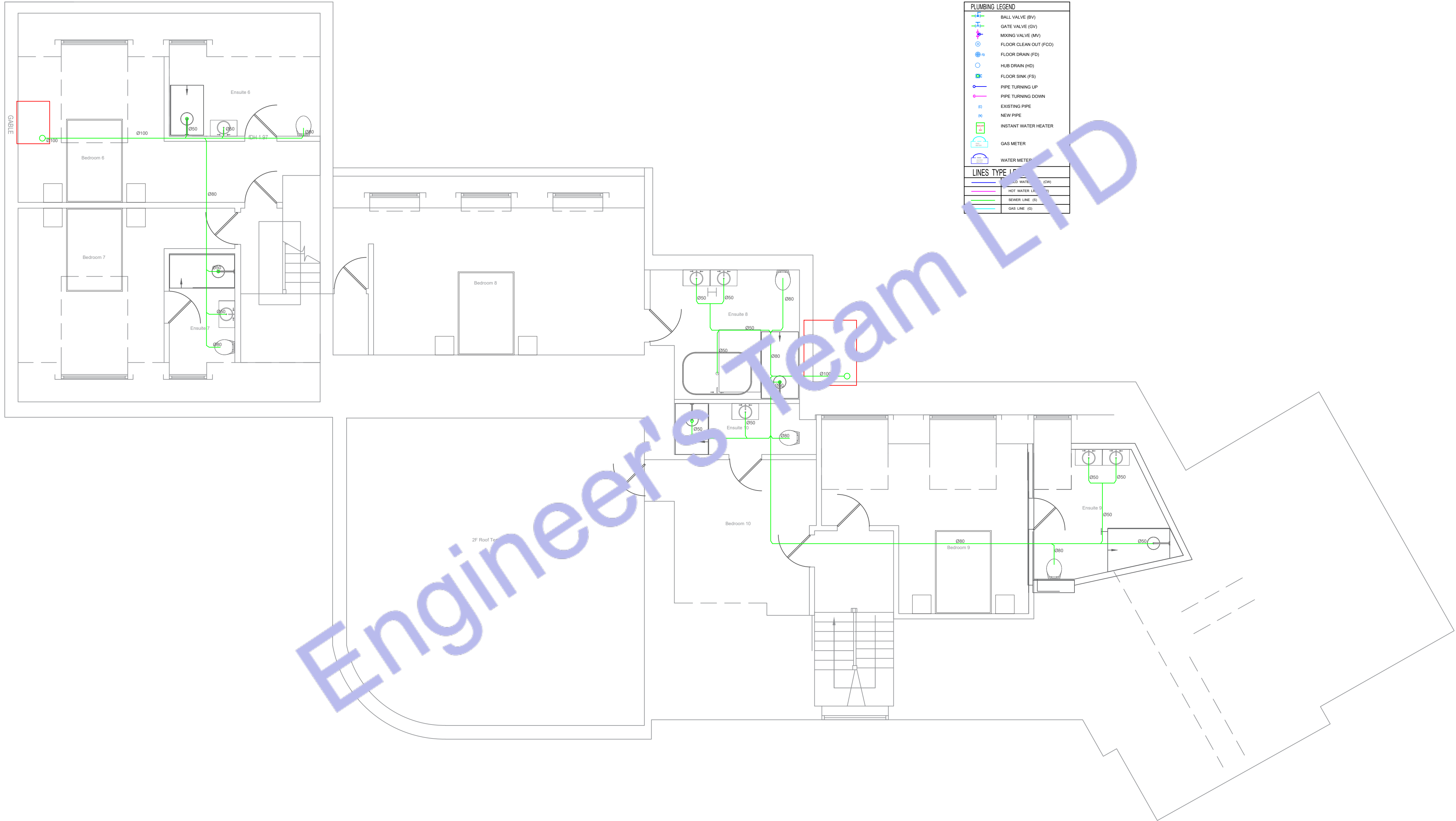
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NOTES:

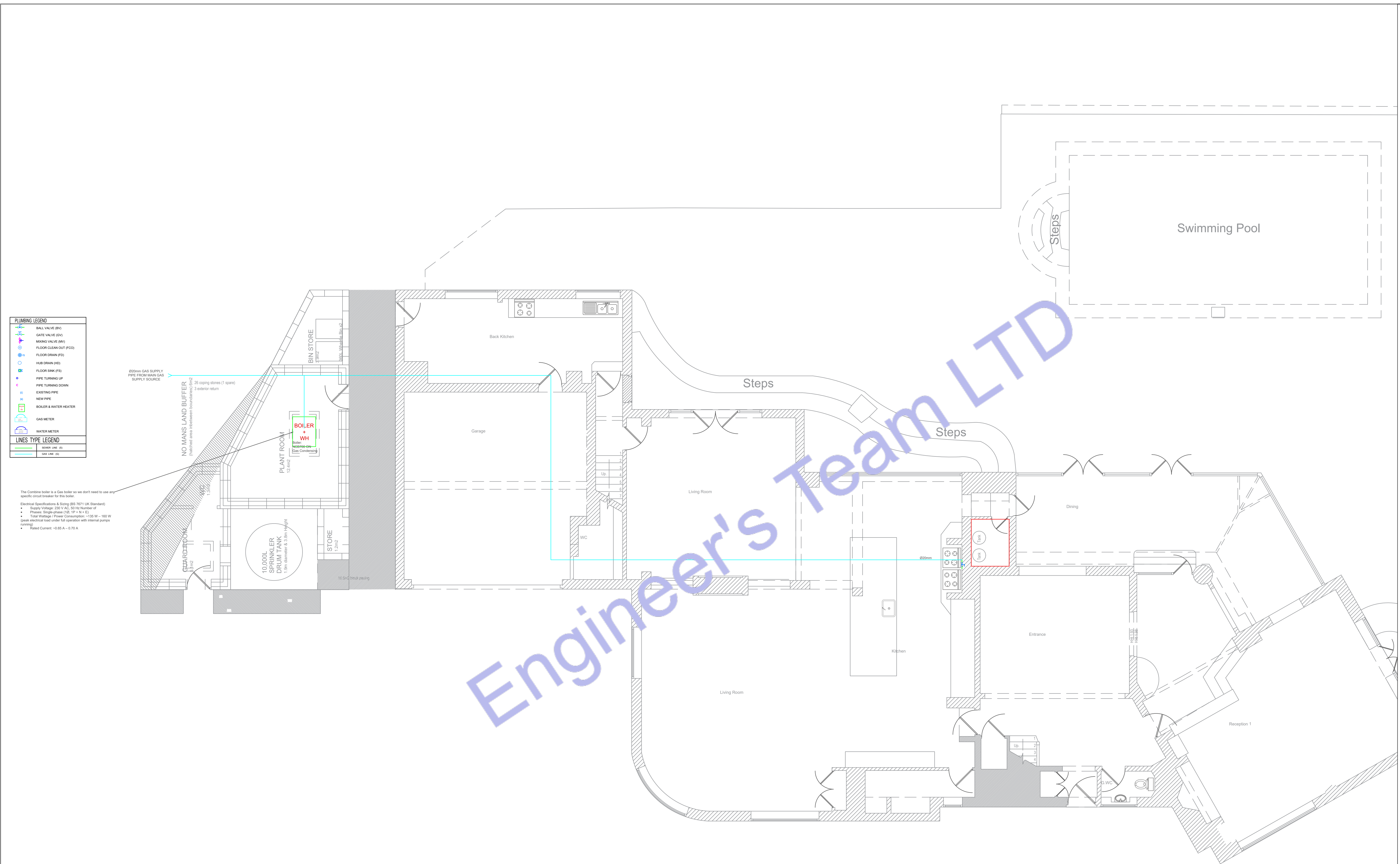
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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House		
TITLE: SECOND FLOOR DRAINAGE PLAN		
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"
DATE : August 28, 2026		
DRAWING NO. P - 6		REV.



2 SECOND FLOOR DRAINAGE PLAN
SCALE: 1/128" = 1'-0"



PUMPING LEGEND	
	BALL VALVE (BV)
	GATE VALVE (GV)
	MIXING VALVE (MV)
	FLOOR CLEAN OUT (FCO)
	FLOOR DRAIN (FD)
	HUB DRAIN (HD)
	FLOOR SINK (FS)
	PIPE TURNING UP
	PIPE TURNING DOWN
	EXISTING PIPE
	NEW PIPE
	BOILER & WATER HEATER
	GAS METER
	WATER METER
LINES TYPE LEGEND	
	SOLID LINE (S)
	GAS LINE (G)

The Combine boiler is a Gas boiler so we don't need to use any specific circuit breaker for this boiler.

Electrical Specifications & Sizing BS 7671 UK Standard

- Supply Voltage: 230 V AC, 50 Hz Number of
- Phases: Single-phase (1Ø, 1P + N + E)
- Rated Voltage: Power Consumption: 135 W – 180 W
- grade electrical load under full operation with internal pumps running
- Rated Current: 0.65 A – 0.70 A

0 GROUND FLOOR GAS PLAN
SCALE: 1/128" = 1'-0"



Web site: www.engrteam.com
Email: support@engrteam.com

CLIENT:

ADDRESS:
Little Manor, Barnet Lane, Elstree
WD6 3QU

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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: Multi Floor House

TITLE: GROUND FLOOR GAS PLAN

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/128" = 1' 0"
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DATE : August 28, 2026

DRAWING NO. P - 7	REV.
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REV. NO.	DESCRIPTION	DATE	BY

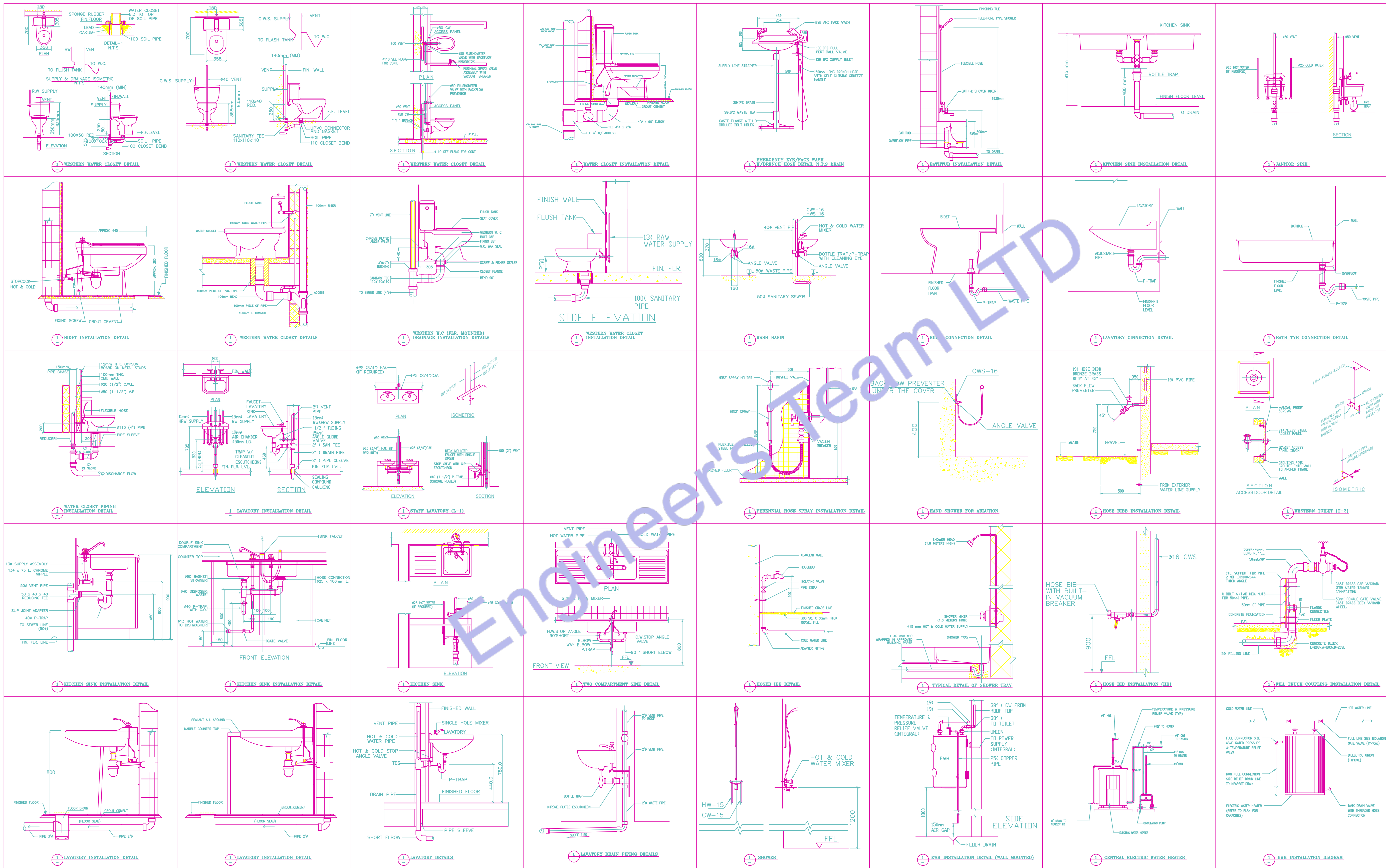
PROJECT:
Multi Floor House

TITLE:
**PLUMBING INSTALLATION
INSTRUCTION**

PROJ. NO. PROJ. ENGR. SCALE @ 24X36:
N/A

DATE :
August 28, 2026

DRAWING NO. REV.
P - 8





Designed By Engr. Al Amin (MEP Engineer | Director - Engineer's Team LTD)

 support@engrteam.com

 <https://engrteam.com>

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