



PROPOSED GAS SERVICE
CONNECTION INTO EXISITNG
GAS NETWORK

PROPOSED POINT OF
CONNECTION TO EXISTING
AFFNITY WATER WATER
NETWORK

INCOMING MAINS COLD WATER
SUPPLY TO UNIT AS PER MBA
SPECIFICATION INCLUDING
PRESSURE GAUGE

INCOMING MAINS COLD WATER
SUPPLY TO UNIT AS PER MBA
SPECIFICATION INCLUDING
PRESSURE GAUGE

PROPOSED POINT OF
CONNECTION TO EXISTING
GAS NETWORK

INCOMING MAINS COLD
WATER SUPPLY TO UNIT AS
PER MBA SPECIFICATION
INCLUDING PRESSURE
GAUGE

Ave One

Existing site
access altered

First Floor
Office

Unit 1
12m to u/s
haunch

Unit 2
12m to u/s
haunch

First Floor
Office

SS

Car Parking

Service
Yard

Service
Yard

Car Parking

SS

FH

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

MCWS

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

EV

CS

CS

CS

Car Parking

First Floor
Office

Unit 3
12m to u/s
haunch

FFL 81.500
+/- 300mm

Roof
Access

TRA

Car
Parking

SS

Service
Yard

Third Avenue

Second Ave

INDICATIVE EXTERNAL INCOMING MECHANICAL SERVICES LAYOUT

Scale 1:250_1 @ A0

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER MAE SERVICES DRAWINGS, SCHEDULES & SPECIFICATIONS, TOGETHER WITH THE ARCHITECTS & STRUCTURAL DRAWINGS.
2. MBA CONSULTS LIMITED HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DRAWING OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.
3. DO NOT SCALE FROM THIS DRAWING, WORK TO MEASURED DIMENSIONS ONLY.
4. ANY DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE CLARIFIED WITH THE RELEVANT ENGINEER AT THE EARLIEST OPPORTUNITY.
5. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE CURRENT RELEVANT STATUTORY REGULATIONS, BUILDING REGULATIONS, BRITISH STANDARDS, ACCEPTED CODES OF PRACTICE AND TRADE ASSOCIATION REQUIREMENTS.
6. FOR DETAILS OF SYMBOLS AND LINE STYLES USED IN THE DRAWINGS, PLEASE REFER TO THE LEGEND SHEETS.

LEGEND

- WATER METER
- FIRE HYDRANT
- INCOMING WATER SERVICE LOCATION
- PROPOSED GAS KIOSK LOCATION
- INCOMING GAS SERVICE LOCATION

P2	05/06/25	PRELIMINARY ISSUE- FOR REVIEW		VD
P1	08/04/25	FOR COMMENT		VD
REV	DATE	AMENDMENTS		APPROD

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CLIENT: WRENBRIDGE

PROJECT: AVENUE ONE, LETCHWORTH

TITLE: INDICATIVE EXTERNAL INCOMING
MECHANICAL SERVICES LAYOUT

DRAWING
NUMBER: 25020-MBA-EX-SP-DR-M-0004

REV	P2	STATUS	FLOOR
SCALE (A0)	1:250_1	DATE	PROJECT NO.
		08/04/25	25-020

