

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.
 - CO-ORDINATION.
 - INSPECTIONS.
 - TESTING AND COMMISSIONING.
 - MAINTENANCE.
 - CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
 - POWER DISTRIBUTION.
 - LIGHTING.
 - COMMUNICATIONS CABLING.
 - SCHOOL BELL.
 - FIRE DETECTION AND ALARM SYSTEM.
 - SECURITY.
 - 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.

SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, AND ALL OTHER ITEMS, WHETHER MENTIONED IN DETAIL OR NOT, REQUIRED FOR THE SATISFACTORY COMPLETION OF THE ELECTRICAL SERVICES INSTALLATION, LEAVING IN FULL WORKING ORDER TO THE SATISFACTION OF THE PROJECT MANAGER.

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

REMOVE ALL OF THE EXISTING ELECTRICAL SERVICES THAT BECOME REDUNDANT DUE TO THE WORKS.

MODIFY THE EXISTING PITS LOCATED WITHIN THE WORKS AREA TO MATCH THE NEW LEVELS AND FINISHES. THE MODIFICATIONS ARE TO INCLUDE THOUGH NOT BE LIMITED TO THE FOLLOWING AS REQUIRED:

- NEW RISERS.
- NEW SURROUNDS.
- NEW IN FILL LIDS.

2. WORKMANSHIP

ENSURE THAT THE WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR 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.

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.
- AS/NZS3000.
- AS3008.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- AQMA REQUIREMENTS.

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 RESCUE AUTHORITY.

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.

NOTES

6. POWER DISTRIBUTION

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
 - POWER DISTRIBUTION.
 - EARTHING.
 - REMOVAL OF EXISTING REDUNDANT CIRCUITS.
 - CIRCUITS.
 - ISOLATORS AND OUTLETS.
 - TESTING AND COMMISSIONING.

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.
 - LAMPS.
 - EARTHING OF THE LIGHTING INSTALLATION.
 - LIGHTING CONTROL.
 - LIGHTING SUBCIRCUITS.
 - TESTING AND COMMISSIONING.

RECOVER ALL OF THE EXISTING LIGHT FITTINGS FROM THE SPACES TO BE RENOVATED AND RETURN THEM TO THE SCHOOL.

8. COMMUNICATIONS

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES NEW CAT 6 OUTLETS CABLED VIA CAT 6 CABLE TO THE LOCAL EXISTING MAST BUILDING COMMUNICATIONS RACK.

ALL OF THE EXISTING COMMUNICATION CABLES THAT BECOME REDUNDANT ARE TO BE REMOVED. THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- REMOVAL OF EXISTING REDUNDANT CABLING.
- COMMUNICATIONS OUTLETS AND CABLING.
- PATCH PANELS WITHIN THE LOCAL RACK AS REQUIRED.
- TESTING AND COMMISSIONING.

9. FIRE ALARM AND DETECTION.

EVERSAFE FIRE (07) 3399 8988 IS TO BE ENGAGED AS NOMINATED SUB CONTRACTOR TO UNDERTAKE ALL FIRE ALARM AND DETECTION WORKS. THE FIRE ALARM AND DETECTION COMPONENT OF THIS CONTRACT INCLUDES THE MODIFICATION OF THE EXISTING FIRE ALARM AND DETECTION SERVICES.

UPDATE THE FIP ZONE DIAGRAM TO REFLECT THE AS BUILT INSTALLATION.

ALL OF THE EXISTING FIRE ALARM AND DETECTION THAT BECOME REDUNDANT ARE TO BE REMOVED. THE FIRE ALARM AND DETECTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- REMOVAL OF EXISTING REDUNDANT CABLING AND SERVICES.
- DETECTORS.
- SPEAKERS.
- TESTING AND COMMISSIONING.
- UPDATE THE FIP ZONE DIAGRAM.

10. SCHOOL BELL

SEQFS THOMAS BUXTON 0422 488 621 tom@seqfs.com.au IS TO BE ENGAGED AS NOMINATED SUB CONTRACTOR TO UNDERTAKE ALL SCHOOL BELL WORKS.

THE SCHOOL BELL COMPONENT OF THIS CONTRACT INCLUDES NEW SPEAKERS THROUGHOUT THE BUILDING CONNECTED TO A NEW SCHOOL BELL AMPLIFIER.

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

- SPEAKERS AND CABLING.
- TESTING AND COMMISSIONING.
- REED SWITCHES.
- ELECTRIC STRIKES.

11. SECURITY

PACIFIC SECURITY 1300 859 141 IS TO BE ENGAGED AS NOMINATED SUB CONTRACTOR TO UNDERTAKE ALL SECURITY WORKS. THE SECURITY COMPONENT OF THIS CONTRACT INCLUDES MODIFICATIONS TO THE EXISTING INTRUDER DETECTION SYSTEM. ALL OF THE EXISTING DETECTORS AND CABLES THAT BECOME REDUNDANT ARE TO BE REMOVED. THE INTRUDER DETECTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- REMOVAL OF EXISTING REDUNDANT DETECTORS AND CABLING.
- DETECTORS AND CABLING.
- TESTING AND COMMISSIONING.

12. ABBREVIATIONS

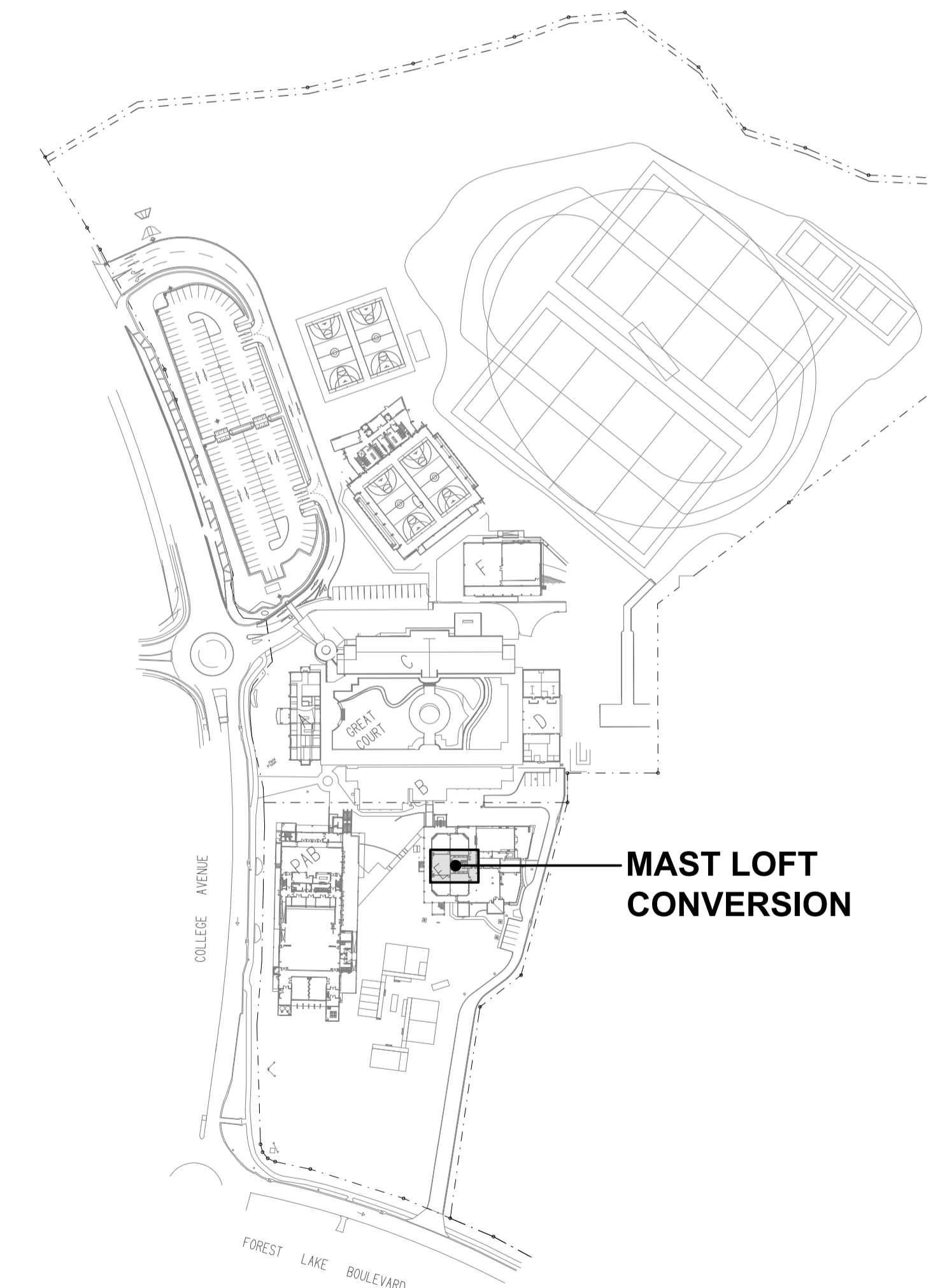
- A - AMP CURRENT RATING
- AB - MOUNT ABOVE BENCH.
- AFFL - ABOVE FINISHED FLOOR LEVEL.
- BB - MOUNT BELOW BENCH.
- BH - MOUNT ON BULKHEAD.
- CEIL - MOUNT ON CEILING.
- CS - MOUNT WITHIN CEILING SPACE.
- C/W - COMPLETE WITH.
- DW - DISHWASHER.
- HP - HOT PLATE.
- MCB - MINIATURE CIRCUIT BREAKER.
- MSB - MAIN SWITCHBOARD.
- MSSB - MECHANICAL SERVICES SWITCHBOARD.
- MW - MICROWAVE.
- N - NEON / LED INDICATOR WHEN ON.
- NTS - NOT TO SCALE.
- OV - OVEN.
- RCD - CIRCUIT PROTECTED VIA A 30mA RESIDUAL CURRENT DEVICE INTEGRAL TO THE CIRCUIT BREAKER.
- REF - REFRIGERATOR.
- UNO - UNLESS NOTED OTHERWISE.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

LEGEND

- ELECTRICAL SERVICES SWITCHBOARD.
- SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
- SINGLE POWER OUTLET.
- DOUBLE POWER OUTLET.
- DOUBLE POWER OUTLET C/W USB-A & USB-C CHARGING PORTS.
- SPECIAL PURPOSE POWER OUTLET.
- SINGLE PHASE ISOLATOR.
- THREE PHASE ISOLATOR.
- CARD READER.
- LIGHTING CONTROL SWITCH PANEL.
- ONE-WAY LIGHT SWITCH.
- CEILING FAN.
- CIRCUIT LINE.
- SWITCH LINE.
- POWER CIRCUIT DESIGNATION. DENOTES DB AND CIRCUIT.
- ELECTRICAL EQUIPMENT AS NOTED.
- RJ45 COMMUNICATIONS OUTLET.
- MAST BUILDING COMMUNICATIONS RACK.
- SECURITY DOOR REED SWITCH.
- SECURITY DIRECTIONAL MOTION DETECTOR.
- SECURITY 360 DEGREE MOTION DETECTOR.
- SECURITY PIEZO SIREN.
- SECURITY CARD READER.

LEGEND

- SECURITY KEY PANEL.
- SECURITY ELECTRIC STRIKE.
- SCHOOL BELL SPEAKER.
- FIRE EVACUATION SPEAKER.
- SMOKE DETECTOR.
- CONCEALED SPACE SMOKE DETECTOR.
- THERMAL DETECTOR.
- PRESENCE DETECTOR.
- E1: GENERAL RECESSED LED EMERGENCY LIGHT, NON-MAINTAINED. WHITE.
- EX: EXIT LIGHT. WHITE.
- L1: 600 x 600 T-BAR MOUNTED LED FLAT PANEL.
- L2: 300 x 1200 T-BAR MOUNTED LED FLAT PANEL.
- L3: 100 x 100 ROD SUSPENDED EXTRUSION AS PER DETAIL.
- L4: 100 x 100 ROD SUSPENDED EXTRUSION AS PER DETAIL.
- L5: LED STRIP LIGHT UNDER THE OVERHEAD SHELF.
- L6: SURFACE MOUNTED BUNKER FITTING.



SITE PLAN
 MAST LOFT CONVERSION
 SCALE 1: 2000

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PROJECT:
**ST JOHNS ANGLICAN COLLEGE
 FOREST LAKE - MAST LOFT CONVERSION**
 COLLEGE AVENUE, FOREST LAKE