GENERAL NOTES

1.THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, DETAILS AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATION AND WITH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

2.DO NOT SCALE OFF DRAWINGS, ALL DIMENSIONS SHALL BE VERIFIED FROM ARCHITECTS DRAWINGS. PIPEWORK SIZES SHOWN ARE IN NOMINAL BORE DIAMETER UNLESS NOTED OTHERWISE.

3.UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN MILLIMETRES.

4.THE SANITARY PLUMBING AND DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500. NATURAL GAS INSTALLATION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS5601. INSTALLATION OF FIRE HOSE REEL SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2441. INSTALLATION OF EXTINGUISHERS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2444.

5.PAINTING AND IDENTIFICATION OF PIPE RUNS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, AS/NZS 3500 AND AS/NZS 1345

6.THE PLUMBING CONTRACTOR SHALL NOTIFY THE OTR PLUMBING AND DRAINAGE INSPECTION BRANCH PRIOR TO STARTING WORK ON SITE. WHERE CHANGES ARE REQUIRED TO THE PLUMBING DRAINAGE SYSTEM DESIGN TO SATISFY THE PLUMBING AND DRAINAGE INSPECTION BRANCH, THE CONTRACTOR MUST RECORD CHANGES & INCLUDE WITHIN THE "AS INSTALLED" DRAWINGS.

7.THE WHOLE OF THE SANITARY PLUMBING AND WATER SUPPLY SHALL BE CARRIED OUT BY, OR UNDER THE DIRECT SUPERVISION OF, A REGISTERED FULLY LICENSED CONTRACTOR PLUMBER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF AS/NZS3500, THE REGULATIONS AND DIRECTIONS OF THE 'SA WATER 'CORPORATION', 'OFFICE OF THE TECHNICAL REGULATOR (OTR) AND TO THE COMPLETE SATISFACTION OF THE SUPERINTENDENT.

8.ALLOW FOR ALL COSTS ASSOCIATED WITH THE TESTING OF THE INSTALLATION AND INSPECTION BY LOCAL AUTHORITIES AS REQUIRED.

9.FLOOR LEVELS, INVERT LEVELS, STRUCTURAL ELEMENTS AND THE LOCATION OF EXISTING SERVICES SHALL BE CHECKED ON SITE PRIOR TO SETTING OUT. NO ADDITIONAL CLAIMS WILL BE CONSIDERED IF FAILURE TO COMPLY WITH THIS REQUIREMENT RESULTS IN ADDITIONAL COSTS TO THE PLUMBING CONTRACTOR. TAKE INTO ACCOUNT ANY EXISTING CONDITIONS LIKELY TO AFFECT PERFORMANCE OF THE CONTRACT. TENDER PRICE WILL BE DEEMED ALL INCLUSIVE.

10.ALLOW FOR NECESSARY OUT OF HOURS WORKS INCLUDING BUT NOT LIMITED TO CONNECTIONS TO AUTHORITY MAINS.

11.SOIL, WASTE AND VENT PIPES SHALL BE UPVC UNLESS OTHERWISE STATED. TRADE WASTE PIPEWORK SHALL BE HDPE MATERIAL UNLESS OTHERWISE NOTED. ALL SUSPENDED DRAINAGE PIPEWORK SHALL BE ACOUSTIC WRAPPED UPVC OR ACOUSTIC RATED PIPE UNLESS OTHERWISE NOTED.

12.THE FOLLOWING MATERIALS SHALL BE EMPLOYED IN THE DOMESTIC HOT AND COLD WATER PIPEWORK RETICULATION SYSTEM:
·COPPER TYPE B - EXTERNAL ABOVE GROUND.
·CROSS LINKED HIGH DENSITY POLYETHYLENE -
INTERNAL HOT AND COLD WATER PIPEWORK.
·INTERNAL EXPOSED PIPEWORK TO BE CHROME PLATED.

9.THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL SANITARY WARE AND TAPWARE AS SCHEDULED ON THE DRAWINGS.

10.THE PLUMBING TRADE SHALL BE RESPONSIBLE FOR SETTING OUT OF THEIR WORKS BY COORDINATING WITH ASSOCIATED TRADES & SERVICES. ALL BUILDING PENETRATIONS SHALL BE BY THE CONTRACTOR.

11.CONTRACTOR TO SUPPLY AND INSTALL FIRE STOP COLLAR AND APPROVED BY MANUFACTURER FOR SERVICES PASSING THROUGH FIRE RATED ELEMENTS AND FIRE COMPARTMENTS. FIRE RATED SEALS SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCC AND THE REQUIREMENTS AND RECOMMENDATIONS OF THE BUILDING SURVEYOR.

12.FIRE SEAL AROUND ALL PIPE PENETRATIONS THROUGH FIRE RATED CONSTRUCTION WALLS WITH CERTIFIED MATERIALS AS APPROVED BY MANUFACTURER.

13.ALLOW TO COORDINATE WITH THE EXISTING STRUCTURE AND SERVICES AND ALLOW FOR ANY ADDITIONAL COSTS ASSOCIATED WITH THIS COORDINATION.

14.ALLOW TO DETERMINE AN EXACT SUITABLE ROUTE ON SITE WITH ALL CEILINGS REMOVED. FOR TENDER PURPOSES ALLOW FOR AN ADDITIONAL 10m LENGTH THAN SHOWN FOR DOMESTIC COLD WATER SUPPLY AND SANITARY DRAINAGE PIPEWORK.

15.PIPEWORK ROUTES AND RETICULATION ALIGNMENTS ARE SHOWN FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL HOT WATER PIPEWORK TO FIXTURES IN MINIMUM LENGTHS TO AVOID DEADLEGS. (TYPICAL FOR ALL AREAS).

17.SUBMIT SAMPLES OF ALL HYDRAULIC ITEMS WHICH HAVE A VISUAL IMPACT TO THE PROJECT FOR APPROVAL BY THE ARCHITECT AND ENGINEER PRIOR TO ORDERING AND INSTALLATION.

18.REPLACE AND REPAIR IF ANY EXISTING MATERIAL OR PIPEWORK IS DAMAGED DURING WORKS. MATCH EXISTING AND MAKE GOOD.

19.ALL PIPEWORK ROUTES SHOWN ON THE DRAWINGS SUBMITTED SHALL BE INSTALLED WITHIN CEILING AND WALL VOIDS, DUCTS, UNDER BENCHES OR IN JOINERY. WHERE PIPEWORK IS LIKELY TO BE EXPOSED, THESE CASES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION OR COMMENCEMENT ON SITE.

21.PLUMBING CONTRACTOR SHALL ENSURE ALL WATER SUPPLIES TO FIXTURES INSTALLED AS PART OF THESE WORKS DO NOT EXCEED 500kPa IN ACCORDANCE WITH AS3500.1. ALL FINAL CONNECTIONS TO EQUIPMENT SHALL BE AS PER MANUFACTURERS SPECIFICATIONS AND WATER MARKED.

23.RETICULATION PIPE SIZES INDICATED ON DRAWINGS ARE ON NOMINAL BORE - COPPER PIPE. THE USE OF ALTERNATIVE MATERIALS SHALL BE REFERRED TO DETAIL SHEET FOR INFORMATION.

25.SUPPLY AND INSTALL ISOLATING VALVES AS REQUIRED. PROVIDE BALL VALVES, READILY ACCESSIBLE AND POSITIONED IN A SUITABLE LOCATION ADJACENT EQUIPMENT. VALVES LOCATED WITHIN DUCTS, CEILINGS OR WALL SPACES SHALL BE LOCATED BEHIND ACCESS PANELS OR HAVE TRAFFOLITE TAGS INDICATING LOCATION WITHIN CEILING WHERE CEILING TILES ARE INSTALLED. ALL VALVES SHALL HAVE SAME NOMINAL DIAMETER AS PIPE TO WHICH IT IS FITTED.

26. PROVIDE ACOUSTIC LAGGING TO PIPEWORK RUNS WITHIN CEILING VOIDS AND ABOVE ANY HABITABLE SPACES TO ACOUSTIC CONSULTANT RECOMMENDATIONS.

27. ALL PIPING SHALL BE SUPPORTED TO ENSURE THE SYSTEM IS FREE FROM VIBRATION AND WATER HAMMER. PIPEWORK IS NOT TO BE HUNG FROM ADJACENT PIPEWORK, POWER DRIVEN FIXINGS ARE NOT APPROVED.

28.PROVIDE SEISMIC RESTRAINT TO SERVICES IN ACCORDANCE WITH AS1170.

SPECIFICATION NOTES

SCOPE OF WORKS

THIS SPECIFICATION AND DRAWING(S) OUTLINE THE SCOPE OF WORKS AT 147 MARION ROAD, RICHMOND, SA.

SCOPE OF WORK SHALL CONSIST OF:
·SANITARY, WASTE AND VENT PIPEWORK
·HOT AND COLD WATER SERVICES
·FIXTURES, FITTINGS, VALVES AND TAPWARE
·HOT WATER SYSTEMS
·MAKE APPLICATION AND PAY ALL FEES, APPROVALS AND INSPECTIONS AS REQUIRED BY AUTHORITIES.
·COORDINATION WITH OTHER SERVICES AND TRADES.
·PROVIDE CERTIFICATION ON COMPLETION OF THE WORKS.
·COMPLIANCE WITH THE GENERAL CONDITIONS OF THE CONTRACT.
·PROVIDE THREE (3) OFF HARD COPIES AND CD OF THE OPERATING AND MAINTENANCE MANUALS INCLUDING 'WORK AS EXECUTED' DRAWINGS PRODUCED IN AUTOCAD 2009 AND INCLUDING MANUFACTURERS WARRANTIES, PROVIDE DRAFT COPY FOR APPROVAL.NOTE: AUTOCAD FILES SHALL NOT BE PROVIDED - CONTRACTOR TO UNDERTAKE ALL CAD WORKS.
·CONTRACTOR SHALL COMPLETE TESTING AND COMMISSIONING OF THE ABOVE SYSTEMS IN ACCORDANCE WITH AS/NZS 3500 PRIOR TO PRACTICAL COMPLETION.
·PROVIDE 12 MONTHS DEFECTS WARRANTY ON COMPLETED WORKS FROM THE DATE OF PRACTICAL COMPLETION. PROVIDE 12 MONTHS MAINTENANCE AND DEFECTS LIABILITY.
WORKS SHALL BE IN ACCORDANCE WITH:
·THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND THE NATIONAL CONSTRUCTION CODE (NCC)
·THE REQUIREMENTS OF THE AS/NZS 3500.
·THE REQUIREMENTS OF THE LOCAL WATER AUTHORITY
·THE REQUIREMENTS OF WORKSAFE AND THE DEPARTMENT OF HEALTH
·THE REQUIREMENTS OF ANY OTHER APPLICABLE AUSTRALIAN STANDARD
·THE REQUIREMENTS OF BASE BUILDING SPECIFICATION AND ARCHITECTURAL DOCUMENTATION

SHOULD ANY DISCREPANCY OCCUR BETWEEN DRAWINGS AND NOTES, THE LARGER/GREATER DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING.
THE SUB-CONTRACTOR SHALL INCLUDE A FULL SCHEDULE OF RATES TO COVER WORKS. ANY VARIATION WITH THE TENDER IF FOR ANY REASON OF DOUBT EXISTS ON WHETHER A PARTICULAR PORTION OF WORK IS REQUIRED, THE SUB-CONTRACTOR SHALL INCLUDE THESE WORKS AS A SEPARATE QUOTATION IN THE TENDER.

MATERIALS

MATERIALS USED SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS, MANUFACTURED IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND CODES WHERE REQUIRED. MATERIALS, FITTINGS AND ACCESSORIES SHALL BE TESTED AND STAMPED AS REQUIRED UNDER THE PLUMING PRODUCTS APPROVAL SCHEME AND REQUIRED BY AUSTRALIAN STANDARDS. UNIFORMITY OF TYPE AND MANUFACTURE OF EACH INDIVIDUAL FITTING SHALL BE MAINTAINED THROUGHOUT THE INSTALLATION.
PIPEWORK EXPOSED TO VIEW SHALL BE CHROME PLATED COPPER.
WATER PIPE SIZE INDICATED ON DRAWINGS OR OTHERWISE IS BASED ON COPPER TUBE. ADJUST SIZE TO MATCH INTERNAL DIAMETER IS ALTERNATIVE PIPE MATERIAL IS USED.
ALL HOT AND WARM WATER PIPES TO BE LAGGED, VALVES, ETC. WITH A MINIMUM THICKNESS OF 13mm ARMAVENT SECTIONAL PIPEWORK INSULATION OR EQUIVALENT APPROVED INSULATION TO BE USED.

THE FOLLOWING MATERIALS SHALL BE EMPLOYED:
·SANITARY DRAINAGE - UPVC-ACOUSTIC LAGGED OR REHAU RAUPIANO ACOUSTIC PIPEWORK
·AIR ADMITTANCE VALVES - STUDOR
·WATER RETICULATION - EXTERNAL: COPPER TYPE B
- INTERNAL: PEX-REHAU OR EQUAL
NOTE: PIPE SIZES INDICATED ARE NB NOMINAL BORE -PROVIDE INTERNAL BORE TO MATCH.

PENETRATIONS

ALLOW TO CHASE WALLS AS REQUIRED AND MAKE GOOD. SET OUT LOCATION OF PENETRATION AND OBTAIN WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO CORING OR CUTTING. XRAY SLABS AS REQUIRED AND PAY ALL FEES AND COSTS.
SEAL OFF ALL PENETRATIONS TO MAINTAIN THE ACOUSTIC, WATER AND AIR TIGHTNESS AND OR FIRE RATING PROPERTIES OF THE PENETRATED COMPONENT.

AUTHORITIES' APPROVAL

PROVIDE DOCUMENTS EVIDENCING APPROVAL FROM THE REGULATORY AUTHORITIES PRIOR TO PRACTICAL COMPLETION TO INCLUDE CONTRACTORS CERTIFICATE OF COMPLIANCE.

ASSOCIATED WORKS

BUILDERS WORKS:
·CONSTRUCTION OF SERVICES DUCTS, ACCESS PANELS AND WALL VOIDS
·FORMING AND MAKING GOOD TO ALL PENETRATIONS THROUGH WALLS AND CEILINGS.
·TEMPORARY POWER AND LIGHTING.
·SEALING OF PENETRATIONS, PRODUCT USED SHALL BE IN ACCORDANCE WITH RELEVANT CONTROLLING AUTHORITY APPROVED TYPE BEARING AUSTRALIAN STANDARDS MARKING.
ELECTRICAL:
·POWER SUPPLY TO DISHWASHER UNIT-1x10 AMP GPO
·HOT WATER UNIT - AC240V 10AMP WEATHERPROOF EARTHED POWER OUTLET
MECHANICAL:
·EXTENSION AND FINAL CONNECTION OF ALL MECHANICAL EQUIPMENT CONDENSATE DRAINS.

COLD WATER

MAKE CONNECTIONS TO EXISTING COLD WATER ISOLATION VALVE, EXTEND TO PROPOSED FIXTURES AS SHOWN IN DRAWINGS. ALLOW FOR SUPPLY AND INSTALLATION OF COLD WATER PIPEWORK COMPLETE WITH TRANSITIONS, BENDS, TEES SUPPORTS, OFFSETS, FLEXIBLE CONNECTIONS, TAKE OFFS AND FITTINGS NECESSARY FOR SATISFACTORY OPERATION OF THE COLD WATER SYSTEM TO ALL TAPWARE, DISHWASHER STOP VALVES, AND HWU'S STOP VALVES AS SHOWN.

HOT WATER

EXTENSION AND CONNECTION POINT OF HOT WATER PIPE FROM PROPOSED HOT WATER UNIT TO THE PROPOSED PLUMBING FIXTURE. THE INSTALLATION OF HOT WATER PIPEWORK SHALL BE COMPLETE WITH TRANSITIONS, BENDS, TEES, SUPPORTS, OFFSETS, FLEXIBLE CONNECTIONS, TAKE OFFS, FITTINGS AND THERMAL LAGGING TO ENSURE SATISFACTORY PERFORMANCE OF THE SYSTEM AND CODE COMPLIANCE.

PORTABLE FIRE EXTINGUISHERS

SUPPLY AND INSTALL PORTABLE FIRE EXTINGUISHERS AND ASSOCIATED SIGNAGE AS NOMINATED IN ACCORDANCE WITH AS2444. FINAL LOCATION OF EXTINGUISHERS TO BE DETERMINED ON SITE TO APPROVAL OF BUILDER AND ARCHITECT.

FIRE HOSE REELS

PROVIDE FIRE HOSE REELS AS INDICATED ON THE DRAWINGS AT LOCATIONS NO FURTHER THAN 4m FROM EGRESS DOORS UNLESS OTHERWISE SPECIFIED. FIRE HOSE REELS SHALL BE EQUIPPED WITH Ø19mm x 36m LONG FIRE HOSE AND APPROVED NOZZLE. THE ISOLATING VALVE SHALL BE FITTED WITH AN INTERLOCK TO PREVENT REMOVAL OF THE NOZZLE UNTIL THE VALVE IS TURNED ON. FIRE HOSE REELS SHALL COMPLY WITH AS 1221.

FIRE HOSE REELS AND ASSOCIATED INSTRUCTION PLATES MUST BE MOUNTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL FIRE AUTHORITY AND AS 2441 WITH THE AXLE LOCATED BETWEEN 1550mm AND 2400mm OFF FINISHED FLOOR LEVEL.THE NOZZLE ASSEMBLY STOP VALVE SHALL BE LOCATED 1000mm OFF FINISHED FLOOR LEVEL. A CLEARANCE OF 100mm MUST BE MAINTAINED AROUND ALL EDGES OF THE FIRE HOSE REEL CIRCUMFERENCE AT ALL TIMES. EXTENDED FIRE HOSE GUIDE ARMS SHALL BE FITTED WHEN THE FIRE HOSE REEL IS INSTALLED WITHIN A CABINET GUIDE ARMS MUST EXTEND BEYOND THE CABINET TO REDUCE THE RISK OF DAMAGE OR TANGLING TO THE FIRE HOSE REEL. THE FIRE HOSE REEL INSTALLATION AND SIGNAGE MUST BE INSTALLED AS PER THE REQUIREMENTS OF AS 2441.

PROVIDE APPROVED TESTABLE DOUBLE CHECK VALVES COMPLYING WITH AS3500 AND SA WATER CORPORATION REQUIREMENTS AT LOCATIONS AS INDICATED IN THE DRAWINGS.

SANITARY FIXTURES AND TAPWARE

REFER TO ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION.

EQUIPMENT SCHEDULE

'RINNAI INFINITY 26' OR EQUAL APPROVED CONTINUOUS FLOW HOT WATER UNIT COMPLETE WITH APPROVED FLUEING TO AS5601 AND MANUFACTURERS GUIDELINES.
·PROVIDE A4 COLOUR SAMPLES PRIOR TO ORDERING FOR APPROVAL.

REV'N	DESCRIPTION	DATE	CHK'D
A	CONSTRUCTION ISSUE	23.01.18	PL

CONSTRUCTION ISSUE

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PROJECT
147 MARION ROAD, RICHMOND

DRAWING
GENERAL NOTES AND SPECIFICATION NOTES

HYDRAULIC SERVICES

SCALE	DATE		
1:100 @ A1	JAN 2018		
	DESIGNED	DRAWN	No. IN SET
	JZ	JZ	5 OF 5
DRAWING NUMBER			REVISION
LCE12474-SKH05			A