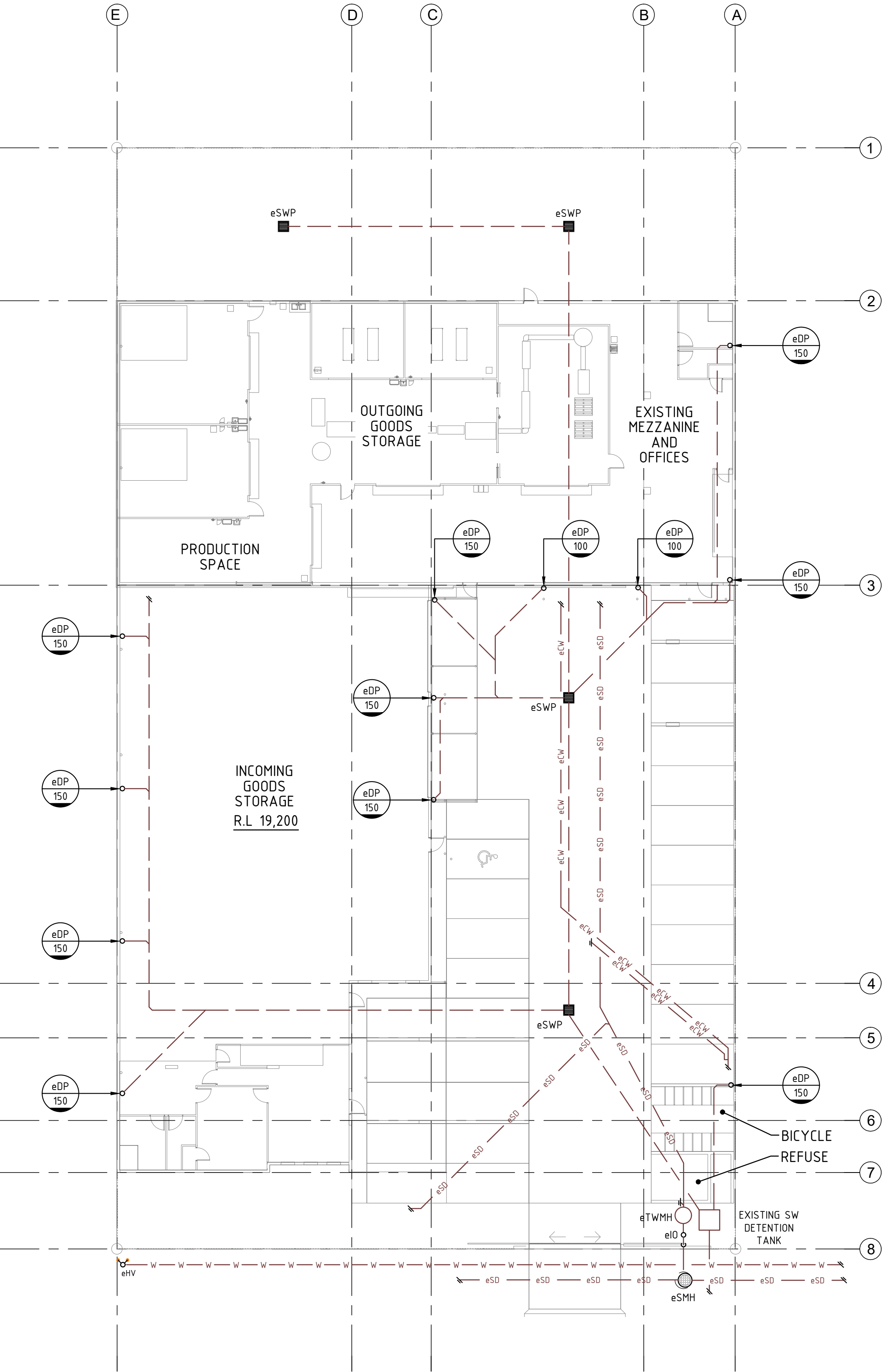
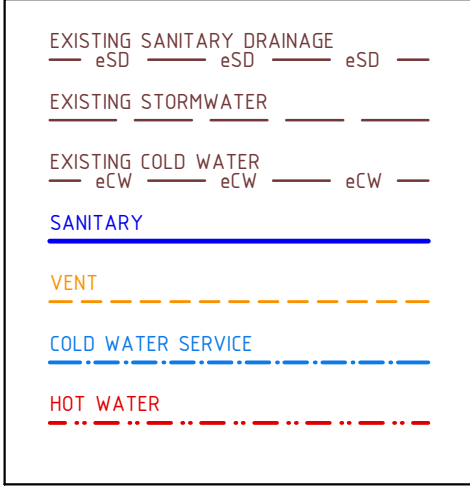




SITE PLAN
SCALE 1:200

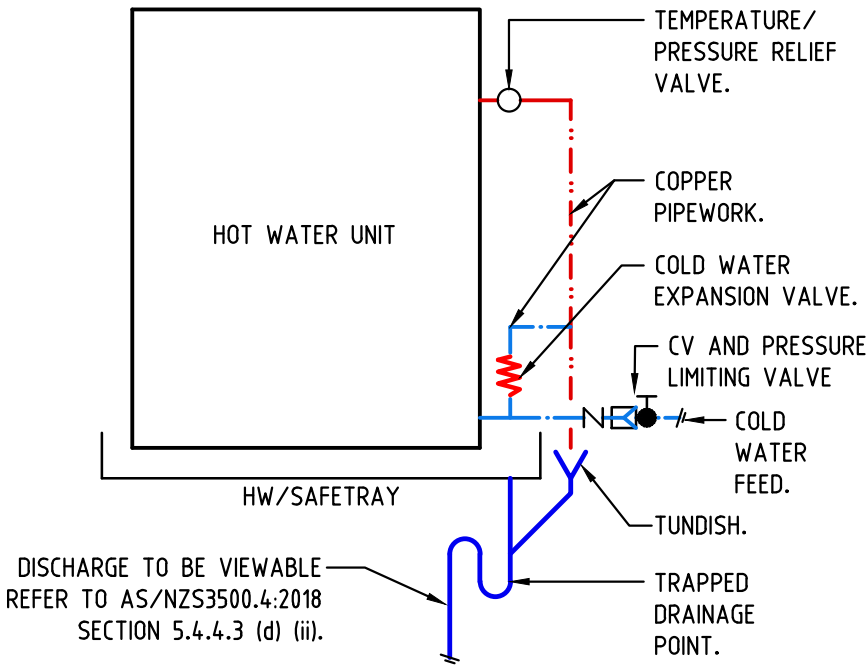
Total Fixtures = 7
Total FU = 11

LEGEND:



ABBREVIATIONS:

AC/T/TD	AIR CONDITIONING TRAPPED TUNDISH
B	BASIN
B/T	BUCKET TRAP
BV	BALANCING VALVE
BWU	BOILING WATER UNIT
C/SK	CLEANER'S SINK
CHV	CHECK VALVE
CO	CLEAR OUT
COS	CLEAR OUT TO SURFACE
CV	CONTROL VALVE
CVP	CHAMBER SERVICE PIPE
D/SK	DOUBLE BOWL SINK
DCHV	DUAL CHECK VALVE
DP	DOWN PIPE
e	EXISTING
F.F.L	FINISHED FLOOR LEVEL
FCB	FROZEN CARBONATED BEVERAGE
FWG	FLOOR WASTE GULLY
GIT	GREASE INTERCEPTOR TRAP
H/D	HIGH DENSITY
HC	HOSE COCK
HWU	HOT WATER UNIT
HW/SAFETRAY	HOT WATER SAFETRAY
HW/TD	HOT WATER TUNDISH
IO	INSPECTION OPENING
KPa	KILOPASCALS
KW	KILOWATTS
L/S	LITRES PER SECOND
ORG	OVERFLOW RELIEF GULLY
PVC	POLYVINYL CHLORIDE
RPZD	REDUCED PRESSURE ZONE DEVICE
S/S	STAINLESS STEEL
SIC	SEWER INSPECTION CHAMBER
SK	SINK
SWD	STORMWATER DROPPER
RL	REDUCED LEVEL
T/A	TO ATMOSPHERE
T/TD	TRAPPED TUNDISH
TLV	TEMPERATURE LIMITING VALVE
TWVP	TRADEWASTE VENT PIPE
TWMH	TRADE WASTE MANHOLE
VP	VENT PIPE
WC	WATER CLOSET
WDR	WASHDOWN REEL



TYPICAL HOT WATER UNIT
SAFETRAY DETAIL

COMPLY WITH AS/NZ 3500.4-2018 SECTION 5
NOT TO SCALE

DRAINAGE PLAN No. -

P/A No.:..... -
RPD:..... LOT on SP
ADDRESS:..... LOT 108 HOMESTEAD DRIVE, STAPYLTON, QLD, 4207
OWNERS NAME:..... -
TITLE STATUS:..... COMMUNITY TITLE
SOIL REACTIVITY:..... 'E' (GEOTECH NOT PROVIDED)
BUILDING CLASS:..... 6
DATUM:..... AHD

NOTES:

GENERAL NOTES:

- THIS PLAN SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND ANY OTHER SERVICES CONSULTANT'S DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS:3500, PLUMBING & DRAINAGE ACT, RELEVANT AUTHORITY'S & CODES, AND ARCHITECT/SUPERINTENDENT APPROVALS.
- THE HYDRAULIC CONTRACTOR SHALL ALLOW FOR ALL EXCAVATION, BACKFILL, PIPES AND MATERIALS NECESSARY INCLUDING COUPLINGS AND ADAPTORS TO COMPLETE ALL WORKS IN ACCORDANCE WITH THESE DRAWINGS, THE HYDRAULIC SERVICES SPECIFICATION (IF PROVIDED), AS/NZS:3500 AND ANY LOCAL AUTHORITY OR STRUCTURAL ENGINEERS REQUIREMENTS.
- THE HYDRAULIC CONTRACTOR SHALL SUBMIT ALL PERMITS AND PAY ALL SERVICE CONNECTION AND INSPECTION FEES/CHARGES ASSOCIATED WITH THE HYDRAULIC SERVICES INSTALLATION.
- ANY EXISTING OR AUTHORITY SERVICES WORKS SHOWN ON THESE DRAWINGS REFLECT THE LOCATIONS SUPPLIED TO US FROM VARIOUS EXTERNAL SOURCES. BRW HYDRAULICS CAN NOT GUARANTEE THE ACCURACY OF EXISTING SERVICES WORKS RECORDED ON THESE DRAWINGS.
- CONTRACTOR TO CONFIRM LOCATION OF ALL RELEVANT EXISTING SERVICES BEFORE COMMENCING ANY WORKS.
- ALL PIPEWORK SHALL BE ACOUSTICALLY RATED/LAGGED AS REQUIRED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE.
- NO WORK SHALL BE COVERED OR DEEMED COMPLETED WITHOUT THE APPROVAL OF THE RELEVANT AUTHORITIES AND/OR INDEPENDENT CERTIFIER SUPERVISING THE INSTALLATION. RECORDS OF SUCH APPROVALS ARE TO BE MAINTAINED ON SITE AT ALL TIMES. DELAYS AND COSTS ASSOCIATED WITH INCORRECTLY INSTALLED AND/OR NON-COMPLIANT OR DEFECTIVE WORKS REQUIRING RE-INSPECTION WILL BE AT THE HYDRAULIC CONTRACTORS COST.
- ALL PENETRATIONS IN FIRE RATED SUSPENDED SLABS, MASONRY WALLS OR OTHER FIRE RATED STRUCTURES ARE TO BE FITTED WITH AN APPROVED FIRE COLLAR AND/OR SEALED WITH A COMPLIANT FIRE RETARDANT MATERIAL.
- SERVICE TRENCHES THROUGH EXISTING OR COMPLETED CONCRETE OR ASPHALT REQUIRE TO BE SAWCUT TO ITS FULL DEPTH PRIOR TO REMOVAL.
- UPON COMPLETION OF WORKS ON SITE THE HYDRAULIC CONTRACTOR SHALL PRODUCE A FULL SET OF 'WORK AS CONSTRUCTED' DRAWINGS IN THE SAME FORMAT AND EQUAL QUALITY OF THESE DESIGN DRAWINGS. ALLOW TO PAY ALL COSTS ASSOCIATED WITH RE-DOCUMENTATION.

SANITARY DRAINAGE NOTES:

- INSPECTION OPENINGS ON DRAINAGE SYSTEMS ARE TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - WHERE ANY NEW SECTION OF DRAIN IS CONNECTING TO AN EXISTING DRAIN.
 - IMMEDIATELY AT OR UPSTREAM OF A JUMP UP.
 - AT INTERVALS OF 30m ON LONG PIPE RUNS.
 - AT ANY CONNECTION TO AN AUTHORITY SEWER.
 - DOWNSTREAM OF WHERE PIPES PASS UNDER A BUILDING.
 - ANYWHERE NOT STATED HERE THAT IS A REQUIREMENT OF AS/NZS 3500.
- ALL 100mm SANITARY PIPEWORK IS TO BE GRADED AT 1:60 OR 1.65% FALL, UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL SANITARY PIPEWORK LESS THAN 100mm IN SIZE IS TO BE GRADED AT 1:40 OR 2.5% UNLESS OTHER WISE NOTED.
- ALL SANITARY PIPEWORK SHALL BE CLASS S_{N6} DWV uPVC OR EQUIVALENT COMPLIANT MATERIAL, UNLESS OTHERWISE NOTED.
- WHERE A NEW PIPE IS TO CONNECT TO EXISTING OR COMPLETED PIPEWORK, THE CONNECTION SHALL BE MADE WITH A COMPLIANT FITTING, ENSURING THAT A SMOOTH CONTINUOUS PROFILE IS MAINTAINED WITHOUT ANY OBSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION OF ALL RELEVANT EXISTING SERVICES BEFORE COMMENCING ANY WORKS.

WATER SERVICES NOTES:

- ALL WATER SERVICES ARE DESIGNED TO BE TYPE 'B' COPPER UNLESS NOTED OTHERWISE.
- HOT WATER OUTLET TEMPERATURES ARE TO BE IN ACCORDANCE WITH AS/NZS:3500 AND RELEVANT AUTHORITY REQUIREMENTS, HOT WATER DELIVERY TEMPERATURES ARE TO BE CONTROLLED BY COMPLIANT THERMOSTATIC MIXING VALVES AND/OR TEMPERING VALVES.
- PIPEWORK ENCASED IN CONCRETE OR MASONRY WALLS IS TO BE SHEATHED TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION. SHEATHING MUST ALSO BE PROVIDED WHERE NECESSARY TO PROTECT AGAINST CORROSION CAUSED BY SURROUNDING MATERIALS.
- ALL INCOMING WATER SUPPLY LINES CONNECTING TO AUTHORITY WATER SERVICE CONNECTIONS MUST HAVE A 500kPa PRESSURE LIMITING VALVE INSTALLED.

TESTABLE BACKFLOW PREVENTION DEVICE TABLE

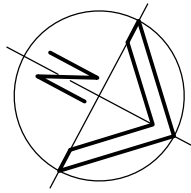
MAKE	MODEL	TYPE	LOCATION OF DEVICE AND REASON	SIZE (mm)	SERIAL No.
-	-	RPZD	COLD WATER RPZD FOR WASHDOWN REEL	20	-
-	-	RPZD	HOT WATER RPZD FOR WASHDOWN REEL	15	-

HYDRAULIC SERVICES CONTRACTOR NOTE:

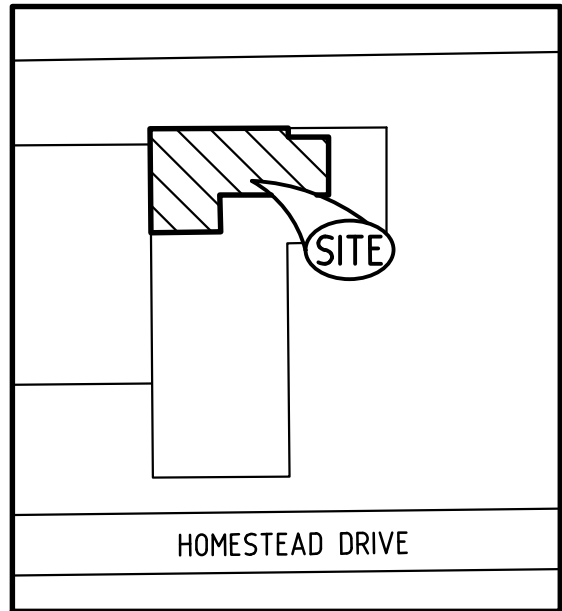
HYDRAULIC SERVICES CONTRACTOR TO GAIN APPROVAL FROM STRUCTURAL ENGINEER PRIOR TO SAW CUTTING OR CORE-HOLING THE EXISTING CONCRETE SLAB (ALLOW ALL COSTS).

HYDRAULIC SERVICES CONTRACTOR NOTE:

HYDRAULIC SERVICES CONTRACTOR TO ALLOW COSTS OF CAPPING AND SEALING ALL REDUNDANT EXISTING HOUSE DRAINAGE AND/OR TRADE WASTE DRAINAGE, WATER SERVICES AND ALL OTHER ASSOCIATED ITEMS IN THIS WORKS.



DESIGNER:..... B. NIKOLAJEVS
QBCC Lic No:..... 15058052



LOCALITY PLAN
NOT TO SCALE

A	ORIGINAL ISSUE	AG	03.04.23
issue	amendment	intl	date

hydraulic consultant

BRW
HYDRAULICS
PTY LTD

Level 3, 39 Sherwood Road,
Toowoong, QLD 4066
PH: (07) 3876 0088
admin@brwhydraulics.com.au
www.brwhydraulics.com.au
QBCC LIC. No. 15067828

client

FOOD AGENT
AUSTRALIA

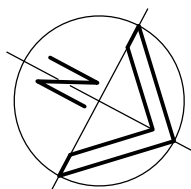
project
**PROPOSED 'USA BRAND'
TENANCY FITOUT**
AT
**LOT 108 HOMESTEAD DRIVE,
STAPYLTON, QLD, 4207**

drawing title
HYDRAULIC SERVICES

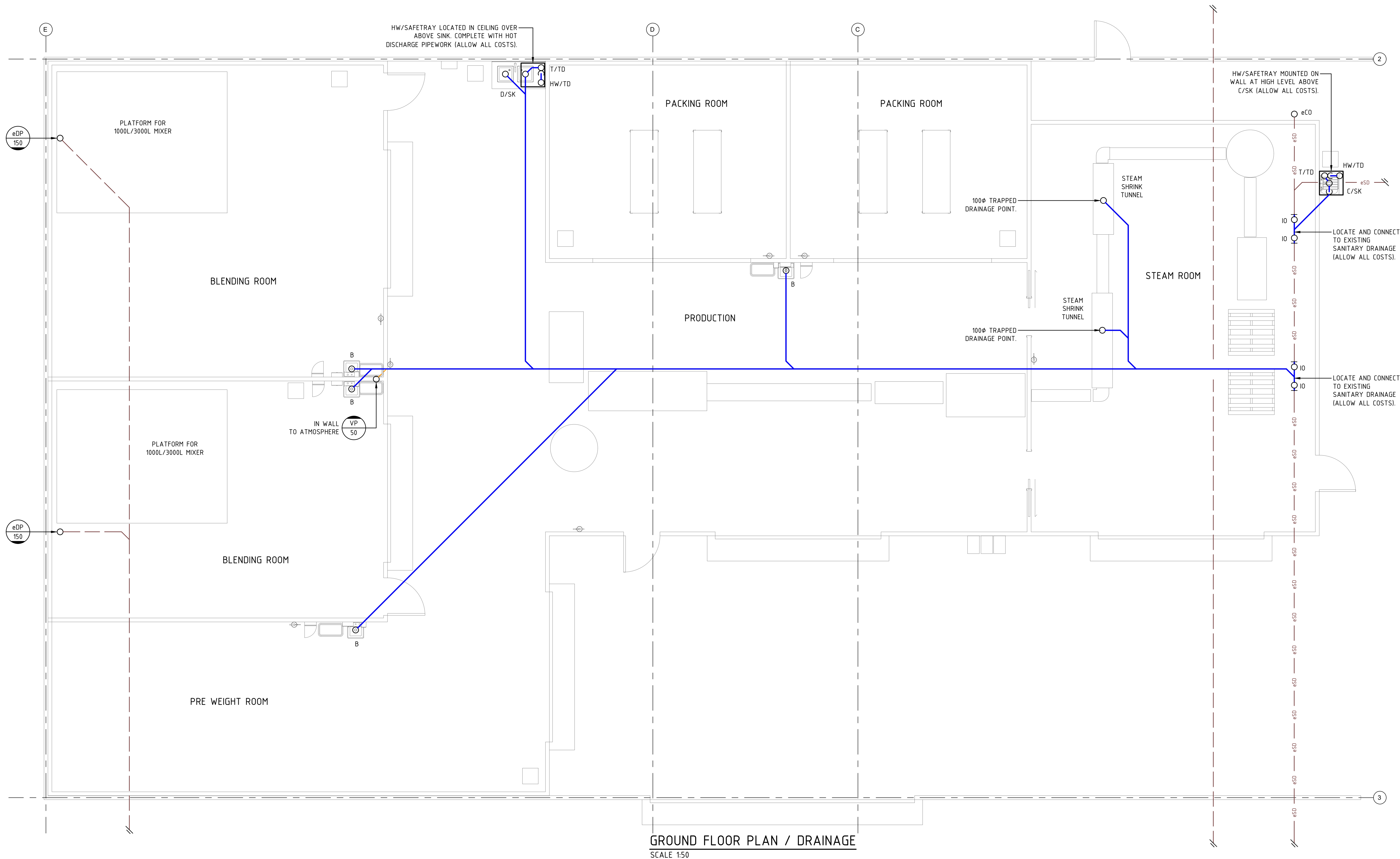
drawn	checked	date
AG	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	APRIL. 2023
scale	approved	
1:200 @ A1		
job no.	drawing no.	revision
20380	H1	A

DRAINAGE PLAN No. -

P/A No.:..... -
RPD:..... LOT on SP
ADDRESS:..... LOT 108 HOMESTEAD DRIVE, STAPYLTON, QLD, 4207
OWNERS NAME:..... -



DESIGNER:..... B. NIKOLAJEVS
QBCC Lic No:..... 15058052



GROUND FLOOR PLAN / DRAINAGE
SCALE 1:50

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO GAIN APPROVAL FROM
STRUCTURAL ENGINEER PRIOR TO SAW CUTTING OR CORE-HOLING THE
EXISTING CONCRETE SLAB (ALLOW ALL COSTS).

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO ALLOW COSTS OF CAPPING
AND SEALING ALL REDUNDANT EXISTING HOUSE DRAINAGE AND/OR
TRADE WASTE DRAINAGE, WATER SERVICES AND ALL OTHER
ASSOCIATED ITEMS IN THIS WORKS.

A	ORIGINAL ISSUE	AG	03.04.23
issue	amendment	intl	date

hydraulic consultant



Level 3, 39 Sherwood Road,
Toowong, QLD 4066
PH: (07) 3876 0088
admin@brwhydraulics.com.au
www.brwhydraulics.com.au
QBCC LIC. No. 15067828

client



FOOD AGENT
AUSTRALIA

project
PROPOSED 'USA BRAND'
TENANCY FITOUT
AT
LOT 108 HOMESTEAD DRIVE,
STAPYLTON, QLD, 4207

drawing title
HYDRAULIC SERVICES

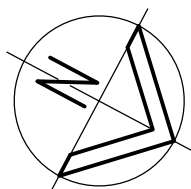
drawn	checked	date
AG	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	APRIL. 2023

scale	approved
1:50 @ A1	.

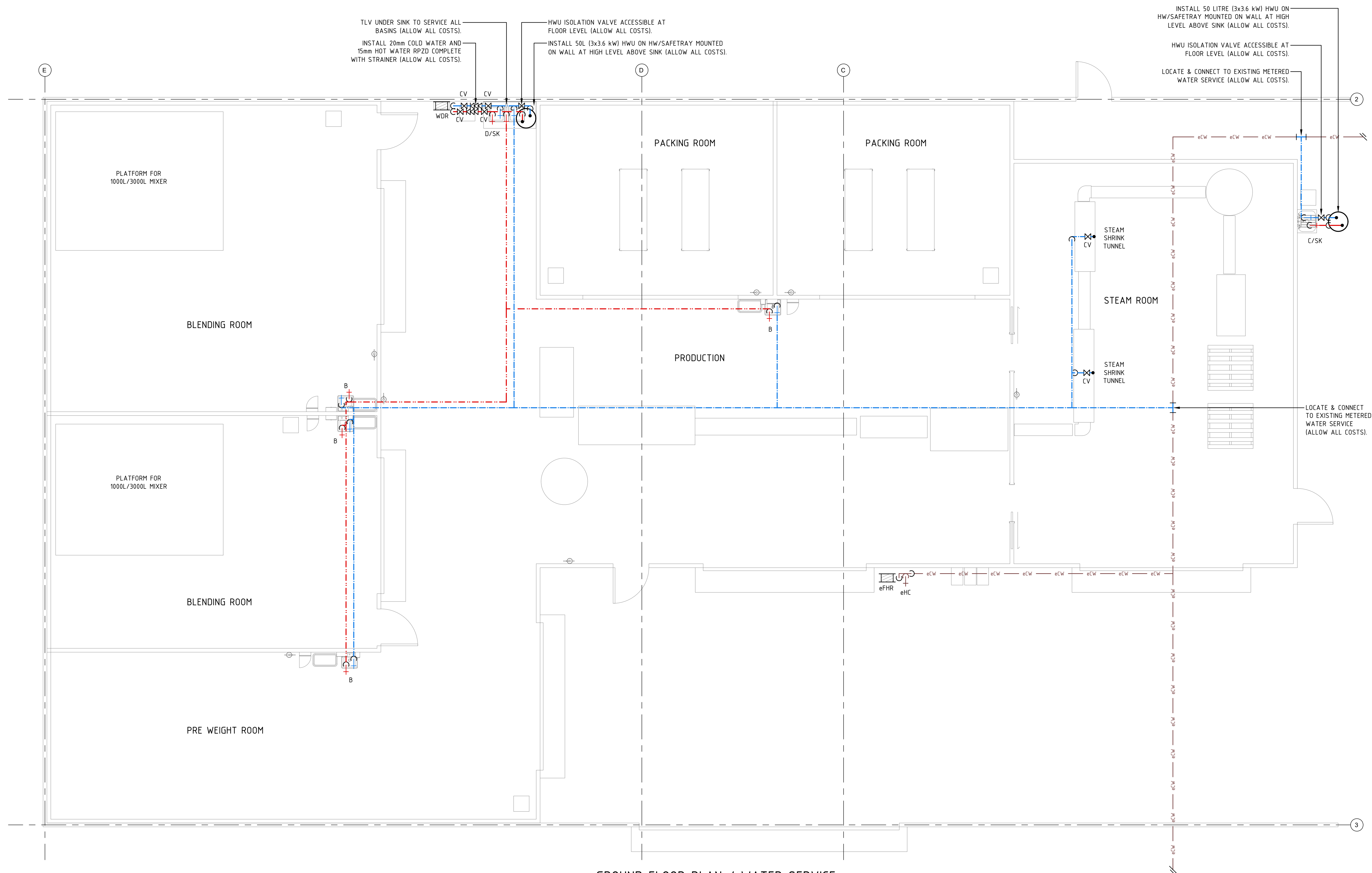
job no.	drawing no.	revision
20380	H2	A

DRAINAGE PLAN No. -

P/A No.:..... -
RPD:..... LOT on SP
ADDRESS:..... LOT 108 HOMESTEAD DRIVE, STAPYLTON, QLD, 4207
OWNERS NAME:..... -



DESIGNER:..... B. NIKOLAJEVS
QBCC Lic No:..... 15058052



GROUND FLOOR PLAN / WATER SERVICE
SCALE 1:50

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO GAIN APPROVAL FROM
STRUCTURAL ENGINEER PRIOR TO SAW CUTTING OR CORE-HOLING THE
EXISTING CONCRETE SLAB (ALLOW ALL COSTS).

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO ALLOW COSTS OF CAPPING
AND SEALING ALL REDUNDANT EXISTING HOUSE DRAINAGE AND/OR
TRADE WASTE DRAINAGE, WATER SERVICES AND ALL OTHER
ASSOCIATED ITEMS IN THIS WORKS.

A	ORIGINAL ISSUE	AG	03.04.23
issue	amendment	intl	date

hydraulic consultant

BRW
HYDRAULICS
PTY LTD

Level 3, 39 Shenwood Road,
Toowong, QLD 4066
PH: (07) 3876 0088
admin@brwhydraulics.com.au
www.brwhydraulics.com.au
QBCC LIC. No. 15067828

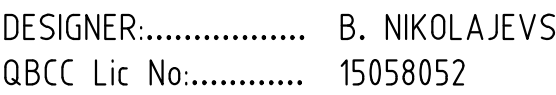
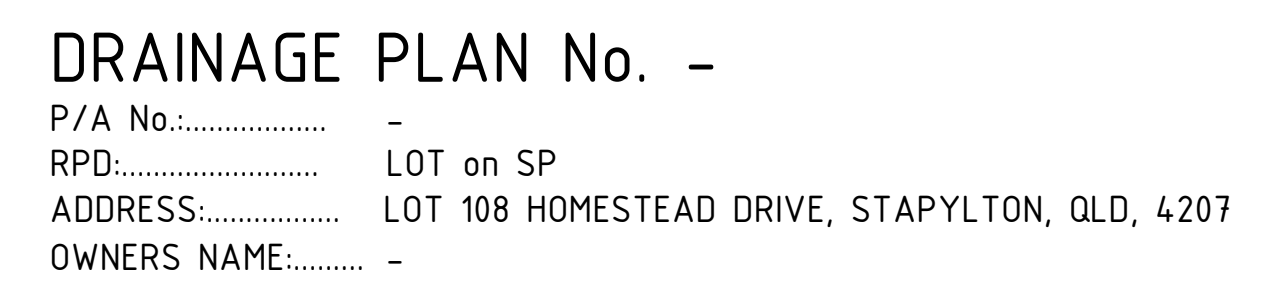
client

 **FOOD AGENT**
AUSTRALIA

project
PROPOSED 'USA BRAND'
TENANCY FITOUT
AT
LOT 108 HOMESTEAD DRIVE,
STAPYLTON, QLD, 4207

drawing title
HYDRAULIC SERVICES

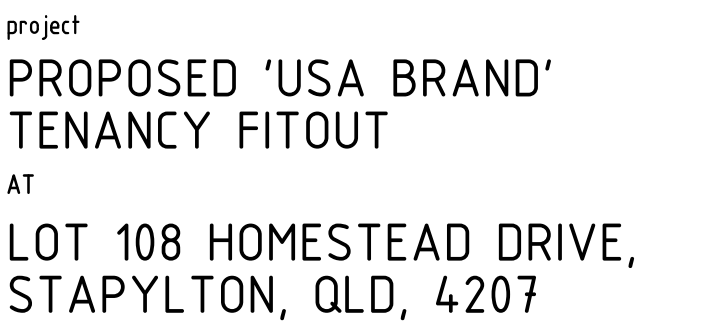
drawn AG	checked B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	date APRIL. 2023
scale 1:50 @ A1	approved .	
job no. 20380	drawing no. H3	revision A



hydraulic consultant

BRW
HYDRAULICS
PTY LTD

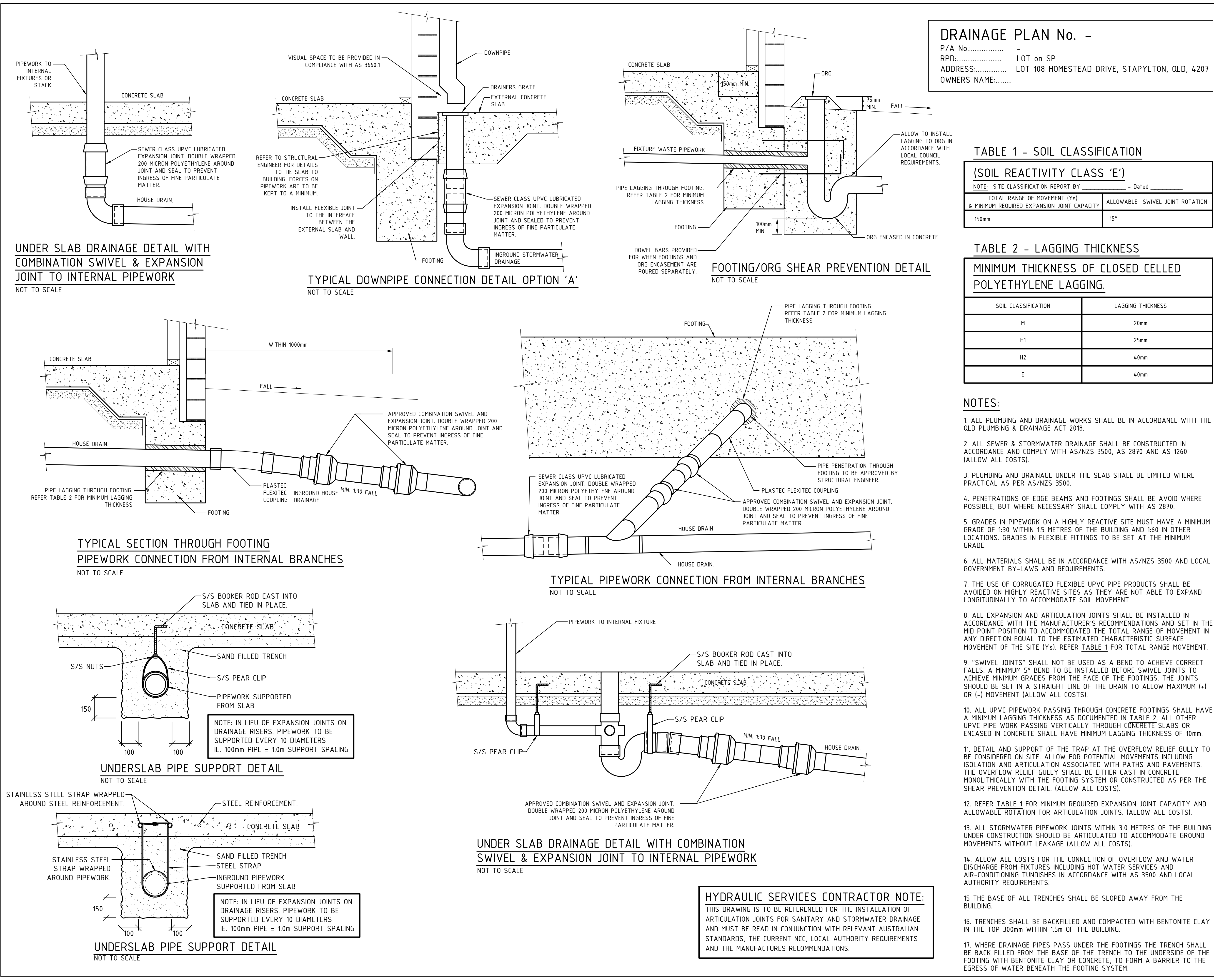
Level 3, 39 Sherwood Road,
Toowong, QLD 4066
PH: (07) 3876 0088
admin@brwhydraulics.com.au
www.brwhydraulics.com.au
QBCC LIC. No. 15067628



drawing title			
HYDRAULIC SERVICES			
drawn AG	checked B. NIKOLAJEV (QBCC LICENCE N° 15058052)	date APRIL 2023	
scale 1:50 @ A1	approved		
job no. 20380	drawing no.	revision H4	A

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO GAIN APPROVAL FROM
STRUCTURAL ENGINEER PRIOR TO SAW CUTTING OR CORE-HOLING THE
EXISTING CONCRETE SLAB (ALLOW ALL COSTS).

HYDRAULIC SERVICES CONTRACTOR NOTE:
HYDRAULIC SERVICES CONTRACTOR TO ALLOW COSTS OF CAPPING
AND SEALING ALL REDUNDANT EXISTING HOUSE DRAINAGE AND/OR
TRADE WASTE DRAINAGE, WATER SERVICES AND ALL OTHER
ASSOCIATED ITEMS IN THIS WORKS.



DRAINAGE PLAN No. -

P/A No.:..... -

RPD:..... LOT on SP

ADDRESS:..... LOT 108 HOMESTEAD DRIVE, STAPYLTON, QLD, 4207

OWNERS NAME:..... -

TABLE 1 - SOIL CLASSIFICATION

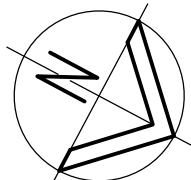
(SOIL REACTIVITY CLASS 'E')		
NOTE: SITE CLASSIFICATION REPORT BY _____ - Dated _____		
TOTAL RANGE OF MOVEMENT (Ys).	ALLOWABLE SWIVEL JOINT ROTATION	
& MINIMUM REQUIRED EXPANSION JOINT CAPACITY	15°	
150mm		

TABLE 2 - LAGGING THICKNESS

MINIMUM THICKNESS OF CLOSED CELLED POLYETHYLENE LAGGING.	
SOIL CLASSIFICATION	LAGGING THICKNESS
M	20mm
H1	25mm
H2	40mm
E	40mm

NOTES:

- ALL PLUMBING AND DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE OLD PLUMBING & DRAINAGE ACT 2018.
- ALL SEWER & STORMWATER DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE AND COMPLY WITH AS/NZS 3500, AS 2870 AND AS 1260 (ALLOW ALL COSTS).
- PLUMBING AND DRAINAGE UNDER THE SLAB SHALL BE LIMITED WHERE PRACTICAL AS PER AS/NZS 3500.
- PENETRATIONS OF EDGE BEAMS AND FOOTINGS SHALL BE AVOID WHERE POSSIBLE, BUT WHERE NECESSARY SHALL COMPLY WITH AS 2870.
- GRADES IN PIPEWORK ON A HIGHLY REACTIVE SITE MUST HAVE A MINIMUM GRADE OF 1:30 WITHIN 1.5 METRES OF THE BUILDING AND 1:60 IN OTHER LOCATIONS. GRADES IN FLEXIBLE FITTINGS TO BE SET AT THE MINIMUM GRADE.
- ALL MATERIALS SHALL BE IN ACCORDANCE WITH AS/NZS 3500 AND LOCAL GOVERNMENT BY-LAWS AND REQUIREMENTS.
- THE USE OF CORRUGATED FLEXIBLE UPVC PIPE PRODUCTS SHALL BE AVOIDED ON HIGHLY REACTIVE SITES AS THEY ARE NOT ABLE TO EXPAND LONGITUDINALLY TO ACCOMMODATE SOIL MOVEMENT.
- ALL EXPANSION AND ARTICULATION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SET IN THE MID POINT POSITION TO ACCOMMODATE THE TOTAL RANGE OF MOVEMENT IN ANY DIRECTION EQUAL TO THE ESTIMATED CHARACTERISTIC SURFACE MOVEMENT OF THE SITE (Ys). REFER TABLE 1 FOR TOTAL RANGE MOVEMENT.
- "SWIVEL JOINTS" SHALL NOT BE USED AS A BEND TO ACHIEVE CORRECT FALLS. A MINIMUM 5° BEND TO BE INSTALLED BEFORE SWIVEL JOINTS TO ACHIEVE MINIMUM GRADES FROM THE FACE OF THE FOOTINGS. THE JOINTS SHOULD BE SET IN A STRAIGHT LINE OF THE DRAIN TO ALLOW MAXIMUM (+) OR (-) MOVEMENT (ALLOW ALL COSTS).
- ALL UPVC PIPEWORK PASSING THROUGH CONCRETE FOOTINGS SHALL HAVE A MINIMUM LAGGING THICKNESS AS DOCUMENTED IN TABLE 2. ALL OTHER UPVC PIPE WORK PASSING VERTICALLY THROUGH CONCRETE SLABS OR ENCASED IN CONCRETE SHALL HAVE MINIMUM LAGGING THICKNESS OF 10mm.
- DETAIL AND SUPPORT OF THE TRAP AT THE OVERFLOW RELIEF GULLY TO BE CONSIDERED ON SITE. ALLOW FOR POTENTIAL MOVEMENTS INCLUDING ISOLATION AND ARTICULATION ASSOCIATED WITH PATHS AND PAVEMENTS. THE OVERFLOW RELIEF GULLY SHALL BE EITHER CAST IN CONCRETE MONOLITHICALLY WITH THE FOOTING SYSTEM OR CONSTRUCTED AS PER THE SHEAR PREVENTION DETAIL. (ALLOW ALL COSTS).
- REFER TABLE 1 FOR MINIMUM REQUIRED EXPANSION JOINT CAPACITY AND ALLOWABLE ROTATION FOR ARTICULATION JOINTS. (ALLOW ALL COSTS).
- ALL STORMWATER PIPEWORK JOINTS WITHIN 3.0 METRES OF THE BUILDING UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE (ALLOW ALL COSTS).
- ALLOW ALL COSTS FOR THE CONNECTION OF OVERFLOW AND WATER DISCHARGE FROM FIXTURES INCLUDING HOT WATER SERVICES AND AIR-CONDITIONING TUNDISHES IN ACCORDANCE WITH AS 3500 AND LOCAL AUTHORITY REQUIREMENTS.
- THE BASE OF ALL TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING.
- TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH BENTONITE CLAY IN THE TOP 300mm WITHIN 1.5m OF THE BUILDING.
- WHERE DRAINAGE PIPES PASS UNDER THE FOOTINGS THE TRENCH SHALL BE BACK FILLED FROM THE BASE OF THE TRENCH TO THE UNDERSIDE OF THE FOOTING WITH BENTONITE CLAY OR CONCRETE, TO FORM A BARRIER TO THE EGRESS OF WATER BENEATH THE FOOTING SYSTEM.



DESIGNER:..... B. NIKOLAJEVS

QBCC Lic No:..... 15058052

A	ORIGINAL ISSUE	AG	03.04.23
issue	amendment	intl	date

hydraulic consultant



Level 3, 39 Sherwood Road,
Toowong, QLD 4066
PH: (07) 3876 0088
admin@brwhydraulics.com.au
www.brwhydraulics.com.au
QBCC LIC. No. 15067828

client



project

PROPOSED 'USA BRAND' TENANCY FITOUT

AT

LOT 108 HOMESTEAD DRIVE, STAPYLTON, QLD, 4207

drawing title

HYDRAULIC SERVICES SOIL REACTIVITY DETAILS

drawn	checked	date
AG	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	APRIL, 2023

scale	approved
AS SHOWN @ A1	-

job no.	drawing no.	revision
20380	H5	A