



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

P.O. Box 15, SHERWOOD Q. 4075

Phone: (07) 3278 4375

Website: www.edg.net.au Email: brisbane@edg.net.au

C3775a - EAGERS CAPALABA, BYD SERVICE

C3775a-0001(A).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION A - 04 JUNE 2026

ISSUING INFORMATION				DATE OF ISSUE							
	DAY	04									
	MONTH	06									
	YEAR	26									
	REASON FOR ISSUE	P									
A = APPROVAL C = CONSTRUCTION D = % DEVELOPED AS NOTED P = PRELIMINARY T = TENDER											

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DOCUMENTS		REVISION									
C3775a-E01.dwg	LEGEND & DETAILS	A									
C3775a-E02.dwg	NOTES	A									
C3775a-E03.dwg	SITE PLAN	A									
C3775a-E04.dwg	FLOOR PLAN	A									
C3775a-E05.dwg	REFLECTED CEILING PLAN	A									
C3775a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A									
C3775a-0002.xls	EQUIPMENT SCHEDULE	A									
C3775a-0004.xls	DISTRIBUTION BOARD DB-A SCHEDULE	A									
C3775a-0005.xls	DISTRIBUTION BOARD DB-B SCHEDULE	A									
C3775a-0001.zip	FITTING & OUTLET DATASHEETS										



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ELECTRICAL EQUIPMENT SCHEDULE

REVISION A - 04 JUNE 2026

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	REV
L1		EXISTING HIGH BAY TO BE RETAINED AS IS			A
L2		EXISTING HIGH BAY TO BE RELOCATED AS INDICATED			A
L3		NEW HIGH BAY TO MATCH THE EXISTING L1 FITTINGS			A
L4	40W 4000K LED	1200 LONG IP65 DIFFUSED BATTEN C/W INTEGRAL ELECTRONIC CONTROL GEAR AND A NON MAINTAINED AS2293 EMERGENCY PACK SUSPENDED / SURFACE MOUNTED AS REQUIRED. THE L11 FITTINGS ARE NOT SWITCHED AND ARE TO ONLY OPERATE UPON POWER SUPPLY FAILURE IN ACCORDANCE WITH AS2293	NA	SAL LIGHTING SLD4000TC/MP	A
L5	40W 4000K LED	1200 LONG SUSPENDED BATTEN C/W INTEGRAL DRIVER AND DIFFUSER	WHITE	SAL LIGHTING SLD4000TC/MP	A
L6	12W 4000K LED	AMENITY RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	SAL LIGHTING ECOSTAR S9048TC	A
L7	24W 4000K LED	RECESSED 62 DEG DOWNLIGHT C/W REMOTE DRIVER	WHITE	SAL LIGHTING RENMARK S9083R35TC/DP - 24W	A
L8	20W 4000K LED	RECESSED 62 DEG DOWNLIGHT C/W REMOTE DRIVER	WHITE	SAL LIGHTING RENMARK S9082R20TC/DP - 14W/20W	A
L9	20W 4000K LED	RECESSED ADJUSTABLE DOWNLIGHT C/W REMOTE DRIVER	WHITE	SAL LIGHTINGS9525MP12 5TC/WH	A
L10	24W 4000K LED	300 X 1200 LED LFAT PANEL C/W REMOTE DRIVER AND A PB RECESS KIT	WHITE	SAL LIGHTING S9764HE312TC	A
L11		EXISTING BATTEN TO BE RETAINED AS IS / RELOCATED AS INDICATED			A
E1	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D40 - C90-D40.	WHITE	CLEVERTRONICS CLIFE	A
EX	LED	EXIT LIGHT: MAINTAINED 24M VIEWING DISTANCE EXIT LIGHT C/W DIFFUSERS & DIRECTIONAL ARROWS AS SHOWN. CEILING SURFACE MOUNT OR WALL MOUNT BETWEEN 2100mm & 2700mm AFFL IF THERE IS NO VERTICAL SURFACE TO MOUNT THE FITTING ON WITHIN THIS RANGE CONFIRM THE MOUNTING HEIGHT WITH THE ENGINEER. AS2293 CLASSIFICATION C0-D1.25- C90-D2	WHITE	CLEVERTRONICS LUBPRO-SM	A



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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
EMERGENCY PACK		LIGHT FITTINGS THAT ARE DESIGNATED AS BEING PROVIDED WITH AN EMERGENCY PACK ARE TO BE PROVIDED WITH AN INTEGRAL AS2293 EMERGENCY PACK. THE FITTINGS ARE TO BE NON MAINTAINED WITH ALL LAMPS SWITCHED AS PER THE LIGHTING CONTROL FOR THAT SPACE UNLESS NOTED OTHERWISE. REFER TO THE SPECIFICATION FOR FURTHER DETAILS OF THE CONFIGURATION AND SWITCHING OF EMERGENCY LIGHTS.			A
CEILING FAN (F1)		3000 DIA CEILING FAN CONNECTED TO THE WALL MOUNTED FAN CONTROLLER	SILVER	MAMMOTH 211406	A
FAN CONTROLLER (FC)		WALL MOUNTED ON OFF / SPEED CEILING FAN CONTROLLER MOUNTED AT 1000 AFFL	WHITE	COMPATABLE WITH MAMMOTH 211406	A
PROXIMITY DETECTOR SWITCH (PD)		ADJUSTABLE FLUSH RECESSED 360 DEGREE PIR PRESENCE DETECTOR TO OPERATE THE ASSOCIATED LIGHTS FOR A PRE-SET AMOUNT OF TIME. ADJUST THE TIME AND SENSITIVITY ON SITE AS DIRECTED BY THE ENGINEER. SUBMIT DETAILS OF THE MOVEMENT DETECTOR SWITCH FOR APPROVAL PRIOR TO ORDERING	WHITE	CLIPSAL	A
ONE-WAY LIGHT SWITCH		ONE-WAY LIGHT SWITCH C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
TWO-WAY LIGHT SWITCH		TWO-WAY LIGHT SWITCH C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
CAT 6 COMMUNICATIONS OUTLET		RJ45 CAT-6 COMMUNICATIONS OUTLET, CABLED BACK TO THE COMMUNICATIONS RACK CR-A TERMINATED ONTO FACILITY PATCH PANELS VIA 4-PAIR CAT-6 UTP CABLE. MOUNT UP TO 3 RJ45 OUTLETS PER MULTI-GANG FACEPLATE WITH SEPARATE PERMANENT LABELLING FOR EACH OUTLET.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
COMMUNICATIONS RACK CR-A		EXISTING WALL MOUNTED COMMUNICATIONS RACK TO BE RETAINED. REMOVE ALL EQUIPMENT AND CABLING THAT IS REDUNDANT AND PROVIDE NEW CAT 6 PATCH PANELS AS NECESSARY TO ACCOMMODATE THE NEW COMMUNICATIONS OUTLETS.			A
NBN CONNECTION (NBN)		EXISTING NBN CONNECTION HOUSING TO BE RETAINED AS IS			A
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 FACEPLATE	A
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 FACEPLATE	A
SPECIAL PURPOSE OUTLET		SPECIAL PURPOSE OUTLET TYPE AS NOTED. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.			A

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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
DOUBLE POWER OUTLET C/W USB CHARGER (USB)		DOUBLE POWER OUTLET C/W USB CHARGER AND CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT AB U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL 2000 SERIES + 30USBCM MECH	A
DOUBLE POWER OUTLET GREEN (GR)		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.	GREEN	CLIPSAL C2000 SERIES FACEPLATE	A
WEATHERPROOF POWER OUTLET (WP)		IP54 WEATHERPROOF SINGLE / DOUBLE POWER OUTLET AS NOTED ON DRAWING C/W COVER FLAP OVER SOCKET. MOUNT AT MINIMUM 1100mm AFFL U.N.O. RATING 10A U.N.O.	-	CLIPSAL WSCF227F	A
SIGN CONNECTION		COORDINATE THE LOCATION AND CONNECTION WITH THE SIGN CONTRACTOR ENSURING THE GPO / ISOLATORS ARE PROVIDED WITH APPROPRIATE WEATHER PROTECTION AND ARE CONCEALED FROM VIEW.			A
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	A
THREE-PHASE ISOLATOR		THREE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT. "RSD" DENOTES ROLLER SHUTTER DOOR SUPPLY - COORDINATE LOCATION ONSITE WITH MOTOR.	-	CLIPSAL WHT35	A
EV CHARGER 1 (EV1)		OCULAR DC ATLAS 60KW OC-60HY4 EV CHARGER C/W DEMAND MANAGEMENT			A
EV CHARGER 2 (EV2)		OCULAR DC ATLAS 60KW OC-60HY4 EV CHARGER C/W DEMAND MANAGEMENT			A
EV CHARGER 3 (EV3)		OCULAR IQ ROWER 22KW IOCAP06C-22 EV CHARGER C/W DEMAND MANAGEMENT			A
DB-A		EXISTING DISTRIBUTION BOARD DB-A TO BE MODIFIED AS PER THE DB-A SCHEDULE. PROVIDE THE DISTRIBUTION BOARD WITH AN AS2293 EMERGENCY LIGHT TESTING FACILITY.			A
DB-B		DISTRIBUTION BOARD DB-B AS PER THE DB-B SCHEDULE AND NOTES. PROVIDE A SHOP DRAWING OF DB-B FOR APPROVAL.			A
MSB		MAIN SWITCHBOARD TO BE MODIFIED AS PER THE POWER SCHEMATIC AND THE NOTES.			A
SECURITY EQUIPMENT		SECURITY EQUIPMENT BY THE TENANTS SPECIALIST SECURITY CONTRACTOR			A



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DISTRIBUTION BOARD DB-A

REVISION A - 04 JUNE 2026

							REV
EXISTING DISTRIBUTION BOARD TO BE MODIFIED AS NECESSARY TO ACCOMMODATE THE FOLLOWING CIRCUITS. PROVIDE THE DISTRIBUTION BOARD WITH AN AS2293 EMERGENCY LIGHT TESTING FACILITY.							A
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm ²)	LOCATION	CIRCUIT USE	
P1	1	20	RCBO	2.5	GENERAL	CLEANING	A
P2	1	20	RCBO	2.5	CONTROL	DESK	A
P3	1	20	RCBO TC OFF FROM CLOSING UNTILL OPENING	2.5	TOOL STORAGE	CHARGING GPOS	A
P4	1	20	RCBO	2.5	RECEPTION OFFICE	DESK GPOS	A
P5	1	20	RCBO	2.5	LOUNGE	TV	A
P6	3	32	RCBO	6.0	MEZZANINE	19.4KW HWW	A
P7	1	20	RCBO	2.5	ROOF	SF1	A
P8	3	32	RCBO	4.0	ROOF	AC CU1	A
P9	1	20	RCBO	2.5	LOUNGE	GPOs	A
P10	1	20	RCBO	2.5	LOUNGE	AIP	A
P11	1	20	RCBO	2.5	LOUNGE	REF	A
P12	1	20	RCBO	2.5	STAFF	GPOs	A
P13	1	20	RCBO	2.5	STAFF	REF	A
P14	1	20	RCBO	2.5	STAFF	DESK	A
P15	1	20	RCBO	2.5		SECURITY	A
P16	1	20	RCBO	2.5	WORKSHOP	20A GPO	A
L1	1	20	RCBO	2.5	EXTERNAL	LIGHTS	A
L2	1	20	RCBO	2.5	EXTERNAL	LIGHTS	A
L3	1	20	RCBO	2.5	EXTERNAL	LIGHTS	A
L4	1	20	RCBO	4.0	EXTERNAL	LIGHTS	A
L5	1	20	RCBO PE CELL ON DUSK OFF DAWN	4.0	EXTERNAL	SIGNS	A
L6	1	32	RCBO PE CELL ON DUSK OFF DAWN	6.0	EXTERNAL	SIGNS	A
L7	1	20	RCBO	2.5	EXTERNAL	FANS	A

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














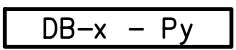


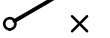

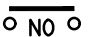
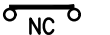














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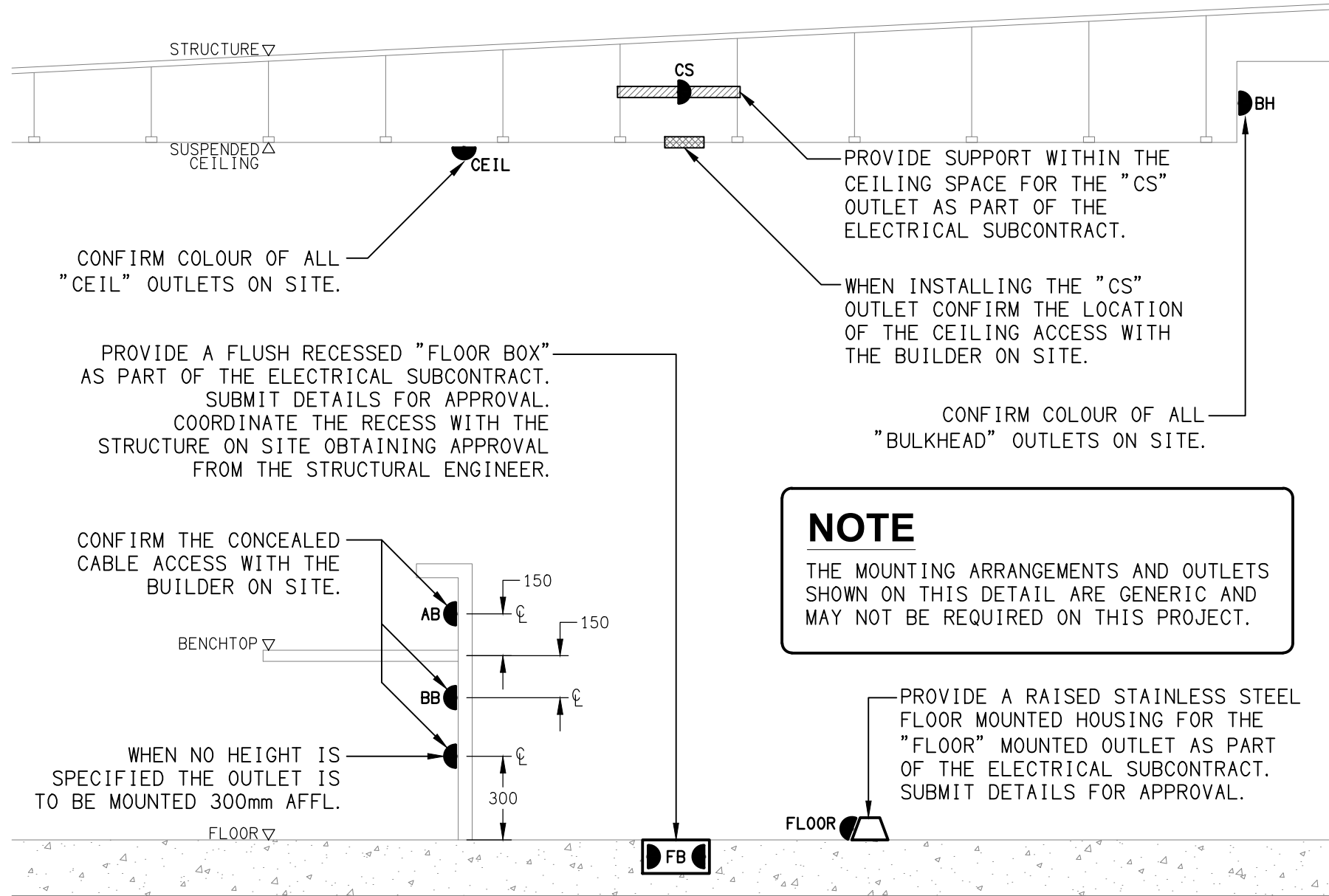
DISTRIBUTION BOARD DB-B

REVISION A - 04 JUNE 2026

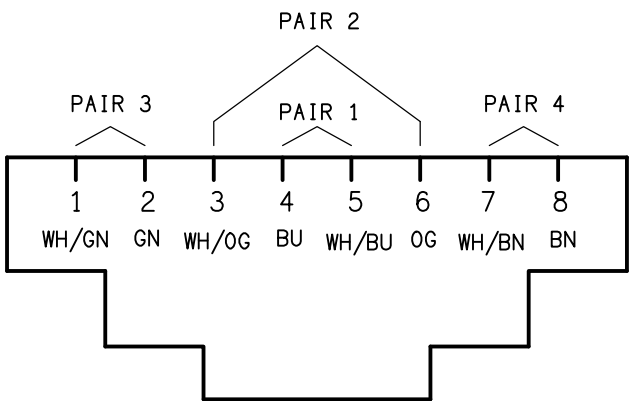
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LEGEND

-  ELECTRICAL SERVICES SWITCHBOARD.
-  SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
-  ELECTRICAL CABLE TRAY AS NOTED.
-  SINGLE POWER OUTLET.
-  DOUBLE POWER OUTLET.
-  DOUBLE POWER OUTLET C/W USB CHARGER.
-  DOUBLE POWER OUTLET, GR DENOTES GREEN IN COLOUR.
-  SPECIAL PURPOSE POWER OUTLET.
-  SIGNAGE OUTLET CONNECTION.
-  SINGLE PHASE ISOLATOR.
-  THREE PHASE ISOLATOR.
-  LIGHTING PRESENCE DETECTOR SWITCH.
-  ONE-WAY LIGHT SWITCH.
-  TWO-WAY LIGHT SWITCH.
-  CEILING FAN CONTROLLER.
-  CIRCUIT LINE.
-  SWITCH LINE.
-  POWER CIRCUIT DESIGNATION.
DENOTES DB AND CIRCUIT.
-  ELECTRICAL EQUIPMENT AS NOTED.
-  RJ45 COMMUNICATIONS OUTLET.
-  CIRCUIT BREAKER.
-  ISOLATOR.
-  CONTACTOR - NORMALLY OPEN.
-  CONTACTOR - NORMALLY CLOSED.
-  REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED.
ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.
-  F1: WORKSHOP CEILING FAN.
-  Lx: LIGHT FITTING C/W NON-MAINTAINED EMERGENCY BATTERY PACK, TYPE AS NOTED.
-  L1: EXISTING HIGH BAY LIGHT TO BE RETAINED AS IS.
-  L2: EXISITNG HIGH BAY LIGHT TO BE RELOCATED AS INDICATED.
-  L3: NEW HIGH BAY LIGHT TO MATCH EXISTING L1 LIGHT FITTINGS.
-  L4: 1200 LONG IP65 BATTEN LIGHT C/W NON-MAINTAINED EMERGENCY PACK.
-  L5: 1200 LONG SUSPENDED BATTEN LIGHT.
-  L6: AMENITY RECESSED DOWNLIGHT.
-  L7: RECEPTION RECESSED DOWNLIGHT.
-  L8: CUSTOMER LOUNGE RECESSED DOWNLIGHT.
-  L9: ENTRY RECESSED DOWNLIGHT.
-  L10: 300 x 1200 FLAT PANEL LIGHT C/W PLASTERBOARD RECESS KIT.
-  L11: EXISTING BATTEN LIGHT TO BE RETAINED / RELOCATED AS INDICATED.



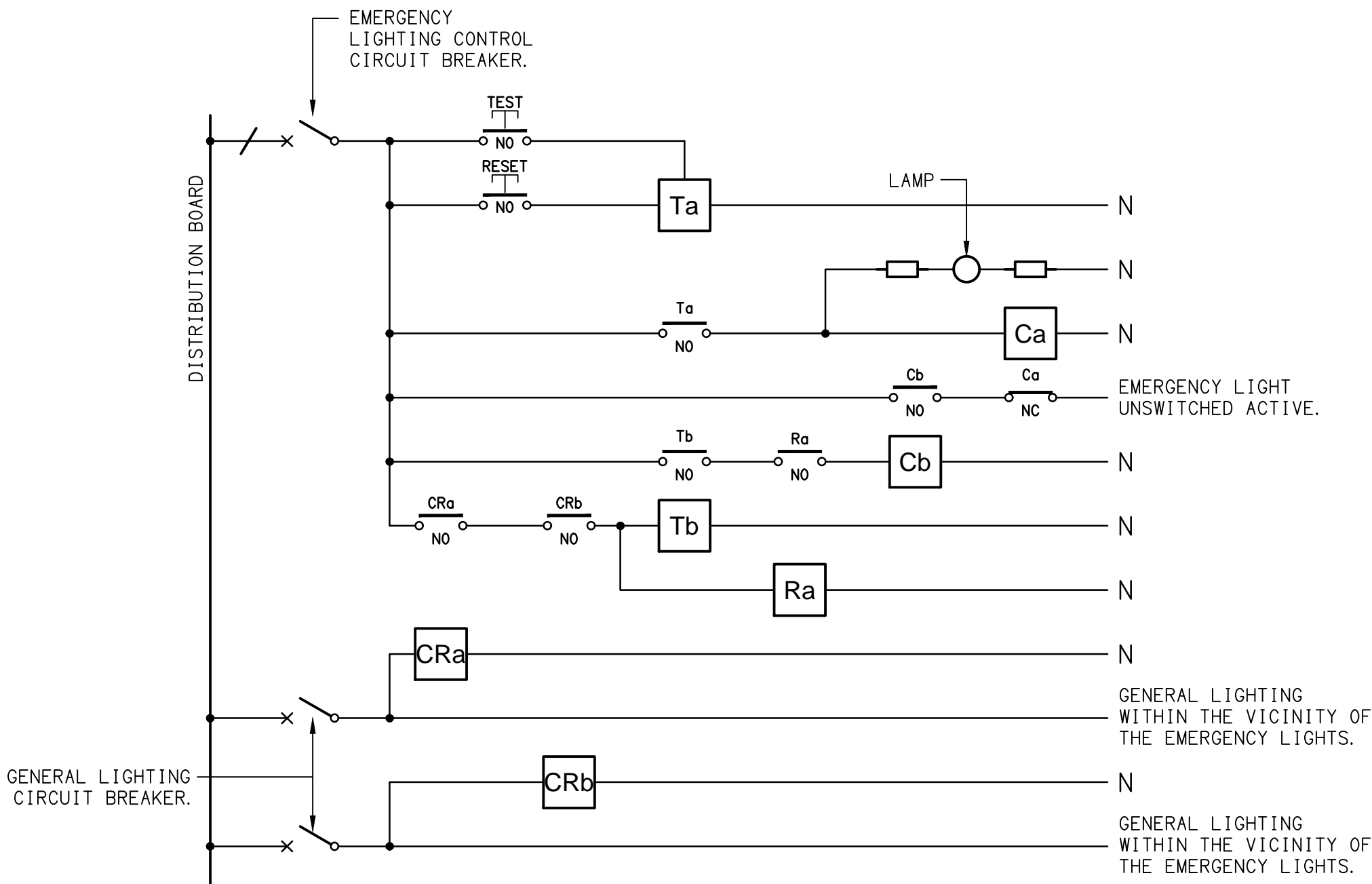
DETAIL
TYPICAL OUTLET MOUNTINGS
NOT TO SCALE



SCHEMATIC
RJ45 PINOUT CONFIGURATION
NOT TO SCALE

EQUIPMENT:

- TEST - TEST PUSH BUTTON MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- RESET - RESET PUSH BUTTON MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- LAMP - AMBER TEST INDICATING LAMP MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- Ta - ADJUSTABLE 0-3 HOUR TIMED RELAY.
- Tb - 15 MINUTE RUN-ON TIMER TO OPERATE UPON THE RETURN OF MAINS POWER.
- Cx - CONTACTOR x.
- CRx - CONTROL RELAY x.
- Rx - RELAY x.



SCHEMATIC
EMERGENCY LIGHTING
NOT TO SCALE

NOTES

- THE EMERGENCY LIGHT UNSWITCHED ACTIVE / GENERAL LIGHTING SWITCHED ACTIVE CIRCUIT ARRANGEMENT AND CONTROL IS TYPICAL FOR ALL CIRCUITS SUPPLYING EMERGENCY LIGHTS.
- PROVIDE ADDITIONAL CONTROL RELAYS (CRx) CONFIGURED AS PER CRa AND CRb FOR ALL ADDITIONAL LIGHTING CIRCUITS THAT SUPPLY LIGHTS IN THE VICINITY OF THE EMERGENCY LIGHTS.

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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.
- 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.

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.

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.
- AS2293.
- 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 DISCONNECTING THE TWO AC SUBMAINS FROM THE MSB MAKING THEM SAFE SO THEY CAN BE RECONNECTED IN FUTURE SHOULD THEY BE REQUIRED. ONE OF THE MCCBS MADE SPARE IN THE MSB IS TO BE USED TO SUPPLY A NEW DISTRIBUTION BOARD DB-B VIA A NEW SUBMAIN. THE SECOND SPARE MCCB IS TO BE REMOVED. TWO NEW 125 AMP MCCBS ARE TO BE PROVIDED TO SUPPLY THE TWO NEW 60 KW EV CHARGERS.

THE EXISTING DISTRIBUTION BOARD DB-A IS TO BE MODIFIED AS NECESSARY TO ACCOMMODATE THE CIRCUITS AS NOTED IN THE DISTRIBUTION BOARD DB-A SCHEDULE.

A NEW DISTRIBUTION BOARD DB-B IS TO BE PROVIDED TO SUPPLY THE CIRCUITS AS NOTED IN THE DISTRIBUTION BOARD DB-B SCHEDULE.

REMOVE ALL EXISTING ELECTRICAL SERVICES THAT BECOME REDUNDANT.

PROVIDE THE EXISTING DISTRIBUTION BOARD DB-A WITH AN AS2293 EMERGENCY LIGHT TESTING FACILITY.

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

- POWER DISTRIBUTION.
- DISTRIBUTION BOARD DB-A MODIFICATIONS.
- MSB MODIFICATIONS.
- MCCBS IN THE MSB.
- EV CHARGERS C/W LOAD MANAGEMENT SYSTEM.
- DB-B SUBMAIN.
- DISTRIBUTION BOARD DB-B.
- CABLE TRAYS.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING REDUNDANT SERVICES.

PROVIDE THE DB-B AS/WITH:

- SHOP DRAWINGS FOR APPROVAL.
- WALL MOUNTED.
- LIGHT GREY ENCLOSURE.
- WHITE ESCUTCHEONS.
- 92268 KEY LOCKABLE DOOR.
- FORM 1

7. LIGHTING

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.
- RECONNECTION OF THE EXISTING LIGHTING THAT REMAINS INCLUDING ALL NEW SWITCHGEAR AND CONTROLS.
- ALL EXISTING LIGHT FITTINGS MOUNTED ON THE BUILDING ARE TO BE REMOVED UNLESS NOTED OTHERWISE.

PROVIDE 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.)

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 IN ACCORDANCE WITH AS 2293.1.

NOTES

8. COMMUNICATIONS CABLING

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES NEW COMMUNICATIONS OUTLETS CABLED TO THE EXISTING COMMUNICATIONS RACK CR-A. ALL EXISTING COMMUNICATIONS SERVICES AND EQUIPMENT THAT BECOME REDUNDANT ARE TO BE REMOVED. PROVIDE CR-A WITH NEW CAT 6 PATCH PANELS AS NECESSARY TO ACCOMMODATE THE NEW COMMUNICATIONS OUTLETS. ALL EXTERNAL COMMUNICATIONS CABLING IS TO BE GEL FILLED.


THE EXISTING NBN SERVICES ARE TO BE RETAINED AS IS.

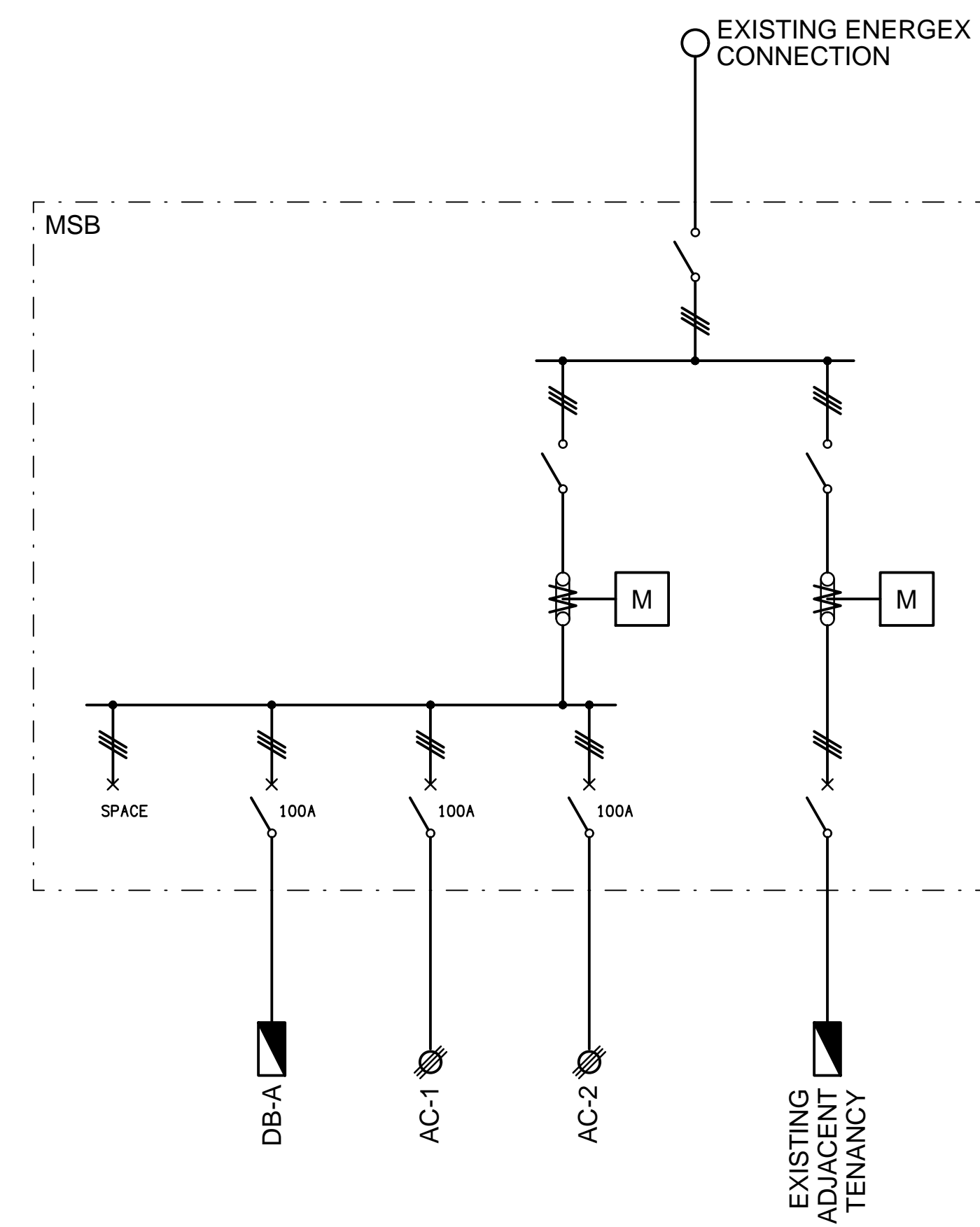
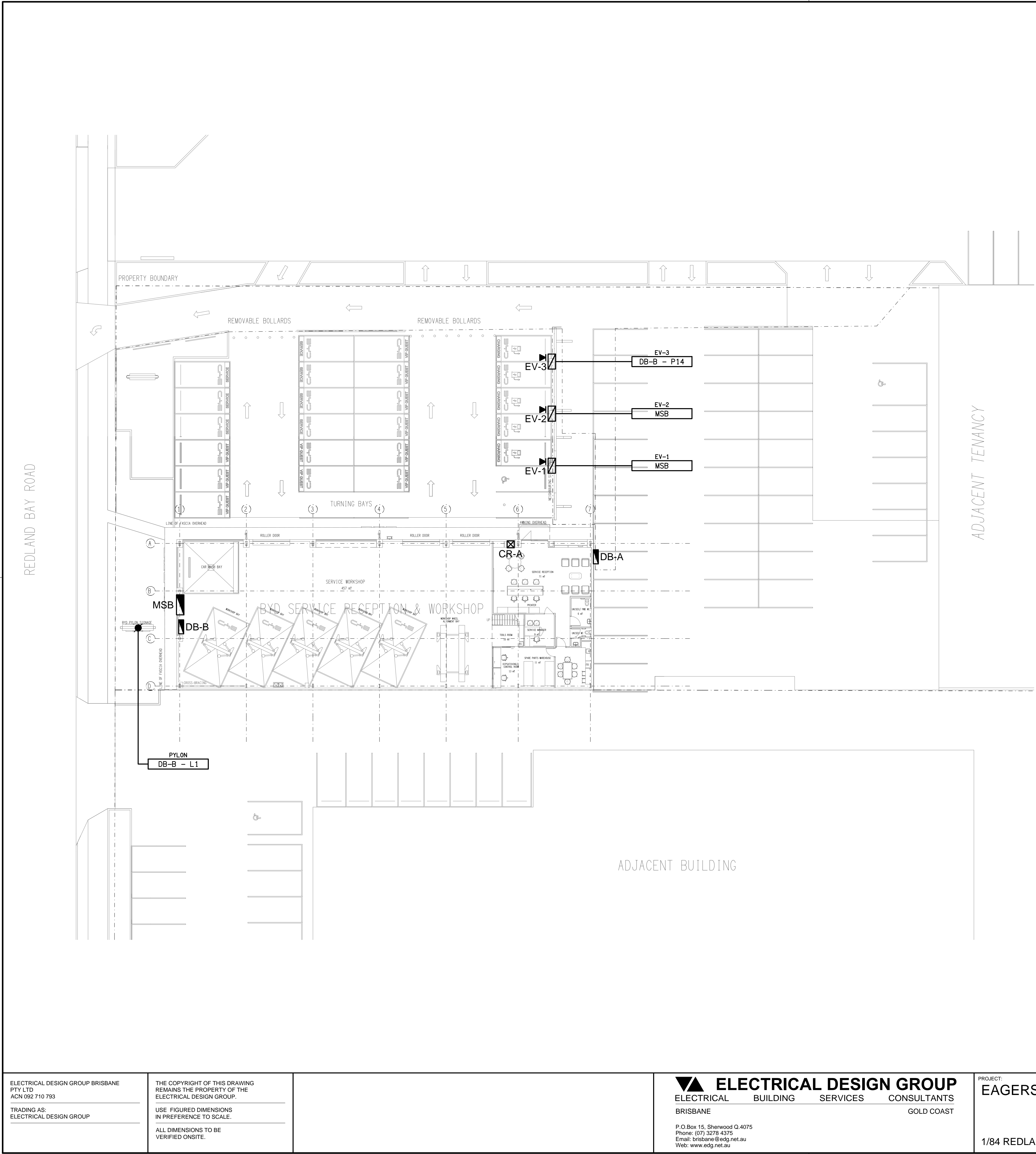
THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- COMMUNICATIONS RACK CR-A MODIFICATIONS.
- PATCH PANELS AS NECESSARY.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING COMMUNICATIONS SERVICES MADE REDUNDANT BY THE WORKS.

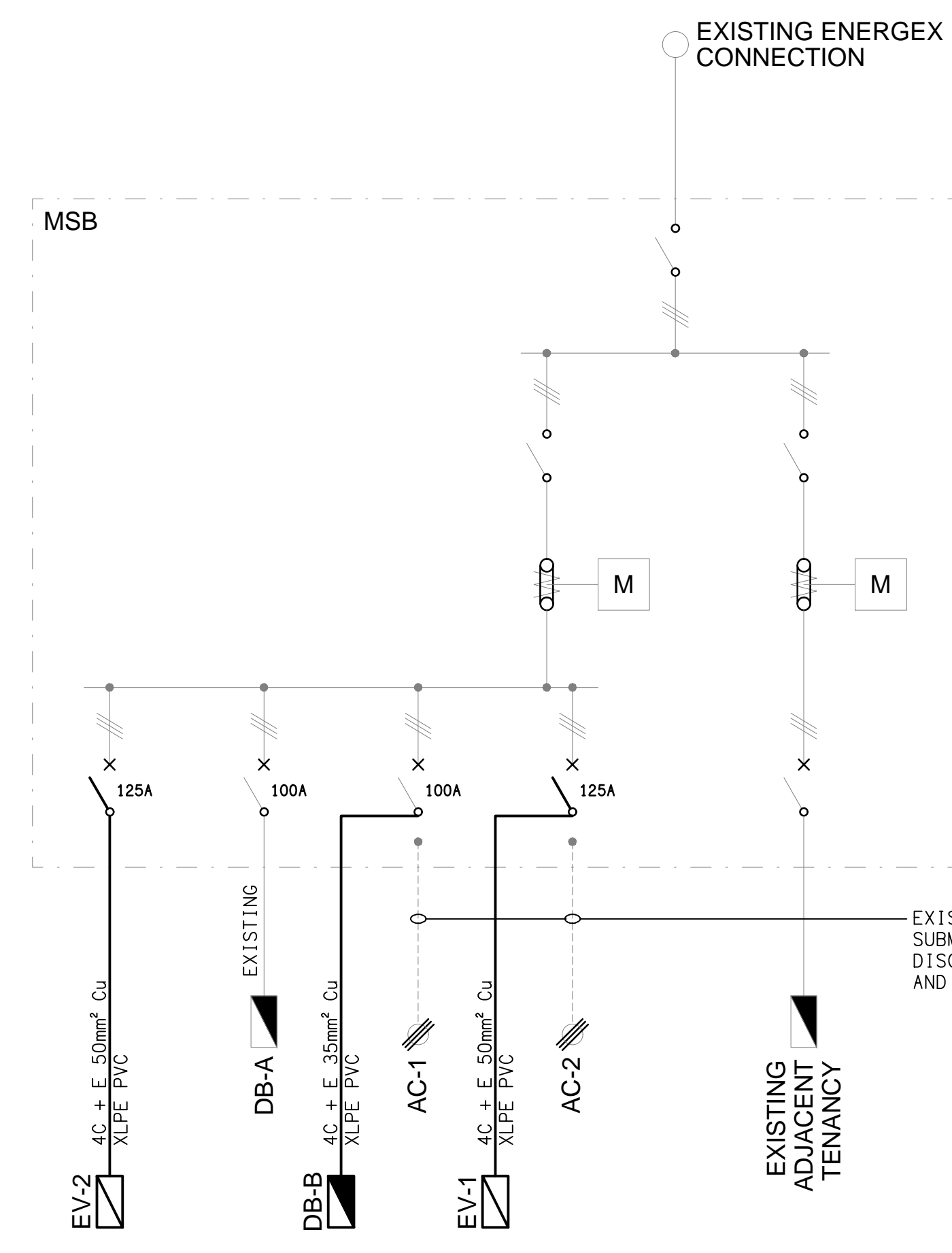
9. ABBREVIATIONS

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.
HWS - HOT WATER SYSTEM.
MCB - MINIATURE CIRCUIT BREAKER.
MEN - MULTIPLE EARTH NEUTRAL LINK.
MSB - MAIN SWITCHBOARD.
N - NEON / LED INDICATOR WHEN ON.
NTS - NOT TO SCALE.
RCBO - 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.

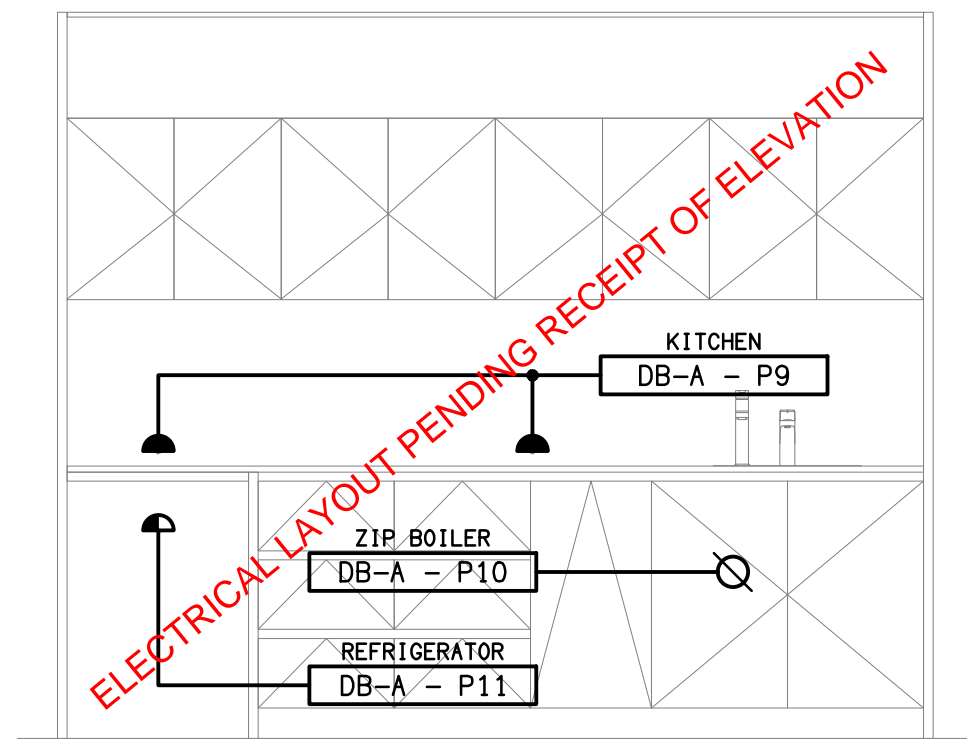
<div>ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793</div> <div>TRADING AS: ELECTRICAL DESIGN GROUP</div>		<div>THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.</div> <div>USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.</div> <div>ALL DIMENSIONS TO BE VERIFIED ONSITE.</div>	<div><div><div><div></div><div>ELECTRICAL DESIGN GROUP</div></div><div><div>ELECTRICALBUILDINGSERVICESCONSULTANTS</div><div>BRISBANEGOLD COAST</div></div><div><div><div>P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au</div></div></div></div></div> <div><div>PROJECT: EAGERS CAPALABA, BYD SERVICE</div><div>1/84 REDLAND BAY ROAD, CAPALABA</div></div>	<div><div><div>A</div><div>PRELIMINARY</div><div>04/06/2026</div></div><div><div>REV:</div><div>DESCRIPTION:</div><div>DATE:</div></div></div> <div><div>DRAWING: ELECTRICAL SERVICES NOTES</div><div><div>SCALE: NOT TO SCALE AT A1</div><div><div>PROJECT NO: C3775a</div><div><div>DRAWING NO: E02</div><div>REVISION: A</div></div></div></div></div>
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EXISTING
POWER CONFIGURATION
NOT TO SCALE

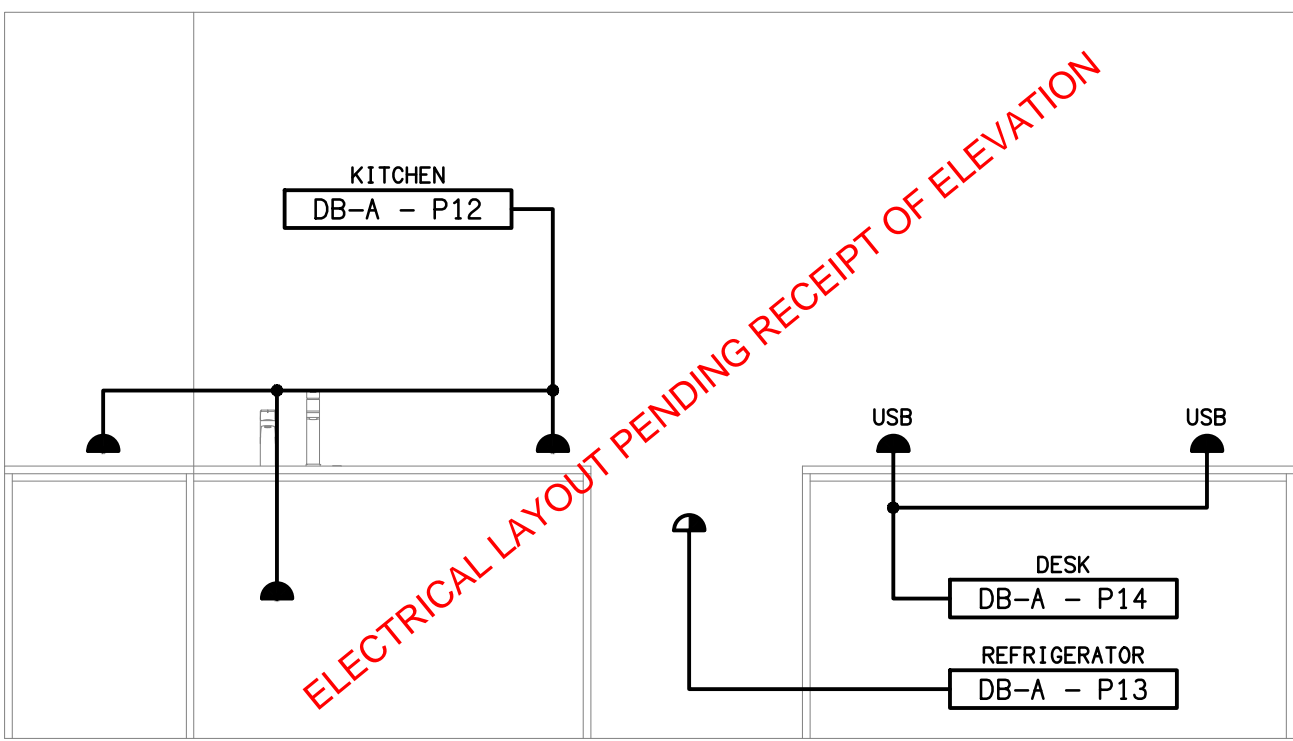


PROPOSED
POWER CONFIGURATION
NOT TO SCALE



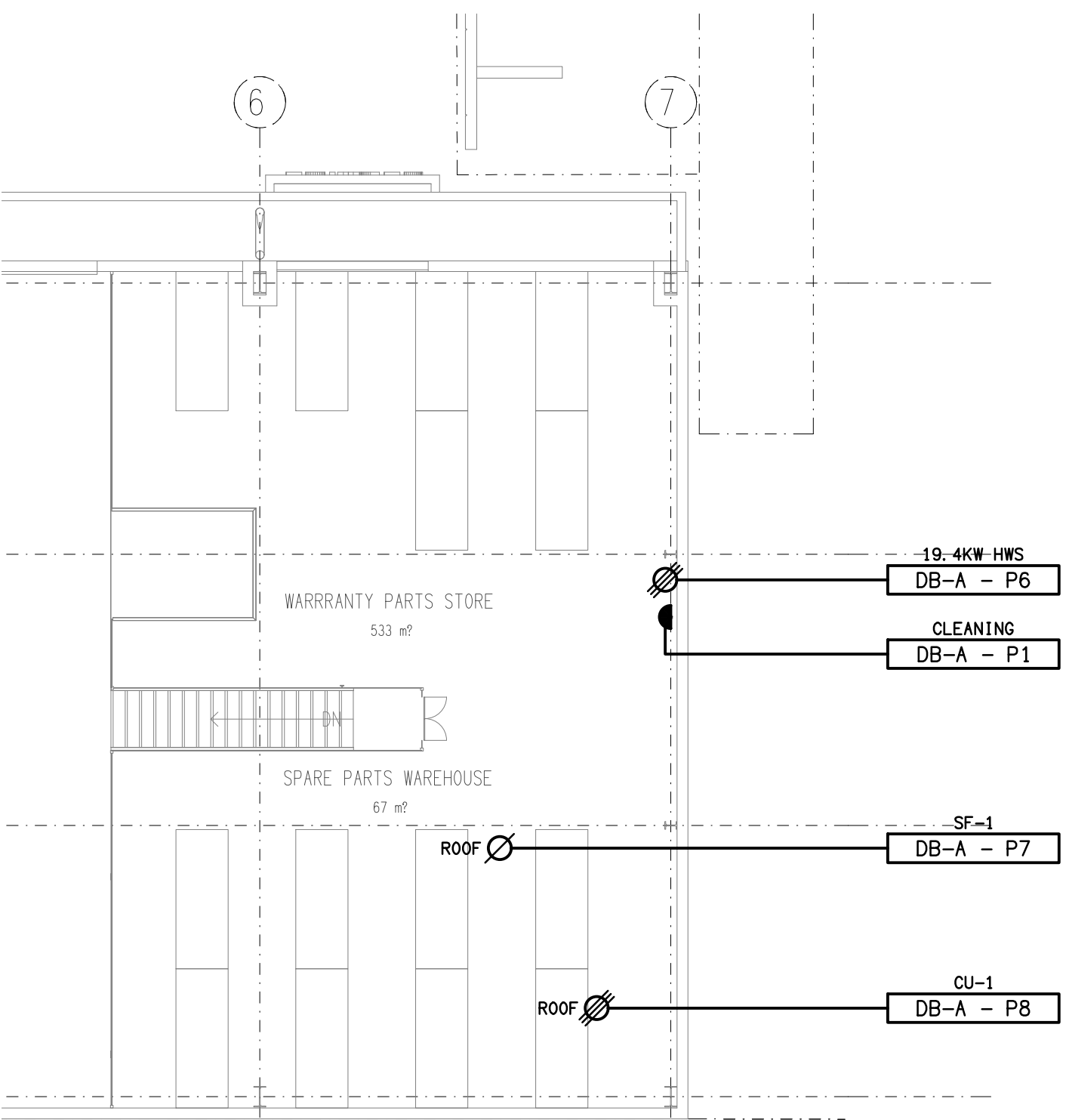
DETAIL A

RECEPTION KITCHENETTE ELEVATION
SCALE 1: 25



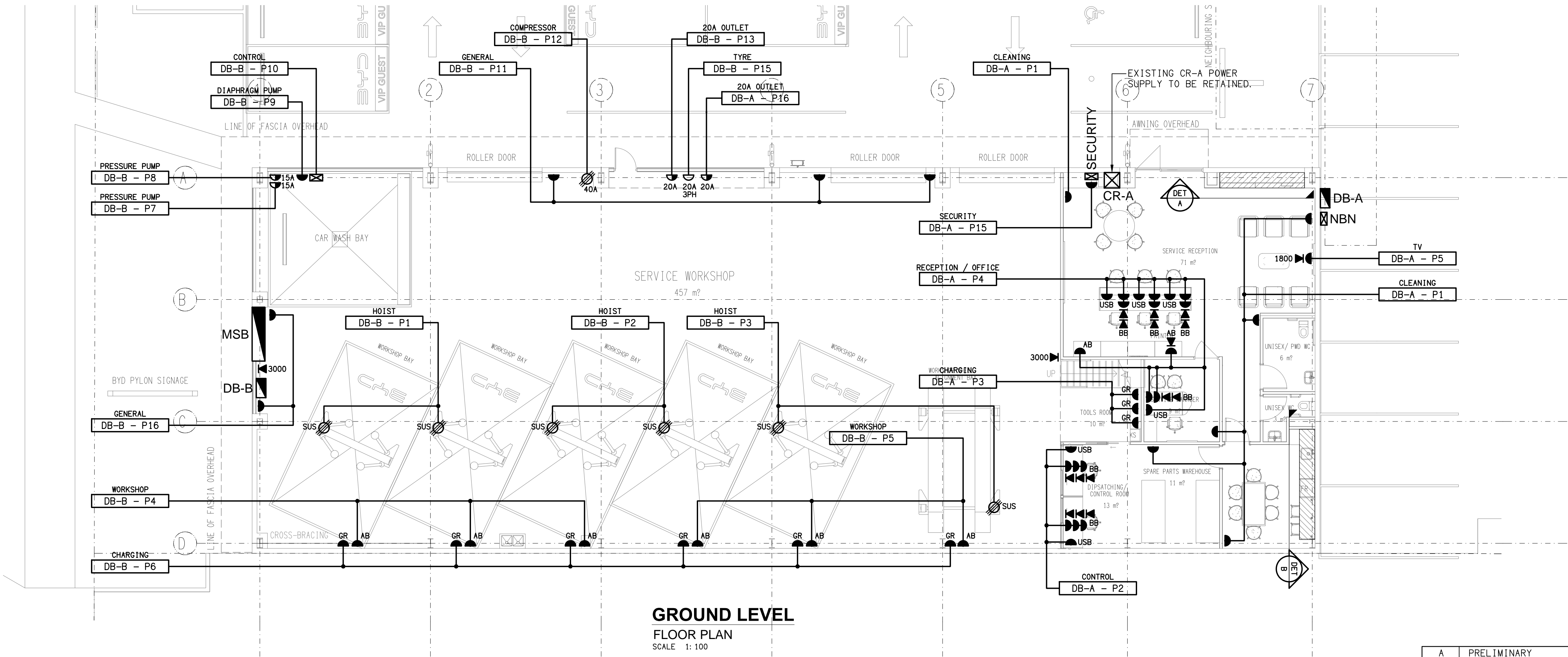
DETAIL B

STAFF KITCHENETTE ELEVATION
SCALE 1: 25



MEZZANINE LEVEL

FLOOR PLAN
SCALE 1: 100



GROUND LEVEL

FLOOR PLAN
SCALE 1: 100

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PROJECT:
EAGERS CAPALABA, BYD SERVICE

1/84 REDLAND BAY ROAD, CAPALABA

A	PRELIMINARY	04/06/2026
REV:	DESCRIPTION:	DATE:

DRAWING:
**ELECTRICAL SERVICES
FLOOR PLAN**

SCALE:
1:100 UNO

AT A1

PROJECT NO:
C3775a

DRAWING NO:
E04

REVISION:
A



DRAWING: ELECTRICAL SERVICES REFLECTED CEILING PLAN			
SCALE: 1:100 UNO	AT A1	PROJECT NO: C3775a	DRAWING NO: E05
		REVISION: A	