



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3443a - BREAKFAST CREEK HOTEL - PIZZA KITCHEN

C3443a-0001(A).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION A - 17 JANUARY 2025

ISSUING INFORMATION				DATE OF ISSUE							
				DAY	17						
				MONTH	01						
				YEAR	25						
REASON FOR ISSUE				P							
A = APPROVAL				C = CONSTRUCTION				N = COORDINATION			
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DOCUMENTS				REVISION							
C3443a-E01.dwg		LEGEND & NOTES		A							
C3443a-E02.dwg		FLOOR PLAN & REFLECTED CEILING PLAN		A							
C3443a-0001.xls		CONTRACT DOCUMENT SCHEDULE		A							
C3443a-0001.zip		FITTING & OUTLET DATASHEETS		A							

LEGEND

THE LIGHT FITTING SUPPLIER CONTACT DETAILS MAY BE AVAILABLE ON THE EDG WEBSITE VIA THE FOLLOWING LINK www.edg.net.au/Links/Lighting.htm					
TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	
RD01	13W 3000K LED	RECESSED 55DEG DOWNLIGHT C/W REMOTE DALI DIMMABLE DRIVER	WHITE	GAMMA ILLUMINATION MYLO 1004-3K-13W	
L01	880LM /M 3000K 24V LED	LED STRIP LIGHT IN A SCREW FIXED EXTRUSION C/W OPAL DIFFUSER MOUNTED UNDER THE EXTERNAL COUNTER AS PER THE ARCHITECTURAL DETAIL. PROVIDE A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION TO POWER ALL OF THE L01 STRIP.	NATURAL	MELEC ML-ALU-1407-2M - ML-VLCRI-14.4-VW	
WL01	800 LUMEN 3000K LED	WALL LIGHT MOUNTED IP65 UP/DOWN LIGHT C/W INTEGRAL DRIVER AND LAMP AS PER THE ARCHITECTURAL ELEVATION	CONCRETE	BEACON LIGHTING SKU 237105	
E1	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D63 - C90-D63.	WHITE	CLEVERTRONICS LLIFE	
HEATER TYPE 1 (HL01)		CEILING MOUNTED 318D X 216 H PENDANT HEAT LAMP C/W IR LAMP SUSPENDED AS PER THE ARCHITECTURAL DETAIL.	BRASS	HATCO DL-760 PLUS 100W IR LAMP	
ONE-WAY LIGHT SWITCH		ONE-WAY LIGHT SWITCH MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	
DALI POT DIMMER / LIGHT SWITCH		DALI POT DIMMER / LIGHT SWITCH MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE. THE DALI POT / SWITCH CAN BE MOUNTED ON THE SAME FACEPLATE AS THE ADJACENT SWITCH	WHITE	SMARTSCAPE DALI-RD20-M C/W CLIPSAL C2000 SERIES FACEPLATE	
SINGLE POWER OUTLET		SINGLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT 300mm AFFL U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL C2000 SERIES	
DOUBLE POWER OUTLET		DOUBLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT 300mm AFFL U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL C2000 SERIES	
SINGLE-PHASE ISOLATOR		SINGLE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.	-	CLIPSAL WHT20	
DB-M		UPGRADE THE EXISTING DISTRIBUTION BOARD DB-M TO ACCOMMODATE THE NEW CIRCUITS. UPDATE THE DB SCHEDULE AT PRACTICAL COMPLETION.			

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.
- 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.

PRIOR TO COMMENCING WORK CONSULT SITE MANAGEMENT FOR ANY HAZARDOUS MATERIAL AND OR ASBESTOS REGISTERS AS WELL AS UNDERTAKE A THOROUGH INSPECTION OF THE SITE TO IDENTIFY ANY POTENTIAL HAZARDOUS MATERIALS, ASBESTOS AND HEALTH OR SAFETY RISKS. ADVISE THE CONTRACTOR OF ANY POTENTIAL HAZARDOUS MATERIALS, ASBESTOS AND HEALTH OR SAFETY RISKS IF IDENTIFIED AND DO NOT COMMENCE WORK UNTIL AN APPROPRIATE MANAGEMENT PLAN HAS BEEN DEVELOPED AND AGREED TO BY ALL PARTIES.

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.

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.
- AS1670.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA 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 THE UPGRADING OF THE EXISTING DISTRIBUTION BOARD DB-M TO ACCOMMODATE THE NEW CIRCUITS. 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.

ENSURE THAT POWER IS MAINTAINED TO THE REMAINING PARTS OF THE SITE THAT ARE NOT PART OF THE WORKS BETWEEN 8.00AM AND 2.00AM. ANY INTERRUPTIONS TO THE POWER SUPPLY MUST BE LIMITED TO LESS THAN FOUR HOURS AND THE HOTEL MUST BE PROVIDED WITH TWO WEEKS NOTICE PRIOR TO THE INTERRUPTION.

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:

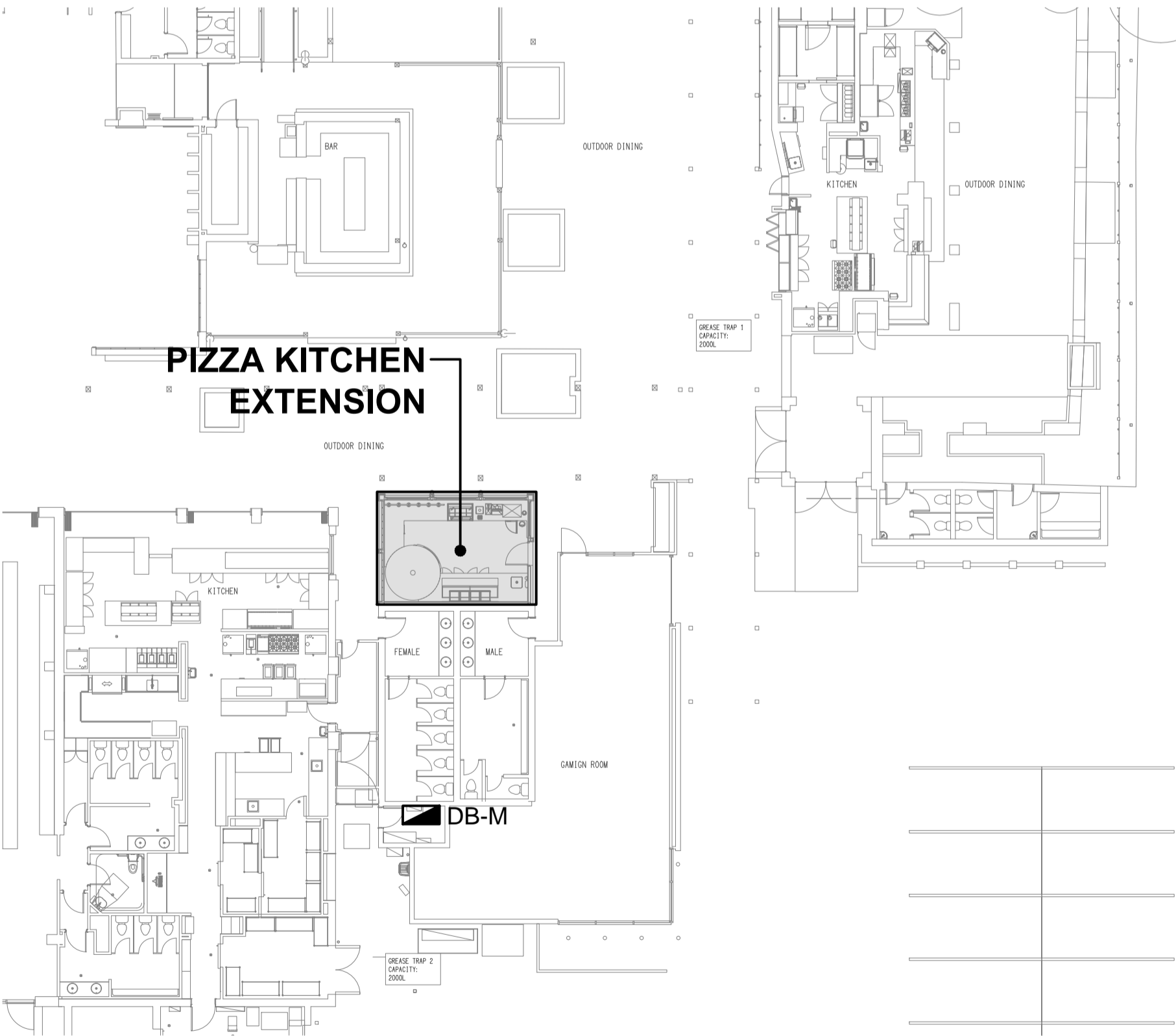
- LIGHTING.
- LIGHT FITTINGS AND ACCESSORIES.
- LAMPS.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

8. 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.
- RCBO - CIRCUIT PROTECTED VIA A 30mA RESIDUAL CURRENT DEVICE INTEGRAL TO THE CIRCUIT BREAKER. 3-PHASE RCBO TO BE 4-POLE.
- REF - REFRIGERATOR.
- SUS - MOUNT SUSPENDED FROM CEILING.
- UNO - UNLESS NOTED OTHERWISE.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

DISTRIBUTION BOARD DB-M SCHEDULE

FAULT CURRENT:		6KA				
CHASSIS RATING:		250A				
PHASES:		3				
UPGRADE THE EXISTING DISTRIBUTION BOARD DB-M TO ACCOMMODATE THE FOLLOWING NEW CIRCUITS						
CIRC	PH	CIRCUIT	CONTROL	CABLE	LOCATION	CIRCUIT
		BREAKER (amps)	EQUIPMENT	SIZE (mm2)		USE
P1	1	20	RCBO	2.5	ROOF	AC CONDENSOR
P2	1	20	RCBO	2.5	PIZZA KITCHEN	REF
P3	1	20	RCBO	2.5	PIZZA KITCHEN	GPO
P4	1	25	RCBO	4.0	PIZZA KITCHEN	COFFEE
P5	1	20	RCBO	2.5	PIZZA KITCHEN	POS
P6	1	20	RCBO	2.5	PIZZA KITCHEN	REF
P7	1	20	RCBO	2.5	PIZZA KITCHEN	REF
P8	1	20	RCBO	2.5	PIZZA KITCHEN	PIZZA OVEN
L1	1	20	RCBO	2.5	PIZZA KITCHEN	LIGHTING
L2	1	20	RCBO	2.5	PIZZA KITCHEN	HEAT LAMPS



LOCATION PLAN
PIZZA KITCHEN EXTENSION
SCALE 1: 200

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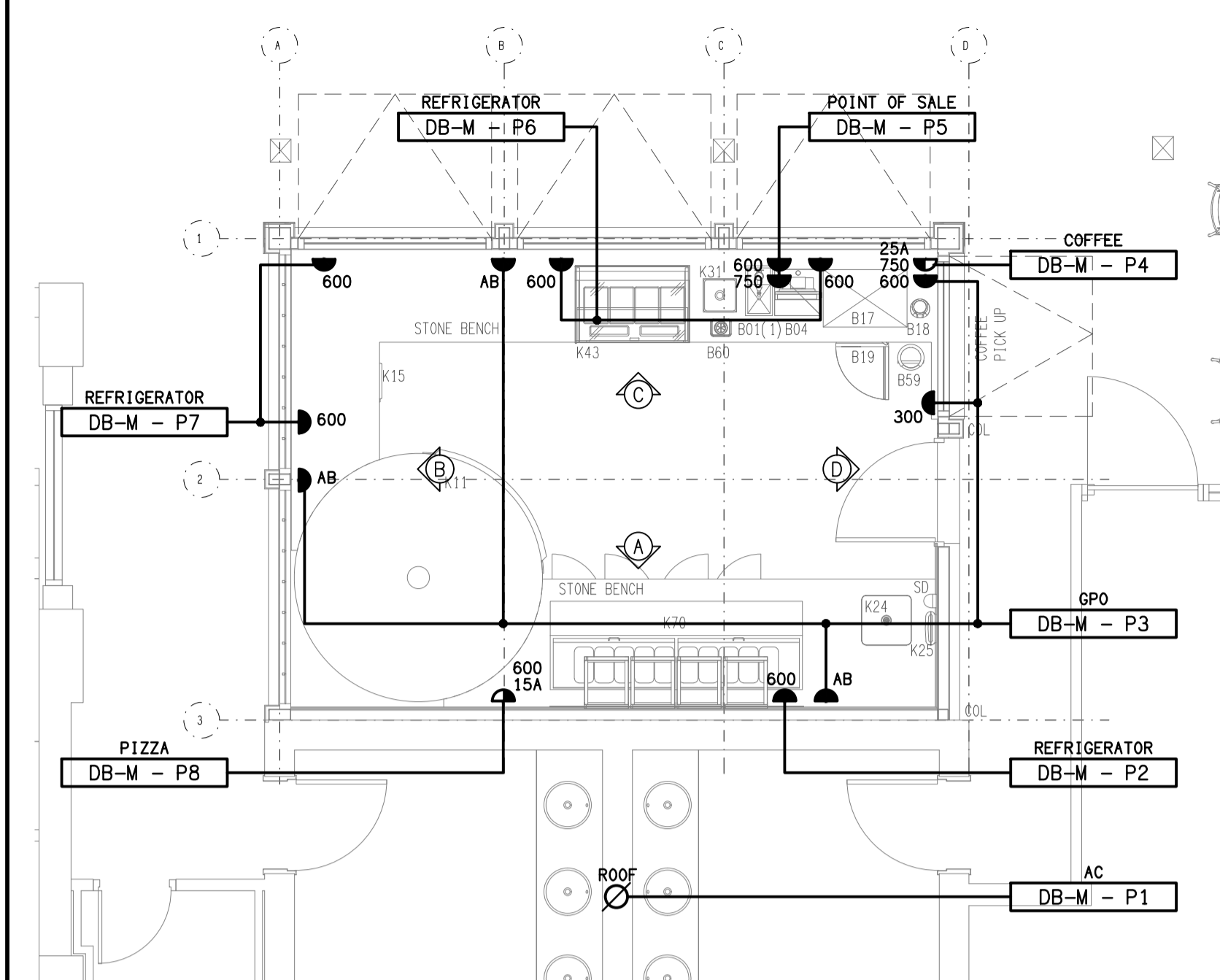
PROJECT:
**BREAKFAST CREEK HOTEL
PIZZA KITCHEN**

2 KINGSFORD SMITH DRIVE, ALBION

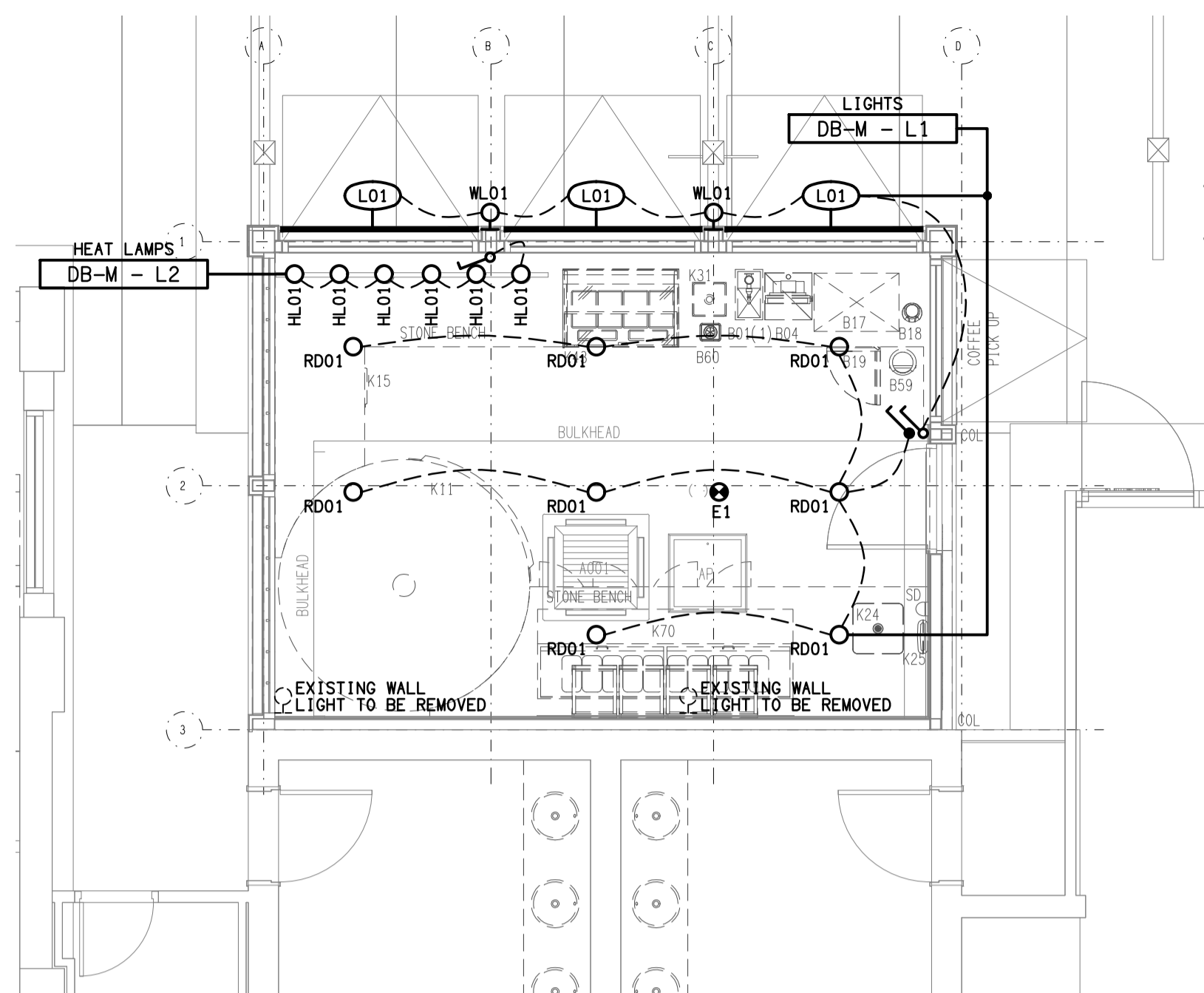
A	PRELIMINARY	17/01/2025
REV:	DESCRIPTION:	DATE:

DRAWING:
**ELECTRICAL SERVICES
LEGEND & NOTES**

SCALE: NOT TO SCALE AT A1	PROJECT NO: C3443a	DRAWING NO: E01	REVISION: A
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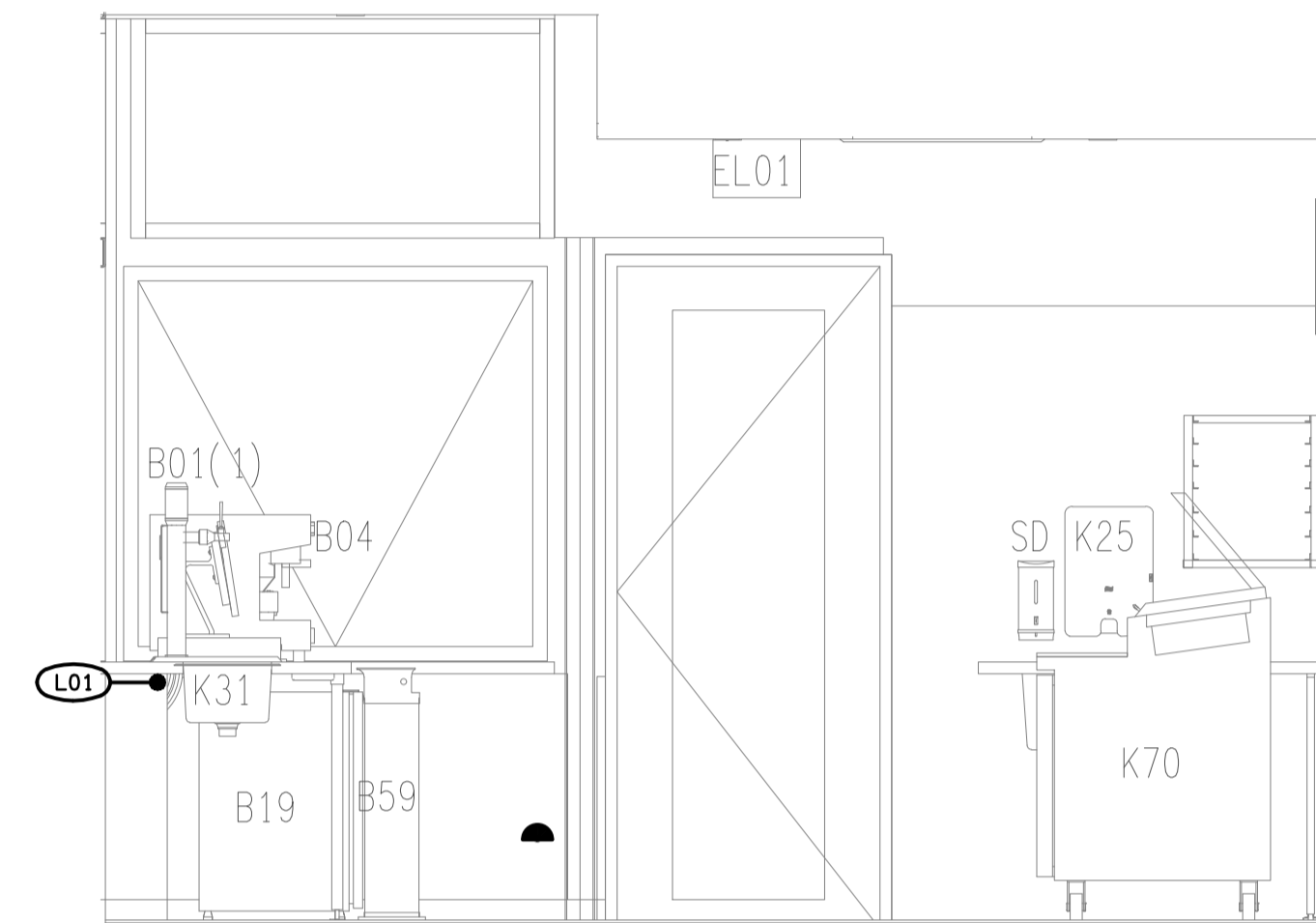


FLOOR PLAN
PIZZA KITCHEN EXTENSION
SCALE 1: 50

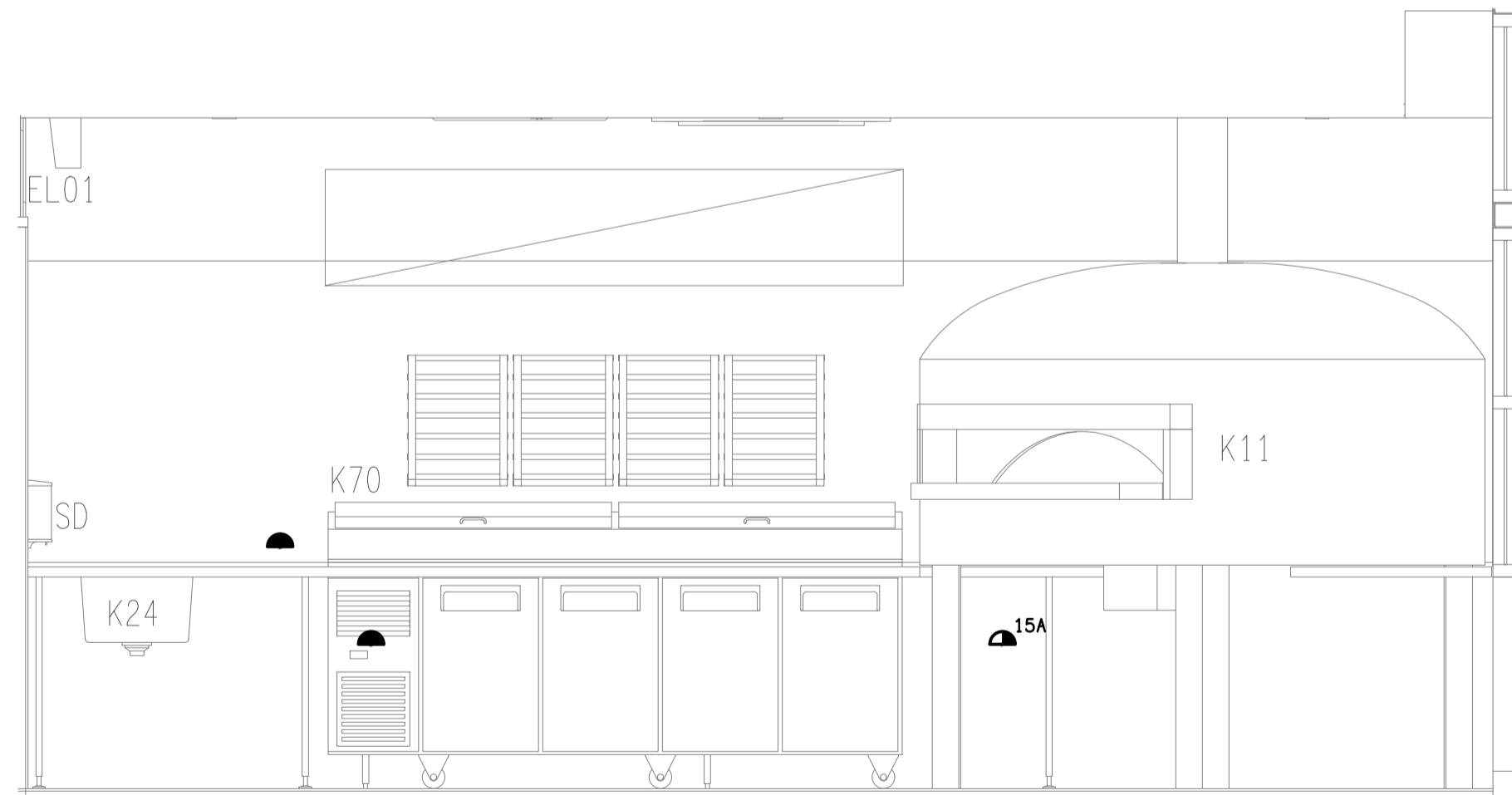


REFLECTED CEILING PLAN
PIZZA KITCHEN EXTENSION
SCALE 1: 50

NOTE:
CORRUGATED CONDUIT IS NOT
ACCEPTABLE IN ANY LOCATION.



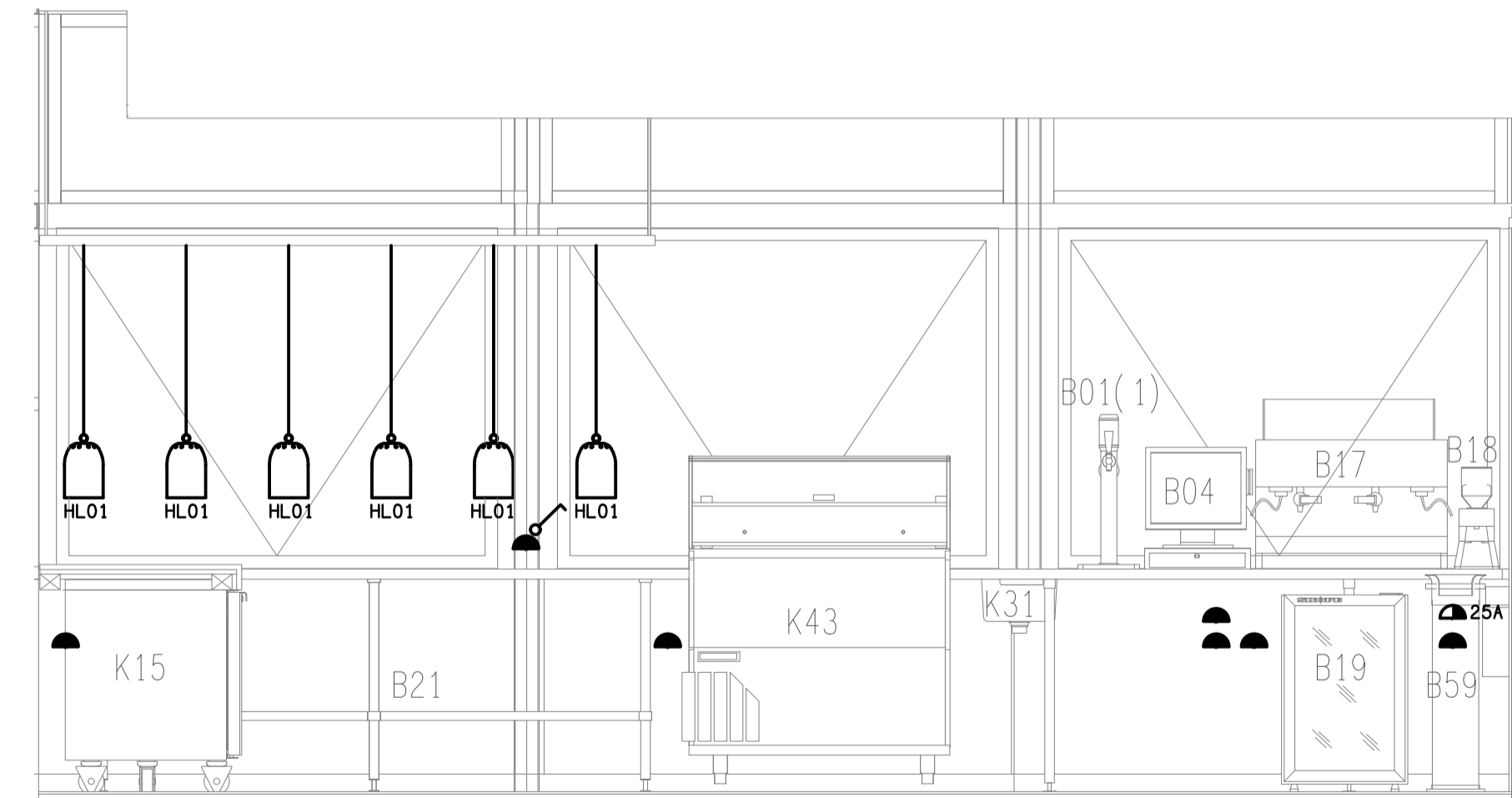
DETAIL D
INTERNAL ELEVATION
SCALE 1: 25



DETAIL A
INTERNAL ELEVATION
SCALE 1: 25



DETAIL B
INTERNAL ELEVATION
SCALE 1: 25



DETAIL C
INTERNAL ELEVATION
SCALE 1: 25