



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3165a - LEE'S HOTEL, INGHAM - KITCHEN UPGRADE

C3165a-0001(C).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION C - 23 NOVEMBER 2023

ISSUING INFORMATION				DATE OF ISSUE						
	DAY	15	20	23						
	MONTH	11	11	11						
	YEAR	23	23	23						
REASON FOR ISSUE				T	T	T				
A = APPROVAL				C = CONSTRUCTION			N = COORDINATION			P = PRELIMINARY
										T = TENDER

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DOCUMENTS		REVISION								
C3165a-E01.dwg	LEGEND AND SITE PLAN	A	B	B						
C3165a-E02.dwg	OPTION 1 FLOOR PLAN & CEILING PLAN	A	B	B						
C3165a-E03.dwg	OPTION 2 FLOOR PLAN & CEILING PLAN	A	B	B						
C3165a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A	B	C						

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
L1	4000 LUMEN 4000K LED	SURFACE MOUNTED BATTEN C/W INTEGRAL DRIVER. UTILISE THE EXISTING LIGHTING CIRCUIT WITHIN THE KITCHEN TO SUPPLY THE NEW LIGHTS.	WHITE	FITTING SELECTION BY THE SUB CONTRACTOR TO MEET THE LOCAL HEALTH AUTHORITY REQUIREMENTS
E1	LED	EMERGENCY LIGHT- RECESSED NON-MAINTAINED EMERGENCY LIGHT C/W LI ION BATTERY. AS2293 CLASSIFICATION C0-D40 - C90-D40.	WHITE	FITTING SELECTION BY THE SUB CONTRACTOR
SC	ONE WAY SWITCH (SC)	HEAT LAMP 20A MANUAL SWITCH MOUNTED AT 1200 AFFL. THE SWITCH IS TO BE SUPPLIED FROM THE CEILING VIA A VERTICAL SURFACE MOUNTED CONDUIT ON STAND OFF BRACKETS THROUGH A SURFACE MOUNTING BLOCK.	WHITE	CLIPSAL C2000 SERIES
	TWO-WAY LIGHT SWITCH	TWO-WAY LIGHT SWITCH MOUNTED AT 1000 AFFL. THE SWITCH IS TO BE SUPPLIED FROM THE CEILING VIA A VERTICAL SURFACE MOUNTED CONDUIT ON STAND OFF BRACKETS THROUGH A SURFACE MOUNTING BLOCK.	WHITE	CLIPSAL C2000 SERIES 30USM
H1	HEAT LAMP (H1)	CEILING MOUNTED DECORATIVE HEAT LAMP PENDANT C/W LAMP. CONFIRM THE SUSPENSION HEIGHT ON SITE	GLOSSY GREY	HATCO DL-775 C/W 100W IR LAMP
	SINGLE POWER OUTLET	SINGLE POWER OUTLET RATING 10A U.N.O. SC DESIGNATED OUTLETS ARE TO BE SUPPLIED FROM THE CEILING VIA A VERTICAL SURFACE MOUNTED CONDUIT ON STAND OFF BRACKETS THROUGH A SURFACE MOUNTING BLOCK.	WHITE	CLIPSAL C2000 SERIES
	DOUBLE POWER OUTLET	DOUBLE POWER OUTLET RATING 10A U.N.O. SC DESIGNATED OUTLETS ARE TO BE SUPPLIED FROM THE CEILING VIA A VERTICAL SURFACE MOUNTED CONDUIT ON STAND OFF BRACKETS THROUGH A SURFACE MOUNTING BLOCK.	WHITE	CLIPSAL C2000 SERIES
	SPECIAL PURPOSE OUTLET	SPECIAL PURPOSE OUTLET TYPE AS NOTED.		
FSS	FSS	FIRE SUPPRESSION SYSTEM MOUNTED AT HIGH LEVEL. THE FAN SWITCH AND OSG100V PLUS WILL BE MOUNTED BELOW THE FSS.		
DB-K	DB-K	PROVIDE A WALL MOUNTED DISTRIBUTION BOARD DB-K CONNECTED TO THE CEILING VI A REMOVABLE SEALED DUCT THAT RISES UP THE WALL VERTICALLY WITH 100% SPARE SPACE. REFER TO THE DISTRIBUTION BOARD SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.		
MSB	MSB	MAIN SWITCHBOARD TO BE PROVIDED WITH A NEW 100 AMP CIRCUIT BREAKER TO SUPPLY THE NEW DB-K VIA A NEW CONCEALED SUBMAIN.		
AP	AP	CEILING SPACE 600 X 600 ACCESS PANEL		
VSD	VSD	MECHANICAL SERVICES KITCHEN EXHAUST FAN VSD DRIVE. CONFIRM THE LOCATION OF THE VSD DRIVE ON SITE WITH THE MECHANICAL SUB CONTRACTOR AND CONNECT THE POWER SUPPLY TO IT VIA THE FAN SWITCH CONTROLLER PROVIDED AS PART OF THE KITCHEN GAS CONTROL SYSTEM		
RACK	RACK	EXISTING COMMUNICATIONS RACK TO BE UPGRADED AS NECESSARY TO ACCOMMODATE THE ADDITIONAL COMMUNICATIONS OUTLETS.		
	CAT-6 COMMUNICATIONS OUTLET	SINGLE CAT-6 COMMUNICATIONS OUTLET SUPPLIED FROM THE EXISTING COMMUNICATIONS RACK VIA THE CEILING, THROUGH A SURFACE MOUNTED CONDUIT ON STAND OFF BRACKETS THROUGH A SURFACE MOUNTING BLOCK.	WHITE	CLIPSAL C2000 SERIES

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 TO FACILITATE THE REFURBISHMENT OF THE KITCHEN.
- CO-ORDINATION.
- INSPECTIONS.
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- LIGHTING.
- ALL EXISTING ELECTRICAL SERVICES MADE REDUNDANT BY THE WORKS ARE TO BE REMOVED.
- COORDINATE WITH THE INSTALLATION OF THE AS1670 FIRE ALARM SYSTEM CONTRACTOR.
- 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 PROVIDING A NEW DISTRIBUTION BOARD DB-K IN THE KITCHEN. PROVIDE A NEW 100 AMP CIRCUIT BREAKER INT HE EXISTING MSB TO SUPPLY DB-K.

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

- POWER DISTRIBUTION.
- NEW DISTRIBUTION BOARD DB-K INCLUDING THE ASSOCIATED SUBMAIN AND MSB CIRCUIT BREAKER.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING REDUNDANT SERVICES.

REFER TO THE DISTRIBUTION BOARD SCHEDULES FOR ADDITIONAL REQUIREMENTS AND CIRCUIT DETAILS. PROVIDE POWER TO THE kitchen exhaust hood control system BEING PROVIDED AS PART OF THE FIRE ALARM SYSTEM INSTALLATION. PROVIDE THE POWER SUPPLY TO THE NEW KITCHEN EXHAUST FAN VSD VIA THE FAN SWITCH BEING PROVIDED AS PART OF THE FIRE ALARM SYSTEM INSTALLATION. PROVIDE THE POWER SUPPLY TO THE ELECTRIC COOKING EQUIPMENT LOCATED UNDER THE CANOPY VIA THE CONTACTOR BEING PROVIDED AS PART OF THE FIRE ALARM SYSTEM INSTALLATION.

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.
- UTILISE THE EXISTING LIGHTING SUBCIRCUIT TO SUPPLY THE NEW KITCHEN LIGHTING.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING REDUNDANT LIGHTING SERVICES.

CONNECT THE EXHAUST HOOD LIGHTS TO THE KITCHEN LIGHTING.

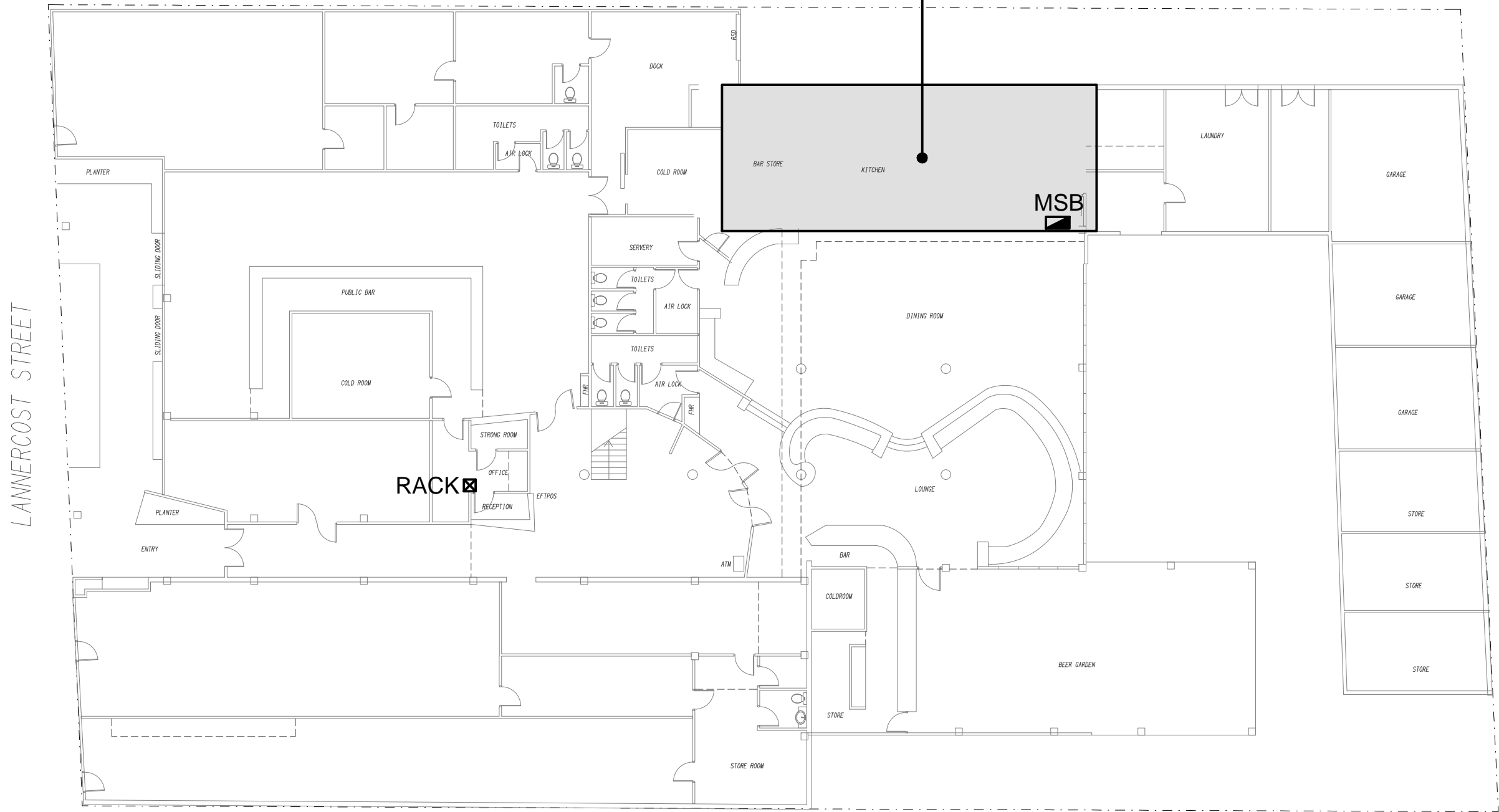
8. ABBREVIATIONS

A - AMP CURRENT RATING
AB - MOUNT ABOVE BENCH.
AFFL - ABOVE FINISHED FLOOR LEVEL.
BB - MOUNT BELOW BENCH.
CS - MOUNT WITHIN CEILING SPACE.
C/W - COMPLETE WITH.
DW - DISHWASHER.
MSB - MAIN SWITCHBOARD.
MW - MICROWAVE.
N - NEON / LED INDICATOR WHEN ON.
NTS - NOT TO SCALE.
RCBO - CIRCUIT PROTECTED VIA A 30mA RESIDUAL CURRENT DEVICE INTEGRAL TO THE CIRCUIT BREAKER. 3-PHASE RCBO TO BE 4-POLE.
REF - REFRIGERATOR.
SC - SUPPLIED VIA SURFACE CONDUIT ON STAND OFF BRACKETS.
SUS - MOUNT SUSPENDED FROM CEILING.
UNO - UNLESS NOTED OTHERWISE.
VSD - VARIABLE SPEED DRIVE.
WP - WEATHERPROOF TO IP56 UNO.
500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

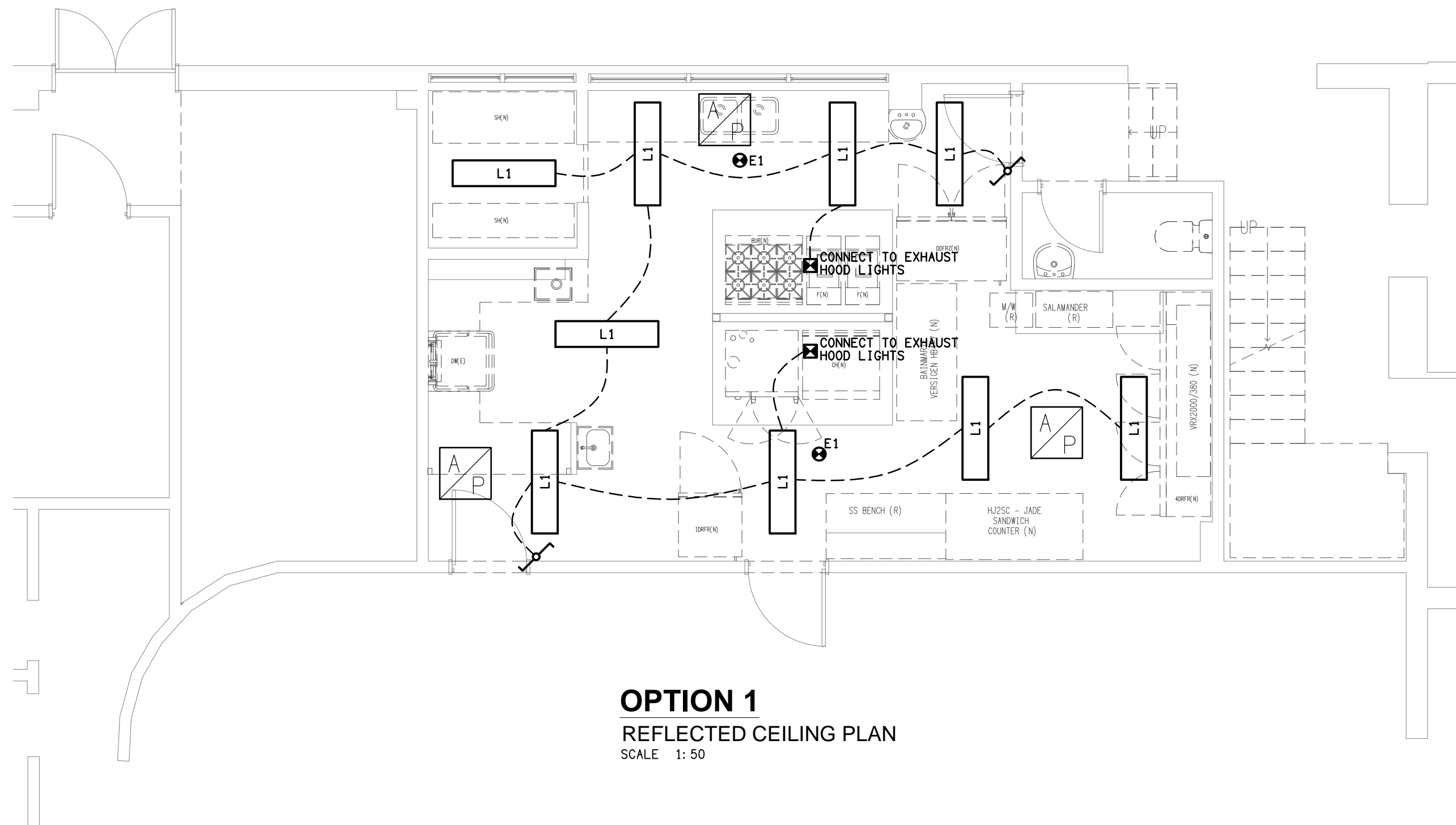
DB-K DISTRIBUTION BOARD SCHEDULE

FAULT CURRENT:		6KA		MAIN SWITCH:		160A NON AUTO LOAD BREAK ISOLATOR	
CHASSIS SIZE:		48 POLES		SUPPLIED FROM:		MSB	
CHASSIS RATING:		250A		SUPPLY CABLE:		4C 35	
PHASES:		3					
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm2)	LOCATION	CIRCUIT USE	
P1	3	32	RCBO	6.0	KITCHEN	20.5 KW COMBI	
P2	1	20	RCBO	2.5	KITCHEN	MICROWAVE	
P3	1	20	RCBO	2.5	KITCHEN	REFRIGERATOR	
P4	1	32	RCBO	2.5	KITCHEN	BAINE MARIE	
P5	1	32	RCBO	2.5	KITCHEN	REFRIGERATOR	
P6	1	20	RCBO	2.5	KITCHEN	HEAT LAMPS	
P7	1	20	RCBO	2.5	KITCHEN	REFRIGERATOR	
P8	1	20	RCBO	2.5	KITCHEN	REFRIGERATOR	
P9	1	20	RCBO	2.5	KITCHEN	REFRIGERATOR	
P10	1	20	RCBO	2.5	KITCHEN	SALAMANDA	
P11	1	20	RCBO	2.5	KITCHEN	GPOs	
P12	3	20	RCBO	2.5	ROOF	EXHAUST FAN	
P13	CONFIRM THE DISHWASHER SUPPLY SIZE ON SITE AND PROTECT THE NEW CIRCUIT WITH A RCBO				KITCHEN	DISHWASHER	
P14	1	20	RCBO	2.5	KITCHEN	PRINTER	

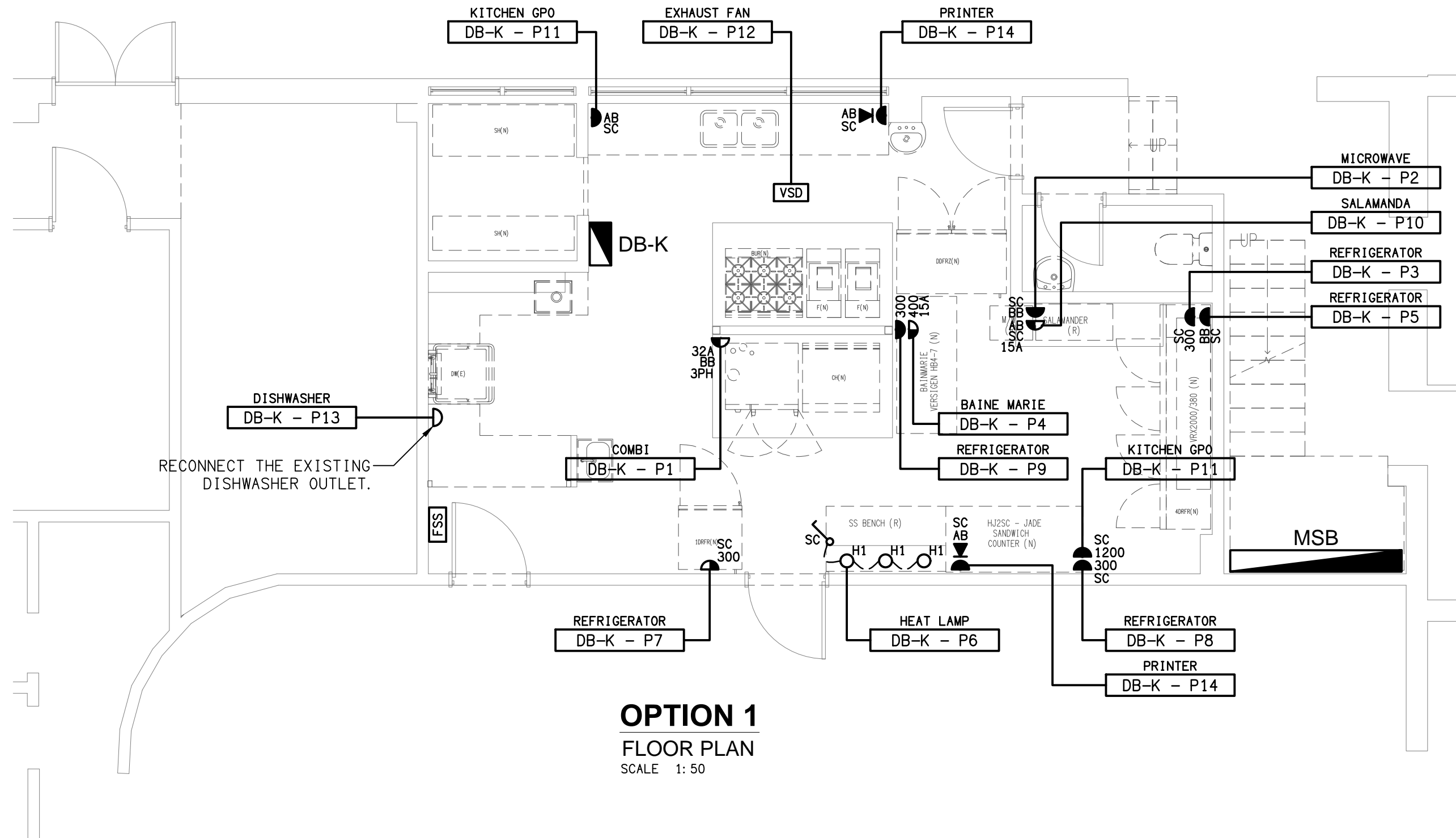
KITCHEN UPGRADE OPTION 1 REFER E02
KITCHEN UPGRADE OPTION 2 REFER E03



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TRADING AS: ELECTRICAL DESIGN GROUP		USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		DRAWING: ELECTRICAL SERVICES LEGEND & SITE PLAN		REV: DESCRIPTION: DATE:	
ALL DIMENSIONS TO BE VERIFIED ONSITE.		ELECTRICAL DESIGN GROUP BRISBANE GOLD COAST		LANNERCOST STREET, INGHAM, QUEENSLAND		SCALE: 1:200	
P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au		PROJECT NO: C3165a		DRAWING NO: E01		REVISION: B	
		AT A1					



OPTION 1
REFLECTED CEILING PLAN
SCALE 1: 50



OPTION 1
FLOOR PLAN
SCALE 1: 50

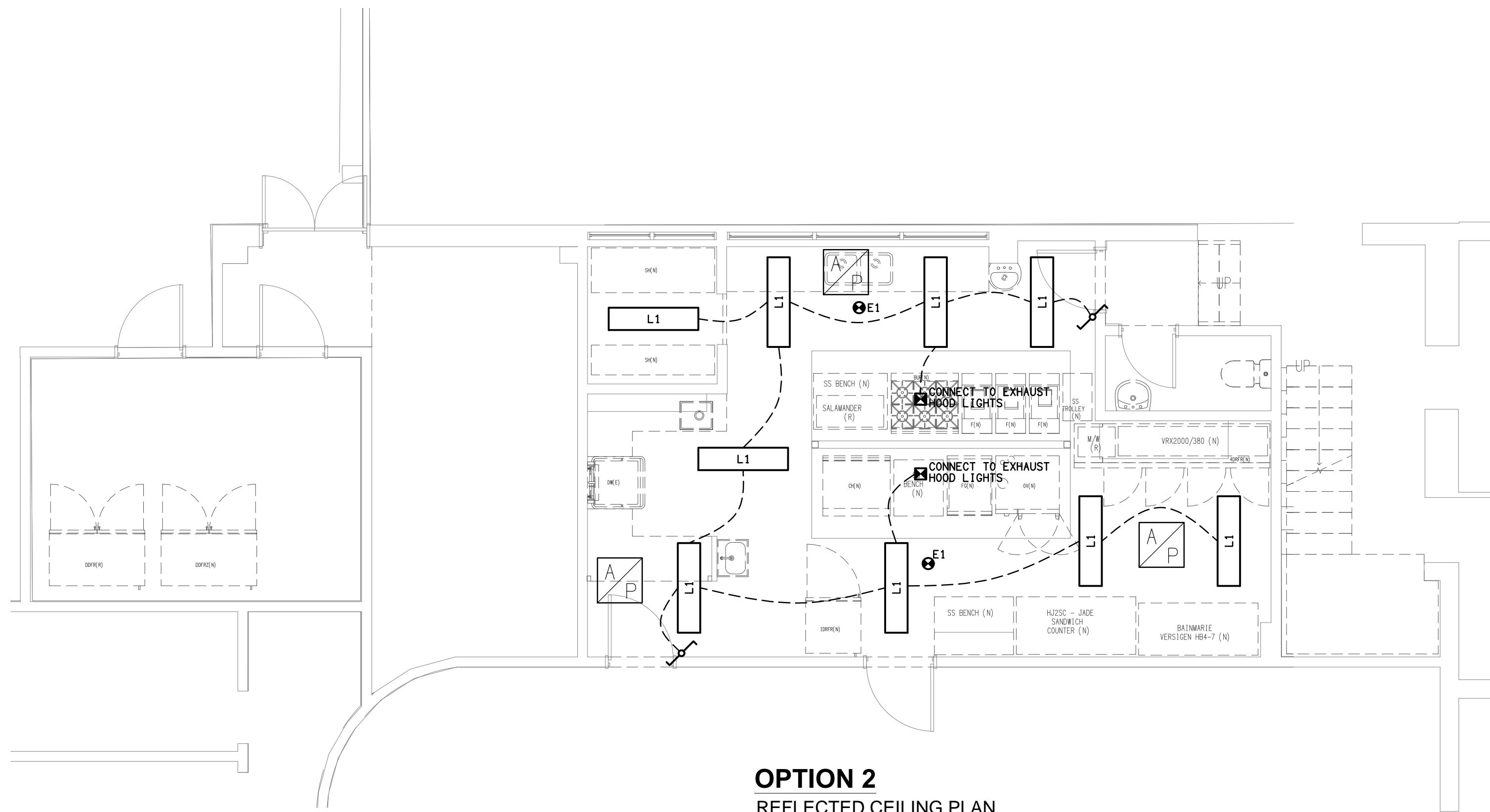
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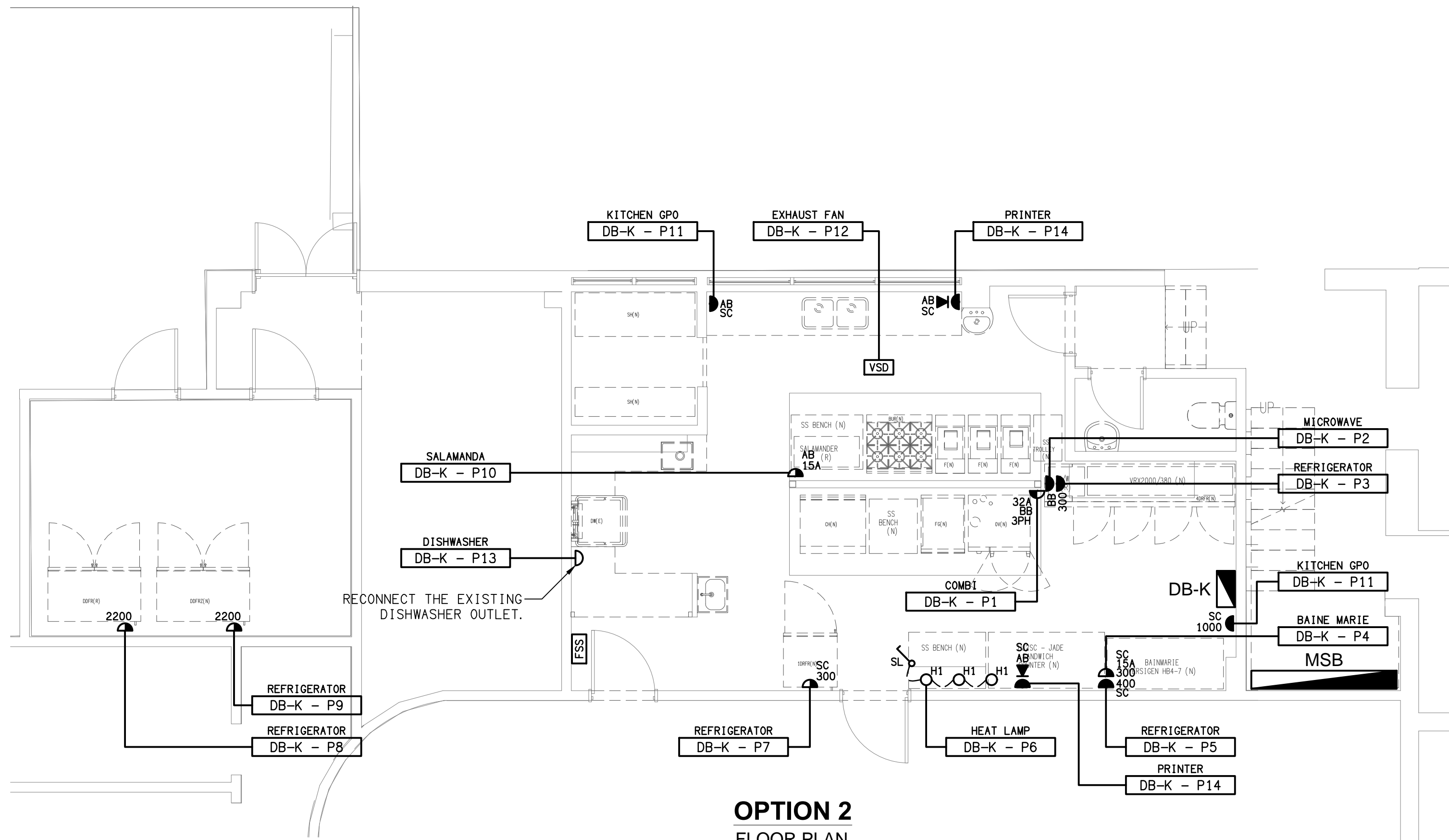
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PROJECT:
LEE'S HOTEL, INGHAM - KITCHEN UPGRADE
LANNERCOST STREET, INGHAM, QUEENSLAND

B	TENDER	20/11/2023
REV:	DESCRIPTION:	DATE:
DRAWING:	ELECTRICAL SERVICES	
	OPTION 1	
	FLOOR PLAN & REFLECTED CEILING PLAN	
SCALE:	PROJECT NO:	DRAWING NO:
1:50	AT A1	C3165a E02
		REVISION:
		B



OPTION 2
REFLECTED CEILING PLAN
SCALE 1: 50



OPTION 2
FLOOR PLAN
SCALE 1: 50

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PROJECT:
LEE'S HOTEL, INGHAM - KITCHEN UPGRADE
LANNERCOST STREET, INGHAM, QUEENSLAND

B	TENDER	20/11/2023
REV:	DESCRIPTION:	DATE:
DRAWING:	ELECTRICAL SERVICES	
	OPTION 2	
	FLOOR PLAN & REFLECTED CEILING PLAN	
SCALE:	PROJECT NO:	DRAWING NO:
1:50	AT A1	C3165a E03
		REVISION:
		B