

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.
- FIRE ALARM.
- RECEPTION SPEAKER SYSTEM.
- ENTERTAINMENT SPEAKER SYSTEM.
- 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.

THE EXISTING ASSISTANCE CALL SYSTEM IS TO BE RETAINED AS IS.

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.
- AS1670.1
- 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 PROVISION OF A NEW 63A THREE PHASE MCB IN THE EXISTING MAIN SWITCHBOARD DISTRIBUTION CHASSIS TO PROTECT A ANEW 4C+E 35MM² SUBMAIN TO A NEW DISTRIBUTION BOARD DB-A. L. THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- POWER DISTRIBUTION.
- EARTHING.
- NEW MCB TO SUPPLY DB-A
- NEW SUBMAINS FROM THE MSB TO DB-A.
- DISTRIBUTION BOARD DB-A.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- SWITCHBOARD SHOP DRAWING.
- CABLE ACCESS WAYS.
- REMOVAL OF ALL EXISTING POWER SERVICES THAT BECOME REDUNDANT DUE TO THE WORKS.

ENSURE THAT POWER IS MAINTAINED TO THE REMAINING PARTS OF THE BUILDING THAT ARE NOT PART OF THE WORKS

REFER TO THE DISTRIBUTION BOARD SCHEDULE FOR ADDITIONAL REQUIREMENTS AND CIRCUIT DETAILS.

PROVIDE THE NEW DISTRIBUTION BOARD DB-A AS FOLLOWS:

- METAL WALL MOUNTED HOUSING.
- IP44.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT LOCKABLE HANDLE.
- LIFT OFF HINGES ON ALL DOORS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR IS TO SCHNEIDER OR NHP TERASAKI.
- A METAL HAT SECTION THE SAME WIDTH, DEPT AND COLOUR AS THE DISTRIBUTION BOARD FROM THE TOP OF THE DISTRIBUTION BOARD TO THE CEILING SPACE ABOVE O PROVIDE CONCEALED CABLE ACCESS.
- PROVIDE SHOP DRAWINGS 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.
- LAMPS.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

8. COMMUNICATIONS

THE COMMUNICATIONS COMPONENT OF THIS CONTRACT INCLUDES THE UPGRADING OF THE EXISTING COMMUNICATIONS RACK CR-A AND THE PROVISION OF ADDITIONAL PATCH PANELS AS NECESSARY TO ACCOMMODATE THE NEW COMMUNICATIONS OUTLETS. ALL OF THE EXISTING COMMUNICATIONS POINTS AND CABLING THAT BECOME REDUNDANT ARE TO BE REMOVED AND THE LABELLING UPDATED. THE COMMUNICATIONS COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- CAT 6 COMMUNICATIONS OUTLETS.
- COMMUNICATIONS RACK CR-A MODIFICATIONS.
- REMOVAL OF EXISTING REDUNDANT OUTLETS AND CABLING.
- TESTING AND COMMISSIONING.

ALL EXISTING CEILING MOUNTED WAP COMMUNICATIONS OUTLETS ARE TO BE MAINTAINED AS IS.

ALL ACTIVE COMMUNICATIONS EQUIPMENT WILL BE PROVIDED BY THE OPERATOR.

9. FIRE ALARM

UPGRADE AND MODIFY THE EXISTING BRIGADE MONITORED FIRE ALARM SYSTEM SUCH THAT THE EXISTING HORN SPEAKERS ARE REMOVED AND NEW REPLACED WITH NEW RECESSED CONE SPEAKERS AS INDICATED. THE EXISTING MANUAL CALL POINTS ARE TO BE RELOCATED AS INDICATED.

THE EXISTING SMOKE DETECTORS AND FIRE DOOR CONTROLS ARE TO BE RETAINED AS IS.

THE FIRE ALARM SERVICES INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE FIRE ALARM SERVICES.
- CO-ORDINATION.
- INSPECTIONS.
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- SPEAKERS.
- RELOCATING THE MANUAL CALL POINTS.
- UPGRADING THE EXISTING FIP AS NECESSARY.
- UPDATING THE ZONE PLAN.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE FIRE ALARM SERVICES INSTALLATION SUCH THAT IT IS HANDED OVER COMPLETE, OPERATIONAL AND FIT FOR THE INTENDED USE.

ALL COMPONENTS PROVIDED AS PART OF THE FIRE ALARM SYSTEM MUST BE LISTED ON THE CSIRO.AU/ACTIVEFIRE WEB SITE AND BE PROVIDED WITH A CURRENT CERTIFICATE OF CONFORMITY. INCLUDE A COPY OF EACH CERTIFICATE OF CONFORMITY IN THE MANUAL.

THE CONTRACTOR IS RESPONSIBLE FOR PAYING ANY CALL OUT FEES ISSUED BY QUEENSLAND FIRE DEPARTMENT THAT ARE THE RESULT OF DEFECTIVE WORKS, CABLING, OR SYSTEM COMPONENTS

ENSURE ALL FIRE ALARM SYSTEM WORKS ARE UNDERTAKEN BY, OR UNDER THE DIRECTION OF A SUITABLY QUALIFIED AND EXPERIENCED FIRE ALARM SYSTEM INSTALLER WHO HOLD THE REQUIRED QBCC AND FIRE PROTECTION CONTRACTORS REGISTRATION BOARD OF QUEENSLAND INC REGISTRATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE FIRE ALARM INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE FIRE ALARM 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.

NOTES

10. SPEAKERS SYSTEMS

THE SPEAKER SYSTEM COMPONENT OF THIS CONTRACT INCLUDES THE MODIFICATION AND UPGRADING OF THE EXISTING RECEPTION SPEAKER SYSTEM AND THE ENTERTAINMENT SPEAKER SYSTEM. ALL OF THE EXISTING SPEAKERS AND CABLING THAT BECOMES REDUNDANT IS TO BE REMOVED. THE SPEAKER SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- RECESSED CONE SPEAKERS.
- RELOCATION OF THE EXISTING RECEPTION MICROPHONE.
- RELOCATION OF THE EXISTING VOLUME CONTROLLERS.
- REMOVAL OF EXISTING REDUNDANT SPEAKERS AND CABLING.
- TESTING AND COMMISSIONING.

11. 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.
- HWS - HOT WATER SYSTEM.
- 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.
- 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.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		
ALL DIMENSIONS TO BE VERIFIED ONSITE.		

B	TENDER	29/05/2026
REV:	DESCRIPTION:	DATE:

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TRADING AS:
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GROUP

PROJECT:

**AVEO ASPLEY COURT
RETIREMENT VILLAGE**

SITE ADDRESS:
**100 ALBANY CREEK ROAD, ASPLEY
QUEENSLAND**

SCALE: SHEET SIZE:

NOT TO SCALE AT **A1**

DRAWING TITLE:

**ELECTRICAL SERVICES
NOTES**

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