



# PLUMBING LOGIX

## HYDRAULIC SERVICES

### OPERATION & MAINTENANCE MANUAL

ESSENTIA

18 REMEMBRANCE DRIVE, SURFERS PARADISE,

PREPARED BY: Liam Wall

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## 1. Project Overview

Project name: Essentia

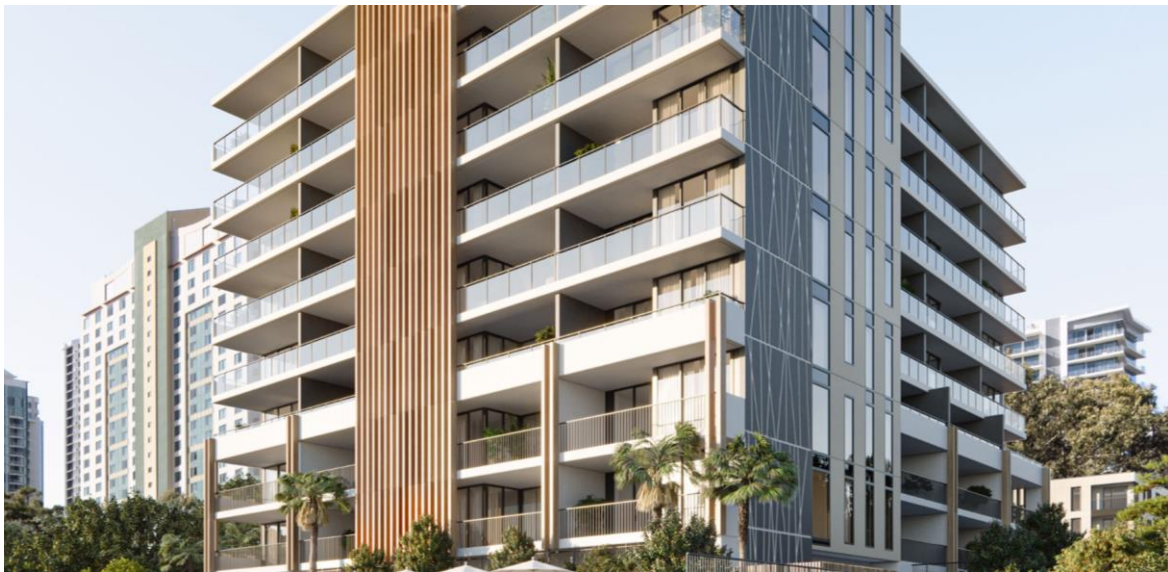
Project type: Residential Apartments Building

Address: 18 Remembrance Drive, Surfers Paradise, 4217

Builder: Morris Property Group

Hydraulic designer: MDA Consulting Engineers PTY LTD

Hydraulic contractor: Plumbing Logix Pty Ltd



## 2. Hydraulic Services

### Sewer & Sanitary Plumbing

The Sewer drainage system comprises of various internal drainage systems throughout the complex into the existing property connection on ground level at the northern perimeter. All connections have been documented on As Constructed drawings.

The multiple vents terminate through the roof level as documented.

The vents that protrude through the roof structure have been fitted with dectites for weather proofing purposes with vent cowls.

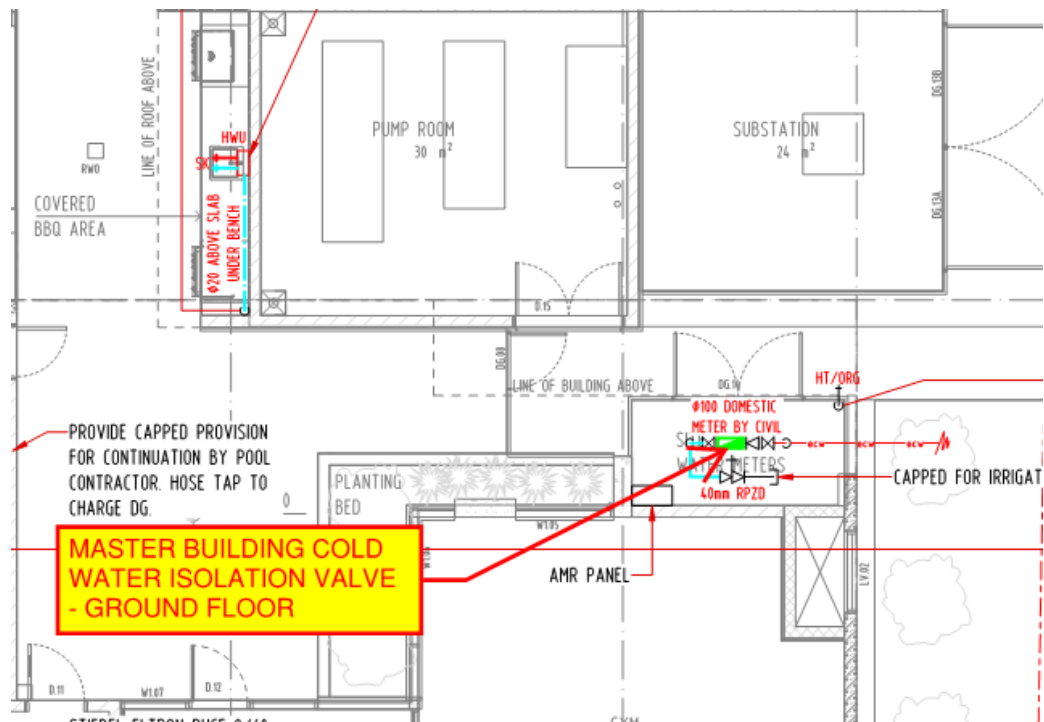
All Sanitary Plumbing and Drainage was installed in UPVC pipe and installed in accordance with AS3500, static tested and passed by the relevant authority.

See as-constructed drawings for further details and locations.

## Cold Water Service

Water to this project is supplied from Domestic Towns Water Meter located at the property boundary on the north eastern corner of the building.

The Cold-Water service was connected to the existing building infrastructure in various locations as documented in the As Constructed drawings

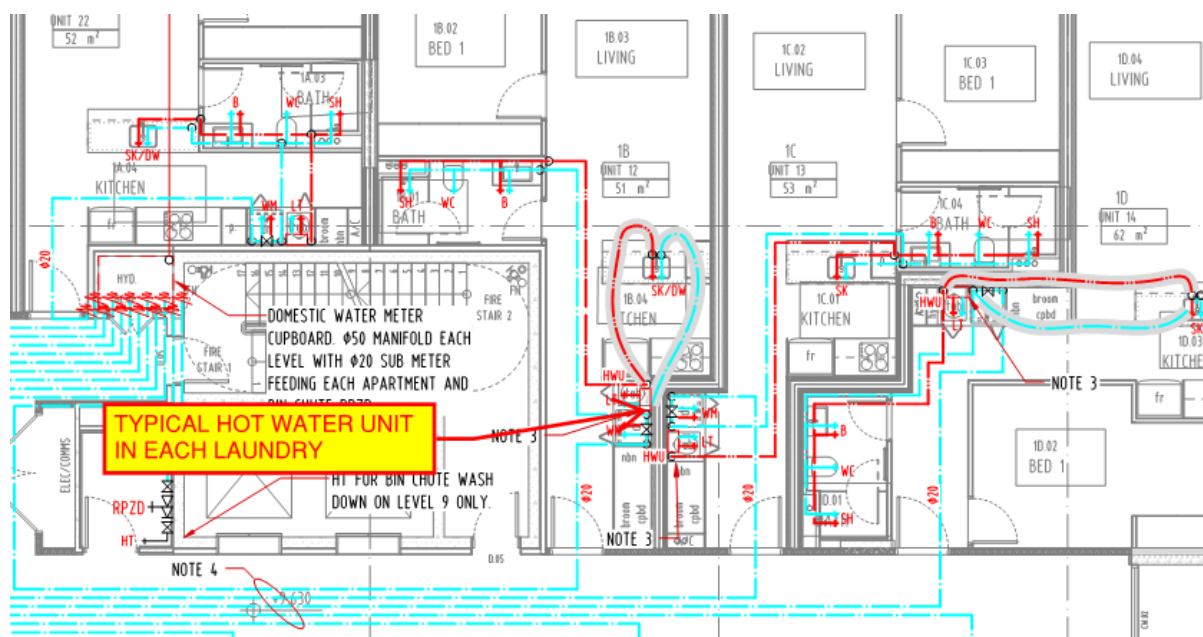


Each unit can be individually isolated via the control valves located within the laundry.

The Cold-Water Service has been installed using welded copper fittings & Pex piping systems and is installed to AS3500.

See as-constructed drawings for further details and locations.

The Hot water supply for each unit is from an instantaneous Hot Water system located in the laundry. Each hot water unit can be individually isolated from the control valve within the laundry.



See as-constructed drawings for further details and locations.

### 3. Maintenance Schedule

Maintenance to the Plumbing Services must be carried out in accordance with Plumbing and Drainage Australian Standards AS 3500.

The following maintenance procedures should be carried out by a licensed Plumber to meet the above Authorities regulations.

To ensure the safety of the user an additional license is required for maintaining Backflow Prevention Devices.

#### Statutory / Preventative Maintenance Summary

##### **Valves and Tapware:**

- Should be checked monthly or as required by Client for correct functioning.

##### **Backflow Prevention Devices:**

- Should be certified on a 12 monthly basis and inspections recorded in Log Book.

##### **Thermostatic Mixing Devices:**

- Should be certified on a 12 monthly basis and inspections recorded in Log Book.

##### **Cold Water and Stormwater pumps:**

- Should be certified on a 12 monthly basis and inspections recorded in Log Book.

### Statutory Maintenance Schedule

Item	Weekly	Monthly	Bi-Annually	Annually
<b>THERMOSTATIC MIXING DEVICES</b>	N/A	N/A	N/A	Test by certified Contractor, record and log test results.
<b>Backflow Prevention Devices</b>	N/A	N/A	N/A	Test by certified Contractor, record and log test results.

### Preventative Maintenance Schedule

Item	Weekly	Monthly	Bi-Annually	Annually
<b>Fixtures &amp; Tapware</b>	N/A	Visual checks to ensure functioning correctly with no excess water loss.	N/A	N/A
<b>Pumps – CW/SW</b>	N/A	N/A	N/A	Aline service call – refer supplier details.
<b>Sanitary Plumbing / Elevated Drainage</b>	N/A	Visual check of pipework for leaks and damage Inspect reflux valves for free operation	N/A	Inspect Pump-out pits and hose out internally.



## 4. Technical Product Data / Warranties

### Supplier Schedule

<b>Plumbing Items Supplied by:</b>	<b>Reece – General materials</b> (07) 5522 3300
<b>PEX Piping – Water &amp; Gas Supplied by:</b>	<b>Saveur Pacific Pty Ltd - Piping Systems</b> <a href="http://www.reflexsystems.com.au">www.reflexsystems.com.au</a> 1300 665 774
<b>Tapware &amp; Fixtures Supplied by:</b>	<b>Morris Property Group</b>
<b>Thermostatic mixing valves and backflow valves</b>	<b>Reece – General materials</b> (07) 5522 3300
<b>Pumps – Cold water, Stormwater B2 and Stormwater Spel tank</b>	<b>Aline pumps</b> (07) 5522 3300

## 5. Commissioning and Certificates

All testing and commissioning have been carried out in accordance with AS3500 and all the relevant standards.

Certificates - Please find attached (refer to "Certificates Folder"):

- GCCC Plumbing Final Clearance Certificate
- Form 5 – TMV and Hot water commissioning certificate
- Form 9 - Backflow Device Certificates
- Form 12 – Plumbing & Drainage
- Form 12 – Passive Fire
- Pump Commissioning Certificate
- AMR and Meter schedule

## 6. As Built Drawing Register

Drawing Description	Drawing	Revision
LEGEND, NOTES AND DRAWING INDEX	H001	AC
BASEMENT 2 – DRAINAGE	H100	AC
BASEMENT 1 – DRAINAGE	H101	AC
GROUND LEVEL (LEVEL 1) – DRAINAGE	H102	AC
LEVEL 2 – DRAINAGE	H103	AC
LEVEL 3-9 – DRAINAGE	H104	AC
ROOF LEVEL - DRAINAGE	H105	AC
BASEMENT 2 – WATER SERVICES	H200	AC
BASEMENT 1 – WATER SERVICES	H201	AC
GROUND LEVEL (LEVEL 1) – WATER SERVICES	H202	AC
LEVEL 2-9 – WATER SERVICES	H203	AC
DRAINAGE SCHEMATIC – SHEET 1 OF 2	H300	AC
DRAINAGE SCHEMATIC – SHEET 2 OF 2	H300	AC
WATER SCHEMATIC	H400	AC
DETAILS SHEET	H500	AC

## 7. As Built Drawings

Please find attached the as built drawings for this project.