

POTABLE COLD WATER SYSTEM

System Description

The potable domestic cold water reticulation extends from the new QUU water main on level 2 / ground water meter cupboard. The master meter for the project is located within this cupboard as well as the new AMR panel for the units. The meter is located at the front right hand side on Grid 5.

From the meter assembly the reticulation extends through the basement and up into the building via the centralised corridor water meter cupboard on each floor. In this cupboard on each floor 20mm sub water meters are located for each unit which are connected to the AMR system. From each meter, potable water supply extends through the corridor in the ceiling space into each unit. Water isolations are located under each laundry tub for emergency isolation.

The potable cold water reticulation within the wet areas is installed within walls and ceiling spaces as required for connection to the following fixtures:

- Basins
- Showers
- Sinks
- Laundry Tubs/Mixers
- Dishwashing and Clothes Washing taps
- Toilets

Materials

The materials used for the system are as follows:

- Main reticulation – Stainless Steel
- Unit rough in – Pex

Backflow Prevention

Backflow prevention is provided as required within the building to achieve AS3500.1 compliance. Please see attached Form 9's for details.

POTABLE HOT WATER SYSTEM

System Description

The hot water plant is a central gas-boosted storage hot water system located in the hot water plant room on roof level. The plants was supplied and installed by Origin. Please see Mosaic for details.

The hot water reticulation extends from the plant via a flow and return system with circulating pumps also located in the plant deck on roof level adjacent to the hot water plant. On each level hot water manifold and take off is located in the ceiling space at the end of each corridor. From this manifold hot water extends into each unit with isolation valves located under laundry tubs. The laundry tub isolation control box incorporates a hot water meter and tempering valve for that individual unit. The tempering valve ensures temperature in the unit wet areas do not exceed 50 degrees. The kitchen and laundry bypass the temp valve and has direct hot.

Potable hot water and warm reticulation within the amenity areas is installed within walls and ceiling spaces as required for connection to the following fixtures:

- Basins
- Showers
- Sinks
- Laundry

Materials

The materials used for the system shall be as follows:

- Main reticulation – Stainless steel
- Unit rough in – Pex

FIRE HYDRANT SYSTEM

System Description

The fire hydrant water supply extends from the new QUU connection located in the master meter cupboard at the front right hand side of the property. Same location as the domestic water supply. The new 100mm fire meter assembly incorporates a single testable check valve to protect the potable water supply.

From the outlet at the backflow prevention assembly the reticulation extends throughout the site to externally located H booster patten to provide protection to the new building and for the connection of QFES during fire fighting scenario. A diesel fire pump is provided within the pump room located in basement 1 to help provide booster water pressure to all hydrants and hose reels in a fire fighting scenario.

A fire test drain is located in the stairwell with a connection on roof level for testing flow and pressure as required under legislation.

Materials

- In ground reticulation – PE100 Red line poly
- Main reticulation within the building – Roll grooved medium gauge galvanised steel pipe with Victaulic coupling.

GAS SERVICE SYSTEM

System Description

The gas systems extends from the new APA connection on Level 2 / ground floor at the front right hand side of the property, adjacent to the master meter cupboard. The new connection is metered which was supplied and installed by APA. From the meter assembly the gas extends through the basement and up into the tower through the centralised gas service cupboard on each floor corridor. In this cupboard a manifold branches off from the main with individual feeds and isolation for individual units cook top. From these isolations on each floor the gas service extends through the corridor ceilings into each unit to feed the cook top. Another isolation is located in the unit in the adjacent kitchen cupboard beside the cook top for emergency use.

The gas main continues up through the tower to feed the hot water plant located on the roof level plant deck.

Materials

- Main reticulation – Stainless steel
- Unit rough in – Pex

04-MAINTENANCE REQUIREMENTS

Following is a summary of the maintenance and servicing requirements that have been put in place with suppliers/maintenance contractors.

Description	Statutory Maintenance Requirements	Recommended Maintenance Requirements	Maintenance Summary
Backflow Prevention Devices	12 monthly	As per Statutory Requirements	Qld Government Form 9 to be completed by authorised personnel
Diesel Driven Fire Booster Pump-set	3 / 6 / 12 monthly	As per Statutory Requirements	Authorised QBCC contractor and/or agreement no.:
Fire Hose Reels	12 monthly	As per Statutory Requirements	Authorised QBCC contractor and/or agreement no.:
Fire Hydrants	12 monthly	As per Statutory Requirements	Authorised QBCC contractor and/or agreement no.:
Potable Cold Water Booster Pump	N/A	Refer to 05 Pumps for recommended maintenance requirements	Check supplier/tech info in folder for S&M instructions
Tempering Valves	12 monthly	As per Statutory Requirements	TMV/Tempering Valve Certificate to be issued to Owner by authorised personnel