

5 RYNAN AVENUE

EDMONDSON PARK

HYDRAULIC SERVICES



LEGEND:

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SUBSOIL DRAINAGE
- ==aSTW==

EXISTING STORMWATER DRAINAGE
- PIPEWORK IDENTIFICATION
DROPPER / RISER / SIZE
- EXISTING SERVICES IDENTIFICATION
DROPPER / RISER / SIZE
- CW

COLD WATER
- DP

DOWNPIPE
- e

EXISTING
- IL

INVERT LEVEL
- O/F

OVERFLOW
- RM

RISING MAIN
- SS

SUBSOIL DRAINAGE
- STW

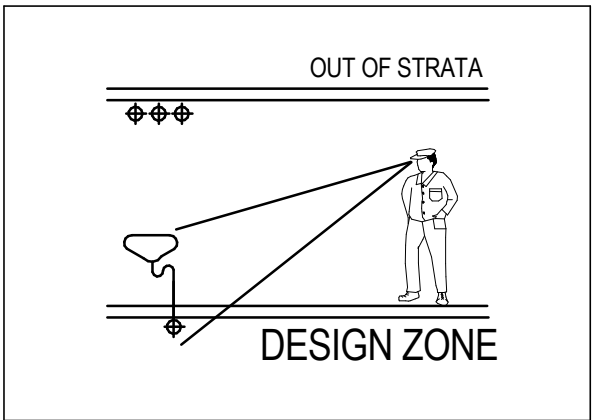
STORMWATER
- TD

TUNDISH
- WM

WATER METER
- WP

WASTE PIPE
- UNO

UNLESS OTHERWISE NOTED
- DROPPER
- RISER
- RAINWATER OUTLET
- CLEAROUT
- OVERFLOW
- FLOW ARROW
- NOTE REFERENCE
- GRATED DRAIN



SPECIFICATION/NOTES

- THIS PLAN SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAYBE ISSUED DURING THE COURSE OF THE PROJECT. REFER TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK IF IN ANY DOUBT.
- THIS PLAN MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN APPROVAL FROM BUILDING SERVICES ENGINEERS.
- ALL LOCATIONS & FIXING OF PIPEWORK SHALL BE SUBJECT TO COORDINATION WITH OTHER DESIGN DISCIPLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THOROUGHLY CHECKED AND CO-ORDINATED, PRIOR TO TENDER AND TO HAVE TAKEN INTO ACCOUNT ANY CONDITION LIKELY TO EFFECT THE EXTENT OR PERFORMANCE OF THE CONTRACT / INSTALLATION.
- ALL LOCATIONS OF EXISTING SERVICES PIPE WORK SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS. INCLUDE TESTING, INSPECTIONS, OBTAINING REQUIRED CERTIFICATES ON COMPLETION & PAYMENT OF RELEVANT APPROVAL FEES TO COMPLETE THE WORKS.
- THESE DOCUMENTS DETAIL THE DIAGRAMMATIC DESIGN INTENT OF HYDRAULIC SERVICES. THE CONTRACTOR SHALL SET OUT ALL WORKS TO SUIT AS REQUIRED FOR SITE CONDITIONS.
- CONTRACTOR IS TO EXTEND FROM THE EXISTING HYDRAULIC SERVICES LINES AS SHOWN ON THE DRAWINGS TO SERVE THE PROPOSED REFURBISHMENT.
- ALL PLUMBING AND DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATION AND AUTHORITIES REQUIREMENTS AS 3500, NATIONAL PLUMBING AND DRAINAGE CODE AND NSW CODE OF PRACTICE.
- REFER TO THE LATEST ARCHITECTURAL DRAWINGS AND DETAILS BEFORE PROCEEDING WITH ANY WORKS FOR FINAL LOCATION OF FIXTURES AND FAUCETS.
- ALL CONCEALED SERVICES PIPE WORK SHALL BE PRESSURE TESTED IN STRICT ACCORDANCE WITH AS3500 REQUIREMENTS AND INSPECTED PRIOR TO CONCEALMENT. ALL SERVICES PIPE WORK SHALL BE PRESSURE/ HYDROSTATICALLY TESTED IN STRICT ACCORDANCE WITH AS3500 EQUIREMENTS PRIOR TO COMMISSIONING.
- THE HYDRAULIC CONTRACTOR SHALL ALLOW IN THEIR TENDER TO SUBMIT PHOTO BASED INSPECTION AND TEST PLANS FOR SERVICE PENETRATIONS THROUGH FIRE/SMOKE WALLS AND FLOOR SLABS. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE POSITIONING AND INSTALLATION OF ALL PENETRATIONS, CORE HOLES, WATER STOP FLANGES, FIRE STOP COLLARS AND SLEEVES IN CONJUNCTION WITH THE FIXING OF THE WORKS THROUGH BRICKWORK AND CONCRETE SLABS AND MAKING GOOD THEREAFTER AS PER ORIGINAL MATERIALS AND SURROUNDING FINISHES.
- THE HYDRAULIC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW PENETRATIONS THROUGH CONCRETE BEING APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORKS. PIPE WORK WHICH PASSES THROUGH A FIRE RATED BUILDING ELEMENT IS TO BE FITTED WITH FIRE STOP COLLARS AS REQUIRED BY RELEVANT LEGISLATIVE AUTHORITY.
- SERVICES IDENTIFICATION/ WARNING ADHESIVE LABELS TO BE ATTACHED TO ALL PIPE WORK IN STRICT ACCORDANCE WITH AS3500 REQUIREMENTS AFTER FINAL INSTALLATION AND PRIOR TO PRACTICAL COMPLETION.

NOTES:

- THIS PLAN MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT APPROVAL FROM 'BUILDING SERVICES ENGINEERS'.
- THIS PLAN SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAYBE ISSUED DURING THE COURSE. REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL WORKS TO BE IN ACCORDANCE WITH THE SPEC, AUTHORITIES REQUIREMENTS AND AS-3500.
- CONFIRM LOCATION SIZE AND LEVELS OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK.
- DISCONNECT AND REMOVE ALL EXISTING REDUNDANT SERVICES TO AUTHORITIES APPROVAL.
- LOCATIONS AND FIXING OF PIPEWORK SHALL BE SUBJECT TO COORDINATION WITH OTHER DESIGN DISCIPLINES, ie PENETRATIONS THROUGH CONCRETE.
- ALL LOCATIONS OF EXISTING SERVICES MAINS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS TO INCLUDE TESTING, INSPECTIONS, OBTAINING REQUIRED CERTIFICATES ON COMPLETION & PAYMENT OF RELEVANT FEES.
- THE HYDRAULIC CONTRACTOR SHALL ALLOW IN THE TENDER TO SUBMIT PHOTO BASED INSPECTION AND TEST PLANS ESPECIALLY FOR SERVICE PENETRATIONS THROUGH FIRE AND SMOKE WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION PLAN AND SCOPE OF WORKS.
- ALL STORMWATER LINES SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS (UNO)
- MINIMUM FRADE TO STORMWATER LINES TO BE 1% (UNO).

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			<div>ARCHITECT</div> <div>JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 19 050 645 095 A.C.N. 050 645 095 LEVEL 4 1032 KENT STREET SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5166 EMAIL: architects@farkash.com.au</div>			<div>CLIENT</div> <div>KMT Pty. Ltd</div>			<div>SERVICES ENGINEER</div> <div>BSE BUILDING SERVICES ENGINEERS Level 2, 121 Walker Street NORTH SYDNEY NSW 2060 Tel: (02) 9922 5200 Email: mail@bse.com.au www.bse.com.au</div>			<div>PROJECT</div> <div>5 RYNAN AVENUE 5 RYNAN AVENUE</div> <div>CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SET OF DIMENSIONS. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS DRAWING IS THE PROPERTY OF BUILDING SERVICES ENGINEERS AND SUBJECT TO RETURN ON REQUEST.</div>			<div>DRAWING</div> <div>HYDRAULIC SERVICES LEGEND, GENERAL NOTES AND DRAWING LIST</div>			<div>SCALE: N.T.S</div>		<div>DATE: 22.09.14</div>	
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