

NOTES

1. EXTENT OF WORKS

THE ELECTRICAL SERVICES SUB-CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 - SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE ELECTRICAL SERVICES.
 - INSPECTIONS.
 - TESTING AND COMMISSIONING.
 - MAINTENANCE.
 - CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
 - POWER DISTRIBUTION.
 - LIGHTING.
 - COMMUNICATIONS.
 - FIRE ALARM SYSTEM.
 - AS CONSTRUCTED DOCUMENTS AND MAINTENANCE MANUAL.
 - OPERATOR TRAINING.
 - ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE ELECTRICAL SERVICES INSTALLATION SUCH THAT IT IS HANDED OVER COMPLETE, OPERATIONAL AND FIT FOR THE INTENDED USE.

ACCEPT FULL RESPONSIBILITY FOR LIASING, ARRANGING AND CO-ORDINATION OF ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

REFER TO THE EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS.

ON THE DAY THE FACILITY OPENS FOR TRADING THE ELECTRICAL SUB CONTRACTOR MUST PROVIDE AN ELECTRICIAN ON SITE FOR THE INITIAL 12 HOURS OF TRADING.

ALL WORKS ARE TO BE STAGED TO ALLOW THE TAVERN TO CONTINUE TO OPERATE WITH ANY INTERRUPTION TO ANY ELECTRICAL SERVICE BEING CONTAINED OUTSIDE OF THE TAVERNS OPERATING HOURS WITH THE TAVERN BEING ADVISED OF THE INTERRUPTION IN WRITING TWO WEEKS PRIOR.

ALL EXISTING REDUNDANT CABLING AND ELECTRICAL SERVICES ARE TO BE REMOVED AS WELL AS ANY EXISTING CABLING OR ELECTRICAL SERVICES MADE REDUNDANT BY THE WORKS ARE TO BE REMOVED.

2. WORKMANSHIP

ENSURE THAT THE ELECTRICAL WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR LICENSE AND THE SERVICES COVERED BY THE ACMA IS PERFORMED BY THE HOLDER OF THE APPROPRIATE CURRENT ACMA LICENSE. ENSURE THE INSTALLATION AND ALL COMPONENTS, FIXTURES, FITTINGS, OUTLETS AND CABLES ARE SUPPLIED AND INSTALLED TO A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS. ENSURE ALL MATERIALS AND COMPONENTS OF A SIMILAR TYPE ARE OF THE SAME MANUFACTURER AND INSTALLED IN A UNIFORM MANNER.

IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL COMPONENTS, FITTINGS, FIXTURES, SYSTEMS, PROGRAMMING ETC IRRESPECTIVE OF THE LEVEL DETAILED IN THE DOCUMENTS SUCH THAT THE INSTALLATION IS PROVIDED AS A COMPLETE WORKING INSTALLATION.

CONCEAL ALL WIRING AND CONDUITS. EXPOSED CABLING OR CONDUITS ARE GENERALLY NOT ACCEPTABLE. IT IS NOTED THAT CHASING AND REINSTATEMENT WILL BE REQUIRED. ENSURE ALL COMPONENTS, EQUIPMENT AND MATERIALS SUPPLIED ARE NEW, UNUSED, DESIGNED AND SELECTED TO ENSURE SATISFACTORY OPERATION UNDER VARYING ATMOSPHERIC, CLIMATIC, HUMID TROPICAL CONDITIONS WITHOUT DISTORTION AND DETERIORATION IN ANY PART AFFECTING EFFICIENCY AND RELIABILITY OF THE SYSTEMS. DESIGN AND SELECT ALL EQUIPMENT TO PROVIDE THE NECESSARY SAFETY TO HUMAN LIFE AND PROPERTY DURING OPERATION AND MAINTENANCE WITH PARTICULAR ATTENTION GIVEN TO ELECTRICAL SAFETY AND SEGREGATION PRECAUTIONS.

CHECK THE FINISHED PAINTWORK AROUND THE AREA OF EACH INSTALLATION AND TOUCH UP ALL DAMAGED PARTS AND FINISHES AFTER THE INSTALLATION OF THE ELECTRICAL SERVICES.

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDER'S PROGRAM. ENSURE ALL FINAL LOCATIONS OF OUTLETS AND FITTINGS ARE CO-ORDINATED ONSITE WITH THE ARCHITECT AND ALL OTHER SERVICES, TO THE APPROVAL OF THE PROJECT MANAGER. ALLOW TO CO-ORDINATE THE FINAL LOCATION OF ALL EQUIPMENT, FITTINGS, & OUTLETS, SUCH THAT THEY ARE INSTALLED IN ACCORDANCE WITH THE AS3000 RESTRICTED ZONES, AND ARE NOT COVERED INAPPROPRIATELY.

ENSURE THAT ALL METAL SURFACES ARE SUITABLY PROTECTED AGAINST CORROSION, AND THAT ALL PLASTIC MATERIALS ARE UV STABILISED.

PROVIDE ALL MATERIALS AS NEW, AND OF THE HIGHEST CLASS AVAILABLE FOR THEIR RESPECTIVE TYPES. ENSURE ALL ASPECTS OF THE WORK ARE OF A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS. CABLES MUST NOT BE JOINED. POWER EXTENSION BOARDS MUST NOT BE USED.

3. STANDARDS

IRRESPECTIVE OF INFORMATION CONTAINED IN THE ELECTRICAL SERVICES DOCUMENTS OR IN INSTRUCTIONS, IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL ELECTRICAL SERVICES WORKS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING. REFER ANY DISCREPANCIES BETWEEN THE REQUIREMENTS OF THE FOLLOWING AND/OR THE ELECTRICAL SERVICES DOCUMENTS AND INSTRUCTIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PLACING OF ORDERS, FABRICATION OR INSTALLATION OF THE ITEMS/METHODS IN DISCREPANCY.

- NCC BUILDING CODE OF AUSTRALIA.
- ELECTRICITY ACT.
- ELECTRICAL SAFETY ACT.
- ENERGEX REQUIREMENTS.
- THE QUEENSLAND ELECTRICITY CONNECTION MANUAL V4 (QECM) AND THE NATIONAL ELECTRICITY METERING STANDARDS (NEM).
- AS/NZS3000.
- AS3008.
- LOCAL BRIGADE.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

NOTES

4. AUTHORITIES

ENSURE ALL OF THE ELECTRICAL SERVICES COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - ACMA.
 - LOCAL COUNCIL.
 - LOCAL SUPPLY AUTHORITY.
 - STATE GOVERNMENT DEPARTMENT OF ENVIRONMENT AND HERITAGE.
 - QLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
 - QLD FIRE AND EMERGENCY SERVICES.

ENSURE ALL ASPECTS OF THE ELECTRICAL SERVICES COMPLY WITH THE FIRE ENGINEERING REPORT AND THE DEVELOPMENT APPROVAL.

5. CABLES

UNLESS OTHERWISE SPECIFIED, INSTALL AND TERMINATE CABLES IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS. DETERMINE THE FINAL ROUTES TO SUIT THE BUILDING STRUCTURE AND SITE CONDITIONS. UNLESS NOTED OTHERWISE, PROVIDE ALL 240 VOLT POWER AND LIGHTING WIRING AS 2.5mm² TWIN & EARTH STRANDED COPPER CONDUCTORS, PVC INSULATED 0.6/1kV V75 GRADE TO AS3174, PROTECTED BY A 20 AMP CIRCUIT BREAKER. ALL CONDUIT AND FITTINGS TO BE RIGID UPVC TO AS2053, UNLESS NOTED OTHERWISE.

6. POWER DISTRIBUTION

THE POWER DISTRIBUTION COMPONENT OF THE WORKS INCLUDES (TO BE CONFIRMED)

SUBMIT DETAILS OF ALL SUBMAIN ROUTES AND SUPPORT SYSTEMS FOR APPROVAL.

PROVIDE THE DISTRIBUTION BOARDS AS FOLLOWS:

- WALL MOUNTED.
- IP44 FORM 1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT 92268 KEY LOCKABLE FLUSH HANDLES ON ALL DOORS.
- LIFT OFF HINGES ON ALL DOORS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 25% SPARE POLES AT PRACTICAL COMPLETION.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

ENSURE ALL THREE PHASE CIRCUITS ARE PROVIDED WITH CORRECT PHASE ROTATION.

ENSURE ALL OUTLETS AND ISOLATORS ARE POSITIONED SUCH THAT THEY ARE NOT COVERED BY THE EQUIPMENT. THE FINAL POSITION OF ALL OUTLETS AND ISOLATORS ARE TO BE CONFIRMED ON SITE BY THE TENANTS REPRESENTATIVE.

DO NOT USE CORRUGATED CONDUIT UNDER ANY BARS, SERVERIES, OR IN THE KITCHENS. ALL OUTLETS AND SWITCHES WITHIN THE KITCHENS ARE TO BE IP56 SERIES OR STAINLESS STEEL.

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- POWER DISTRIBUTION.
- MAIN SWITCHBOARD LABEL UPDATES.
- SUBMAINS.
- DISTRIBUTION BOARDS.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- THERMSCAN THE MSB AND ALL DISTRIBUTION BOARDS ONE WEEK AFTER PRACTICAL COMPLETION.
- PROVIDE A CHART RECORDING OF THE MAINS CURRENT, VOLTAGE, FREQUENCY FOR THE FIRST 14 DAYS FOLLOWING PRACTICAL COMPLETION AND SUBMIT THE THERMSCAN CHART RECORDING AND FOR APPROVAL.

7. LIGHTING

ALL OF THE LIGHT FITTINGS, LAMPS AND ACCESSORIES ARE TO BE PROVIDED AS PART OF THIS CONTRACT. THE LIGHTING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
 - LIGHTING.
 - LIGHT FITTINGS AND ACCESSORIES.
 - EMERGENCY AND EXIT LIGHTING.
 - EARTHING OF THE LIGHTING INSTALLATION.
 - LIGHTING CONTROL.
 - LIGHTING SUBCIRCUITS.
 - TESTING AND COMMISSIONING.

ALL LIGHT SOURCES ARE TO BE SOLID STATE WITH AN AVERAGE LIFE OF 50,000 HOURS AND A MANUFACTURERS WARRANTY OF 5 YEARS. THE FRONT OF HOUSE LIGHTING IS TO BE 3,000K AND THE BACK OF HOUSE LIGHTING 4,000K. COORDINATE THE FITTING COLOURS WITH THE ARCHITECTURE / INTERIORS.

PROVIDE DIMMING OF THE FRONT OF HOUSE LIGHTING UTILISING A PHILIPS DYNALITE CONTROL SYSTEM. ALL DIMMING IS TO BE VIA DALI. PHASE DIMMING (TRAILING EDGE OR LEADING EDGE) IS NOT ACCEPTABLE. DALI TO PHASE DIMMING CONVERTS ARE NOT ACCEPTABLE. THE FRONT OF HOUSE LIGHTING CURRENTLY DETAILED HAS BEEN INCLUDED AS A BASE LINE OF THE FITTING STYLES THAT MUST BE ALLOWED FOR. UNDERTAKE A DESIGN PROCESS WITH ALL RELEVANT PARTIES TO FURTHER DEVELOP THE FRONT OF HOUSE LIGHTING TO THE SATISFACTION OF ALL PARTIES. ENSURE THE LIGHTING CONTROL SYSTEM IN EACH DISTRIBUTION BOARD HAS 10% SPARE DALI CHANNELS AND 10% SPARE SWITCHED CHANNELS IN THE ASSOCIATED DISTRIBUTION BOARD.

PROGRAM THE LIGHTING CONTROL SYSTEM TO THE SATISFACTION OF THE OPERATOR AT THE HANDOVER OF EACH STAGE, AGAIN AT 4 WEEKS POST PRACTICAL COMPLETION AND AGAIN AT 6 MONTHS POST PRACTICAL COMPLETION. THE POSITION OF ALL DRIVERS, POWER SUPPLIES AND CONTROLS THAT CAN NOT BE ACCESSED BY REMOVING THE FITTING MUST BE NOTED ON THE AS CONSTRUCTED DOCUMENTATION.

DO NOT SUPPLY MORE THAN 25 DRIVERS FROM A SINGLE CIRCUIT.

PROVIDE A SINGLE POINT EMERGENCY LIGHTING SYSTEM THAT COMPLIES WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS MAINTAINED WITH THE LAMP PERMANENTLY ON SUPPLIED VIA AN UNSWITCHED ACTIVE MAINS SUPPLY WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE, THE LAMP IS TO REMAIN ON SUPPLIED BY THE EMERGENCY PACK. SINGLE LAMP MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ALWAYS ON.)

NOTES

7. LIGHTING CONTINUED

INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS NON-MAINTAINED AS FOLLOWS:

- IF THE FITTING IS NOT BEING SWITCHED, THE LAMP IS TO REMAIN OFF WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON SUPPLIED BY THE EMERGENCY PACK. UNSWITCHED SINGLE LAMP NON-MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ON ONLY WHEN THE MAINS SUPPLY IS NOT AVAILABLE.)
- IF THE FITTING IS BEING SWITCHED, THE LAMP IS TO BE SUPPLIED AND CONTROLLED WITH THE LOCAL GENERAL AREA LIGHTING WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON, SUPPLIED BY THE EMERGENCY PACK. (THE LAMP IS ON WHEN TURNED ON WITH THE LOCAL GENERAL LIGHTING OR THE MAIN SUPPLY IS NOT AVAILABLE.)

INSTALL EMERGENCY LIGHTS SUCH THAT THE STATUS INDICATOR L.E.D. IS CLEARLY VISIBLE AND THE TEST BUTTONS ARE READILY ACCESSIBLE. LABEL EACH CIRCUIT BREAKER WHICH CONTROLS THE UNSWITCHED ACTIVE TO EXIT LIGHTS WITH A LABEL FIXED ADJACENT; ENGRAVED PLASTIC LAMINATE, GREEN BACKGROUND WITH WHITE CHARACTERS: -

WARNING
 INTERRUPTING SUPPLY WILL DISCHARGE
 EMERGENCY LIGHTING BATTERIES

PROVIDE WRITTEN EVIDENCE OF THE INITIAL COMMISSIONING AND TESTING AND TESTING FOR THE DURATION OF THE MAINTENANCE PERIOD IN ACCORDANCE WITH AS 2293.2.

THIS EVIDENCE IS TO BE IN THE FORM OF A LOG BOOK SIMILAR TO THE GENERAL LIGHTING SERVICE PTY LTD "EMERGENCY LIGHTING MAINTENANCE LOG BOOK AND MANUAL" WHICH IS TO BE PROVIDED BY THE ELECTRICAL SUB-CONTRACTOR AND HAVE ALL ENTRIES FULLY COMPLETED AND BE PRESENTED FOR INSPECTION AT PRACTICAL COMPLETION. THE LOG BOOK IS TO BE RETAINED BY THE ELECTRICAL SUB-CONTRACTOR FOR THE DURATION OF THE MAINTENANCE PERIOD, AND THE SIX MONTHLY TEST AND MAINTENANCE RESULTS ENTERED. THE LOG BOOK IS TO BE PRESENTED FOR APPROVAL AT FINAL COMPLETION (EXPIRY OF THE MAINTENANCE PERIOD) AND WILL BE FORWARDED TO THE OPERATOR FOR THEIR USE.

PROVIDE MAINTENANCE OF THE EMERGENCY AND EXIT LIGHTING INSTALLATION INCLUDING RECORDS IN ACCORDANCE WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. PROVIDE THE EMERGENCY LIGHTING SYSTEM WITH A SUPPLY SENSING AND TESTING FACILITY MOUNTED IN DB-3 IN ACCORDANCE WITH AS 2293.1.

8. COMMUNICATIONS CABLING

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES (TO BE CONFIRMED)

THE CAT 6 UTP COMMUNICATIONS CABLING, GAMING CABLING, CAT 6 A STP CABLING AND CCTV CAT 6 CABLING ARE TO BE PROVIDED AS UNIQUE COLOURED CABLING TERMINATED ONTO PATCH PANELS DEDICATED TO THE RESPECTIVE SERVICE. PROVIDE THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT AS A COMMSCOPE OR MOLEX CAT 6 INSTALLATION WITH A 15 YEAR MANUFACTURERS PERFORMANCE WARRANTY, THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- MODIFICATIONS TO THE EXISTING COMMUNICATIONS RACKS.
- PATCH PANELS.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CAT 6A STP COMMUNICATIONS OUTLETS AND CABLING.
- CAT 6 CCTV PLUGS AND CABLING.
- GAMING CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- FIBRE CABLING.
- FOBOTS.
- INSTALLATION OF THE GAMING FIBRE CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

9. FIRE ALARM SYSTEM.

THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES THE REPLACEMENT OF THE ENTIRE EXISTING FIRE ALARM SYSTEM THROUGHOUT THE RENOVATED AREAS AND THE EXISTING AREAS OUTSIDE OF THE RENOVATED AREAS. THE NEW FIRE ALARM SYSTEM IS TO BE PROVIDED AS AN AS1670.1 COMPLIANT ADDRESSABLE SYSTEM. THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
 - FIRE INDICATOR PANEL INCORPORATING AN FDCIE AND EWCI.E.
 - HORNS AND SPEAKERS.
 - VISUAL ALARM DEVICE.
 - LIFT SHAFT ASPIRATING SMOKE DETECTION.
 - SMOKE DETECTORS.
 - THERMAL DETECTORS.
 - CONCEALED SPACE DETECTORS.
 - CONCEALED SPACE DETECTOR ACCESS.
 - CABLING.
 - INTERFACE TO THE KITCHEN GAS CONTROL SYSTEMS.
 - INTERFACE TO THE SECURITY SYSTEM.
 - INTERFACE TO THE AUDIO SYSTEM.
 - CABLE ACCESS WAYS.
 - TESTING AND COMMISSIONING.

10. ABBREVIATIONS.

- A - AMP CURRENT RATING
- AB - MOUNT ABOVE BENCH.
- AFFL - ABOVE FINISHED FLOOR LEVEL.
- BB - MOUNT BELOW BENCH.
- CEIL - MOUNT ON CEILING.
- C/W - COMPLETE WITH.
- HWS - HOT WATER SYSTEM.
- MCB - MINIATURE CIRCUIT BREAKER.
- MCCB - MOLDED CASE CIRCUIT BREAKER.
- MSB - MAIN SWITCHBOARD.
- N - NEON / LED INDICATOR WHEN ON.
- NBN - NATIONAL BROADBAND NETWORK.
- NTS - NOT TO SCALE.
- QDC - QUEENSLAND DEVELOPMENT CODE.
- RCCB - CIRCUIT BREAKER C/W AN INTEGRAL 30mA RESIDUAL CURRENT DEVICE.
- RCD - CIRCUIT PROTECTED VIA A 30mA RESIDUAL CURRENT DEVICE.
- RSD - ROLLER SHUTTER DOOR.
- UNO - UNLESS NOTED OTHERWISE.
- WAP - WIRELESS ACCESS POINT.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFL.

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