## LEGEND

(S) SURFACE MOUNTED OPTICAL PHOTOELECTRIC SMOKE ALARM TO AS3786 C/W HARDWIRED MAINS POWER SUPPLY AND A TAMPER PROOF 10 YEAR LITHIUM BATTERY INTERCONNECTED AS INDICATED SUCH THAT ALL INTERCONNECTED ALARMS SOUND SIMULTANEOUSLY.

FIP BUILDING FIRE DETECTION AND EMERGENCY WARNING BRIGADE MONITORED CIE TO AS 1670.1–2018 C/W A MANUAL CALL POINT. FLUSH RECESSED. WHITE FINISH.

SURFACE MOUNTED ADDRESSABLE AS7240.7 POINT SMOKE DETECTORS WITH A PERFORMANCE OF 6 TO 12 % OBS/M SET AT 7.8 %.

CONCEALED SPACE ADDRESSABLE AS7240.7 POINT SMOKE DETECTORS WITH A PERFORMANCE OF 6 TO 12 % OBS/M SET AT 7.8 %. PROVIDE THE DETECTOR WITH A REMOTE INDICATOR AND ACCESS BRACKET AS REQUIRED.

SURFACE MOUNTED AS7240.5:2018 TYPE B FIXED TEMPERATURE ADDRESSABLE THERMAL DETECTOR WHITE.

ADDRESSABLE MANUAL CALL POINT TO AS1670.1–2018 PART 3.14.

MAGNETIC DOOR HOLDER CONFIGURED TO OPERATE THE EXISTING FIRE SHUTTERS UPON ALARM.

SURFACE MOUNTED AS1670.1–2018 AND AS7240 COMPLIANT WHITE EMERGENCY EVACUATION SPEAKER C/W PLASTIC HOUSING.

RECESSED AS1670.1–2018 AND AS7240 COMPLIANT EMERGENCY EVACUATION SPEAKER C/W WHITE PLASTIC GRILL.

SURFACE MOUNTED WEATHERPROOF AS1670.1–2018 AND AS7240 COMPLIANT EVACUATION HORN SPEAKER.

WALL MOUNTED FIRE ALARM STROBE TO AS1670–2018.

## NOTES

1. EXTENT OF WORKS

REPLACE THE EXISTING BRIGADE MONITORED FIRE ALARM SYSTEM WITHIN BLOCKS A/B AND C/D WITH A BRIGADE MONITORED AS 1670.1–2018 ADDRESSABLE FIRE DETECTION SYSTEM THROUGHOUT THE COMMUNAL AREAS AND BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 3.22 OF AS 1670.1 TO ALL OCCUPIED AREAS. THE SOUND PRESSURE LEVEL FROM THE BUILDING OCCUPANT WARNING DOES NOT NEED TO BE MEASURED WITHIN THE SOLE–OCCUPANCY UNITS. PROVIDE A LEVEL OF NOT LESS THAN 100 DB(A) AT THE DOOR PROVIDING ACCESS TO EACH SOLE OCCUPANCY UNIT.

PROVIDE THERMAL DETECTORS ADJACENT THE FIRE COMPARTMENT –/90/30 FRL SLIDING FIRE DOORS IN BOTH CLASS 7A CARPARKS IN BLOCKS A–B AND C–D.

PROVIDE HARD WIRED SMOKE ALARMS WITHIN EACH SOLE–OCCUPANCY UNIT, INCLUDING A 10–YEAR BATTERY, BE PHOTOELECTRIC (MARKED WITH AUSTRALIAN STANDARD AS 3786–2014), BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM WITHIN THE SAME SOLE–OCCUPANCY UNIT.

THE SMOKE ALARMS MUST BE POSITIONED ON THE CEILING AND NOT: WITHIN 300MM OF A CORNER WITHIN 300MM OF A LIGHT WITHIN 400MM OF AN AIR–CONDITIONING VENT, OR WITHIN 400MM OF THE BLADES OF A CEILING FAN.

THE BUILDING CERTIFIER HAS APPROVED THE LOCATING THE NEW FIP IN THE SAME POSITION AS THE EXISTING FIP NOTING IT DOES NOT COMPLY WITH THE AS167.1–2018 FIP CLEARANCE REQUIREMENTS.

REFER TO THE FOLLOWING AS INSTALLED FIRE ALARM DRAWINGS FOR THE DETAILS AND EXTENT OF THE EXISTING FIRE ALARM SYSTEM:
AS INSTALLED FIRE ALARM BLOCK A–B LEVEL 1–2.PDF.
AS INSTALLED FIRE ALARM BLOCK A–B LEVEL 3–4.PDF.
AS INSTALLED FIRE ALARM BLOCK A–B LEVEL 5–ROOF.PDF.
AS INSTALLED FIRE ALARM BLOCK C–D LEVEL 1–2.PDF.
AS INSTALLED FIRE ALARM BLOCK C–D LEVEL 3–4.PDF.
AS INSTALLED FIRE ALARM BLOCK C–D LEVEL 5–ROOF.PDF.

AS PART OF THE TENDER PROCESS, UNDERTAKE A THOROUGH INSPECTION OF THE EXISTING INSTALLATION TO DETERMINE THE FULL EXTENT OF THE WORKS. ANY WORKS THAT COULD HAVE BEEN IDENTIFIED BY A VISUAL INSPECTION DURING THE TENDER PROCESS DO NOT CONSTITUTE GROUNDS FOR A VARIATION AND ARE CONSIDERED AS HAVING BEEN ALLOWED FOR IN THE TENDER PRICE.

THE EXISTING SMOKE ALARMS ARE TO BE REMOVED AS PART OF THESE WORKS. THE EXISTING EMERGENCY AND EXIT LIGHTING IS TO REMAIN AS IS AND IS NOT PART OF THIS CONTRACT.

PROVIDE ALL CABLING, CABLE SUPPORT SYSTEMS AND CABLE ACCESS NECESSARY TO COMPLETE THE REPLACEMENT OF THE FIRE ALARM SYSTEM. GENERALLY ADDITIONAL SURFACE MOUNTED OR EXPOSED CABLING, CONDUITS OR CABLE ACCESS WAYS ARE NOT ACCEPTABLE UNLESS THEY ARE IN AREAS THAT CURRENTLY INCLUDE SURFACE MOUNTED SERVICES. ALL ADDITIONAL SURFACE MOUNTED OR EXPOSED CABLING, CONDUITS OR CABLE ACCESS WAYS MUST BE APPROVED PRIOR TO INSTALLATION. THE EXISTING CABLING CAN BE UTILISED IF IT IS FOUND TO BE IN ACCEPTABLE CONDITION.

ALL COMPONENTS PROVIDED AS PART OF THE FIRE ALARM SYSTEM MUST BE GENERIC IN THAT THEY CAN BE EXPANDED UPON AND MAINTAINED BY ANY CONTRACTOR WHO HOLDS THE REQUIRED QBCC AND FIRE PROTECTION CONTRACTORS REGISTRATION BOARD OF QUEENSLAND INC REGISTRATIONS. ALL SUCH COMPONENTS MUST NOT BE LOCKED INTO A SINGLE MANUFACTURER OR LIMITED BY A LICENSING AGREEMENT.

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.

## NOTES

ENSURE ALL 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. INCLUDE A COPY OF ALL THE ABOVE REGISTRATIONS AND LICENCES IN THE MANUAL

MODIFY AND REINSTATE THE EXISTING WALL AND SURROUNDING AREA THAT HOUSES THE FIP TO FACILITATE THE INSTALLATION OF THE NEW FLUSH RECESSED FIP. FINISH ALL SURFACES TO MATCH THE EXISTING. THE FIP IS TO INCLUDE ALL OF THE CONTROL AND INDICATING EQUIPMENT AS WELL AS THE BRIGADE ASE. PROVIDE THE FIP WITH A NEW MAINTENANCE LOG BOOK.

UTILISE THE EXISTING FIP POWER SUPPLY TO SUPPLY THE NEW FIP.

REPLACE THE ZONE PLAN WITH A NEW DURABLE WALL MOUNTED ZONE PLAN.

REINSTATE THE EXISTING FIRE ALARM SYSTEM / DOOR INTERFACES AND COMMISSION THEM TO OPERATE AS PER THE EXISTING.

UNDERTAKE COMPREHENSIVE TESTING AND COMMISSIONING OF THE SYSTEM ENSURING IT OPERATES FUNCTIONALLY AS PER THE EXISTING SYSTEM.

ARRANGE WITH THE BRIGADE TO HAVE THE EXISTING MONITORING REINSTATED. PASS ON ANY BRIGADE COSTS ASSOCIATED WITH THE REINSTATEMENT OF THE MONITORING TO THE CLIENT FOR PAYMENT BY THE BRIGADE. PAY ALL BRIGADE CALL OUT COSTS DUE TO FAULTS OR ISSUES WITH THE REPLACEMENT INSTALLATION OF THE FIRE ALARM SYSTEM. PROVIDE 12 MONTHS OF MAINTENANCE FROM PRACTICAL COMPLETION.

PROVIDE A NEAT AS CONSTRUCTED MARK–UP INCLUDING DRAWINGS DETAILING THE LOOP PATH AND EACH COMPONENT ADDRESS. THE ELECTRICAL DESIGN GROUP WILL DRAFT THE MARKUP AND ISSUE THE DRAFTED PDF BACK TO THE CONTRACTOR FOR INCLUSION WITHIN THE MANUAL.

WITHIN TEN WORKING DAYS OF ACHIEVING PRACTICAL COMPLETION, PROVIDE AN ELECTRONIC COPY OF A COMBINED OPERATIONS AND MAINTENANCE TECHNICAL MANUAL FOR APPROVAL, WRITTEN IN CLEAR CONCISE ENGLISH, CONTAINING THE FOLLOWING DATA FOR APPROVAL:
- CONTENTS.
- COPIES OF ALL LICENCES, CERTIFICATES AND STATEMENTS OF COMPLIANCE.
- AN OVERALL DESCRIPTION OF THE OPERATION OF THE FIRE ALARM SYSTEM.
- SIMPLE INSTRUCTIONS ON WHAT TO DO UPON AN ALARM.
- SIMPLE INSTRUCTION ON WHAT TO DO UPON A FAULT.
- A DESCRIPTION OF THE MANDATORY MAINTENANCE REQUIREMENTS.
- DETAILS OF THE SPECIFIC MAINTENANCE REQUIREMENTS FOR EACH COMPONENT.
- TEST RESULTS.
- AS CONSTRUCTED DRAWINGS.
- A BROCHURE OF EACH COMPONENT AND DETAILS ON HOW THE CONFIGURE / ADJUST / PROGRAM THE COMPONENT / SYSTEM.
- A COPY OF THE MANUFACTURER S BROCHURE AND MANUAL FOR EACH COMPONENT.
- A COPY OF THE FIRE ALARM SYSTEM TRAINING NOTES / INSTRUCTIONS.

ONCE APPROVED, PROVIDE TWO COPIES OF THE MANUAL AS A4 SIZE, MACHINE PRINTED OR TYPED ON DURABLE PRINTING PAPER, WITH EACH PAGE CONSECUTIVELY NUMBERED, AND NEATLY BOUND IN A PERMANENTLY LABELLED DURABLE WHITE VINYL COVERED RING BINDER FOLDER. SECURELY FIX A LABELLED USB THUMB DRIVE CONTAINING ALL OF THE INFORMATION IN THE MANUAL. PROVIDE THIS PHYSICAL COPY WITHIN TEN WORKING DAYS FROM RECEIVING THE APPROVAL OF THE ELECTRONIC COPY.

UNLESS THE USE OF EXISTING MATERIAL AND COMPONENTS HAS BEEN PRIOR APPROVED, 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.

WITHIN TEN WORKING DAYS OF ACHIEVING PRACTICAL COMPLETION, PROVIDE THE INFORMATION CALLED UP UNDER APPENDIX E OF AS 1670.1–2018.

ALL WORKS AND MATERIALS NECESSARY TO CREATE A SAFE WORK SITE INCLUDING RESTRICTING ACCESS TO NON–AUTHORISED PEOPLE FROM THE AREA OF THE WORKS ARE TO BE PROVIDED AS PART OF THE CONTRACT WORKS.

PROVIDE ALL MACHINERY REQUIRED TO COMPLETE THE INSTALLATION INCLUDING LIFTING AND HOISTING MACHINERY, TRANSPORTATION MACHINERY, WINCHES, FORKLIFTS, SCISSOR LIFTS, HOISTS, BOOMS, CHERRY PICKERS.

THE FIRE ALARM SERVICES SUB–CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE FIRE ALARM SERVICES.
- CO–ORDINATION.
- INSPECTIONS.
- LOG BOOK.
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- AS CONSTRUCTED DOCUMENTS INCLUDING DRAWINGS DETAILING THE LOOP PATH AND EACH COMPONENT ADDRESS.
- OPERATION AND MAINTENANCE MANUAL.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- FIP INCORPORATING THE FDCIE AND EWCIE.
- SYSTEM INTERFACE DIAGRAM.
- MANUAL CALL POINT ON THE FDCIE.
- DETECTORS.
- SPEAKERS AND HORNS.
- FIRE DOOR INTERFACES.
- SMOKE ALARMS INCLUDING THE MAINS CONNECTIONS.
- REMOVAL OF ALL EXISTING SERVICES MADE REDUNDANT BY THE WORKS.
- ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE FIRE ALARM SYSTEM 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 GENERIC IN THAT THEY CAN BE EXPANDED UPON AND MAINTAINED BY ANY CONTRACTOR WHO HOLDS THE REQUIRED QBCC AND FIRE PROTECTION CONTRACTORS REGISTRATION BOARD OF QUEENSLAND INC REGISTRATIONS. ALL SUCH COMPONENTS MUST NOT BE LOCKED INTO A SINGLE MANUFACTURER OR LIMITED BY A LICENSING AGREEMENT.

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.

ENSURE ALL AS1670.1:2018 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. INCLUDE A COPY OF ALL THE ABOVE REGISTRATIONS AND LICENCES IN THE MANUAL

PRIOR TO PRACTICAL COMPLETION CERTIFY THE INSTALLATION ON A FORM 12 AS COMPLYING WITH THE RELEVANT CODES AND STANDARDS AND INCLUDE A COPY OF THE CERTIFICATION IN THE MANUAL.

## NOTES

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 FIRE ALARM SYSTEM 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 FIRE ALARM SYSTEM.

2. WORKMANSHIP

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 FIRE ALARM SYSTEM SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE FIRE ALARM SYSTEM 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 FIRE ALARM SYSTEM SERVICES.

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.

## NOTES

3. STANDARDS

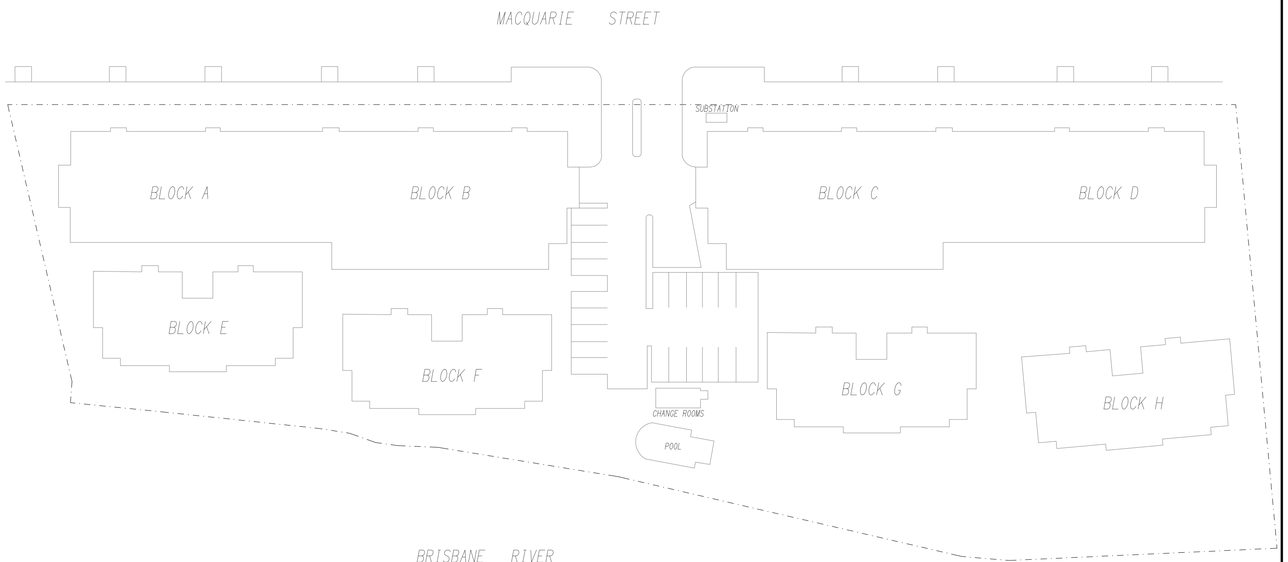
IRRESPECTIVE OF INFORMATION CONTAINED IN THE FIRE ALARM SYSTEM DOCUMENTS OR IN INSTRUCTIONS, IT IS THE FIRE ALARM SYSTEM SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL FIRE ALARM SYSTEM WORKS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING. REFER ANY DISCREPANCIES BETWEEN THE REQUIREMENTS OF THE FOLLOWING AND/OR THE FIRE ALARM SYSTEM 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.
- FIRE ENGINEERING REPORT.
- ELECTRICITY ACT.
- ELECTRICAL SAFETY ACT.
- AS 3000–2018.
- AS 1670.1 – 2018.
- AS 3786–2014
- 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.
- QLD FIRE DEPARTMENT. – 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.




## SITE PLAN

BLOCKS A, B, C & D LOCATIONS

SCALE 1:500

| REV: | DESCRIPTION: | DATE: |
|---|---|---|
| A | INFORMATION | 01/06/2026 |

ELECTRICAL DESIGN GROUP BRISBANE PTY LTD
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PROJECT:
MERCANTILE, DALGETY PLACE

135 MACQUARIE STREET, TENERIFFE

DRAWING:
**ELECTRICAL SERVICES**
LEGEND & NOTES

SCALE: NOT TO SCALE AT A1

| PROJECT NO: | DRAWING NO: | REVISION: |
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