

C3733a - ACGS - YEAR 5 & 6 PRECINCT

C3733a-0001(A).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION A - 29 JULY 2026

ISSUING INFORMATION				DATE OF ISSUE								
				DAY	29							
				MONTH	07							
				YEAR	26							
REASON FOR ISSUE				P								
A = APPROVAL	C = CONSTRUCTION	N = COORDINATION	P = PRELIMINARY	T = TENDER								

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P = PRINT T = TRACING D = DISC F = EMAIL F = FAX												

[illegible]

LEGEND

-  ELECTRICAL SERVICES SWITCHBOARD.
-  SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
-  SINGLE POWER OUTLET.
-  DOUBLE POWER OUTLET.
-  DOUBLE POWER OUTLET C/W INTEGRAL USB.
-  SPECIAL PURPOSE POWER OUTLET.
-  SINGLE PHASE ISOLATOR.
-  THREE PHASE ISOLATOR.
-  JUNCTION BOX / CONNECTION AS NOTED.
-  CONDUIT ROUTE.
-  ELECTRICAL PIT, TYPE AS NOTED.
-  ELECTRICAL FLOOR BOX, TYPE AS NOTED.
-  HAND DRYER CONNECTION.
-  LIGHTING PRESENCE DETECTOR SWITCH.
-  LIGHTING CONTROL SWITCH PANEL, TYPE AS NOTED.
-  ONE-WAY LIGHT SWITCH.
-  TWO-WAY LIGHT SWITCH.
-  CIRCUIT LINE.
-  SWITCH LINE.
-  POWER CIRCUIT DESIGNATION. DENOTES DB AND CIRCUIT.
-  LIGHTING CONTROL CHANNEL REFERENCE.
-  ELECTRICAL EQUIPMENT AS NOTED.
-  BACKBOARD MOTOR.
-  BACKBOARD CONTROLLER.
-  RJ45 COMMUNICATIONS OUTLET.
-  FIBRE CABLE.
-  ACCESS CONTROL CARD READER.
-  ACCESS CONTROL DOOR ELECTRIC STRIKE, TYPE AS NOTED.
-  ACCESS CONTROL LIFT INTERFACE MODULE.
-  ACCESS CONTROL ROLLER SHUTTER DOOR INTERFACE.
-  ACCESS CONTROL DOOR REED SWITCH.
-  SECURITY DATA GATHERING PANEL.
-  SECURITY KEY PANEL.
-  SECURITY DIRECTIONAL MOTION DETECTOR.
-  SECURITY PIEZO SIREN.
-  SCHOOL BELL HORN / HOOTER.
-  SCHOOL BELL MULTI-TAP CONE RECESSED SPEAKER.
-  SCHOOL BELL MULTI-TAP CONE SURFACE SPEAKER.
-  SCHOOL WALL CLOCK.

LEGEND

-  FIRE ALARM STROBE.
-  FIRE EVACUATION RECESSED SPEAKER.
-  FIRE EVACUATION SURFACE SPEAKER.
-  FIRE INDICATOR PANEL.
-  FIRE DOOR INTERFACE.
-  THERMAL DETECTOR.
-  MANUAL CALL POINT.
-  SMOKE DETECTOR.
-  CONCEALED SMOKE DETECTOR.
-  FUSE.
-  SINGLE PHASE.
-  THREE PHASE.
-  CURRENT TRANSFORMER C/W REMOVABLE LINK.
-  FUSE LINK.
-  COMBINED FUSE SWITCH.
-  CIRCUIT BREAKER.
-  ISOLATOR.
-  RESIDUAL CURRENT DEVICE.
-  CONTACTOR – NORMALLY OPEN.
-  CONTACTOR – NORMALLY CLOSED.
-  REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED. ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.
-  E1: RECESSED NON-MAINTAINED LED EMERGENCY LIGHT, WHITE.
-  E2: RECESSED NON-MAINTAINED LED EMERGENCY LIGHT, BLACK.
-  E3: SURFACE NON-MAINTAINED LED EMERGENCY LIGHT, WHITE.
-  EX: EMERGENCY LED EXIT LIGHT.
-  Lx: LIGHT FITTING C/W NON-MAINTAINED EMERGENCY BATTERY PACK. TYPE AS NOTED.
-  L1: 600 x 600 T-BAR MOUNTED FLAT PANEL.
-  L2: 600 x 600 PLASTERBOARD MOUNTED FLAT PANEL.
-  L3: OVERHEAD CUPBOARD LED STRIP LIGHT.
-  L4: CIRCULATION RECESSED DOWNLIGHT, WHITE.
-  L5: BREAKOUT RECESSED DOWNLIGHT, WHITE.
-  L6: AMENITY RECESSED DOWNLIGHT, WHITE.
-  L7: BREAKOUT RECESSED DOWNLIGHT, BLACK.
-  L8: RECESSED DIMMABLE DOWNLIGHT, BLACK.
-  L9: FORUM RECESSED DIMMABLE DOWNLIGHT, WHITE.
-  L10: FORUM PELMET DIMMABLE LED STRIP LIGHT.
-  L11: BALCONY MEDIUM RECESSED DOWNLIGHT, WHITE.
-  L12: BALCONY LARGE RECESSED DOWNLIGHT, WHITE.

LEGEND

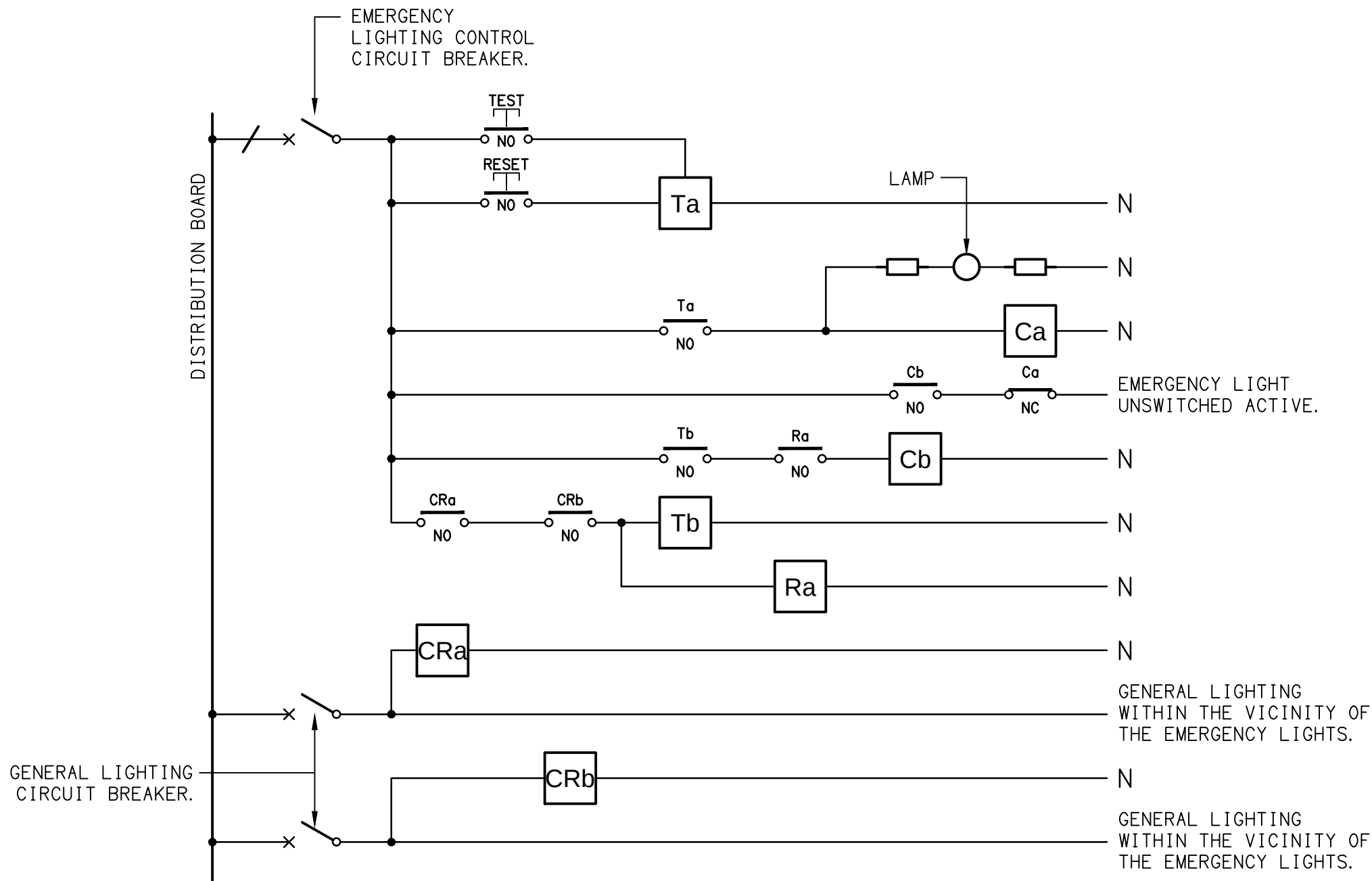
-  L13: SURFACE MOUNTED BUNKER LIGHT, WHITE.
-  L14: EXTERNAL SCREEN LED STRIP LIGHT.
-  L15: 1200 LONG BATTEN C/W INTEGRAL SENSOR.
-  L16: 1200 x 300 PLASTERBOARD FLAT PANEL.
-  L17: 1200 LONG BATTEN, UNSWITCHED C/W NON-MAINTAINED AS2293 EMERGENCY PACK.
-  L18: SURFACE MOUNTED WHITE BUNKER LIGHT.
-  L19: 120W HIGH BAY LIGHT.
-  L20: STAIR TREAD LED STRIP LIGHT.

NOTE

ALL ELECTRICAL PENETRATIONS THROUGH THE ROOF SHEETING ARE TO BE IN LINE WITH THE STRUCTURAL OR MECHANICAL SERVICES PENETRATIONS TO AVOID DEDICATED FLASHINGS FOR THE ELECTRICAL SERVICES.

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.

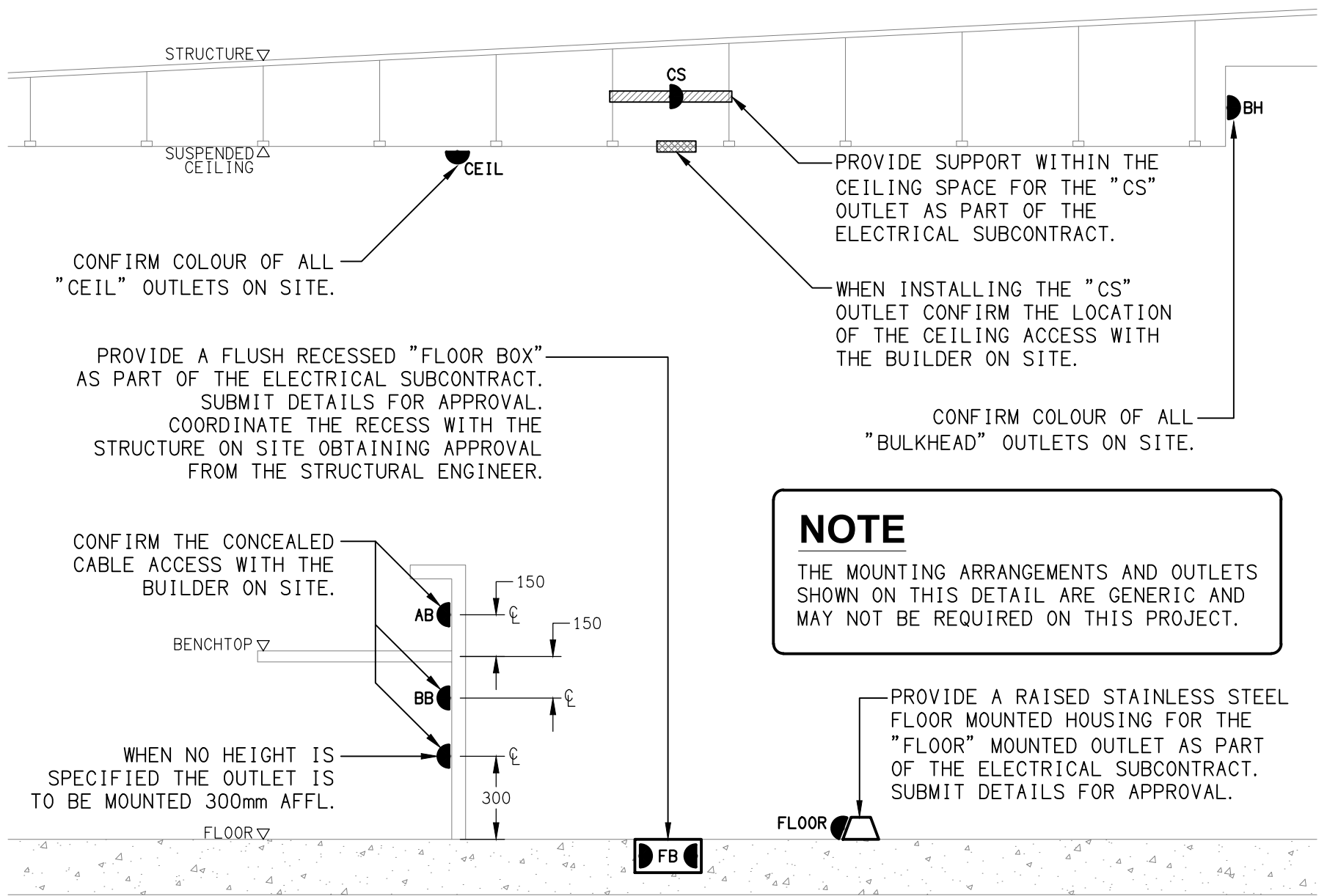


SCHEMATIC

EMERGENCY LIGHTING
NOT TO SCALE

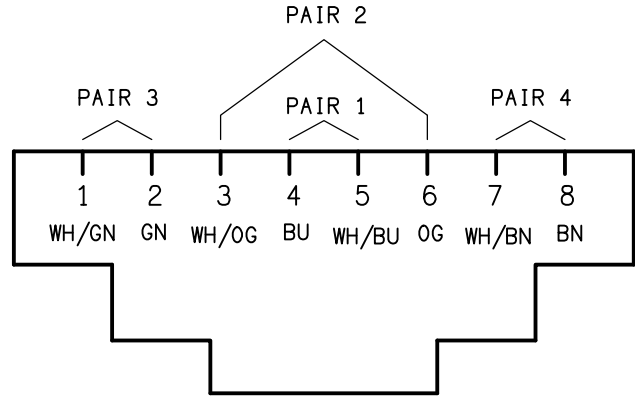
NOTES

1. THE EMERGENCY LIGHT UNSWITCHED ACTIVE / GENERAL LIGHTING SWITCHED ACTIVE CIRCUIT ARRANGEMENT AND CONTROL IS TYPICAL FOR ALL CIRCUITS SUPPLYING EMERGENCY LIGHTS.
2. 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.



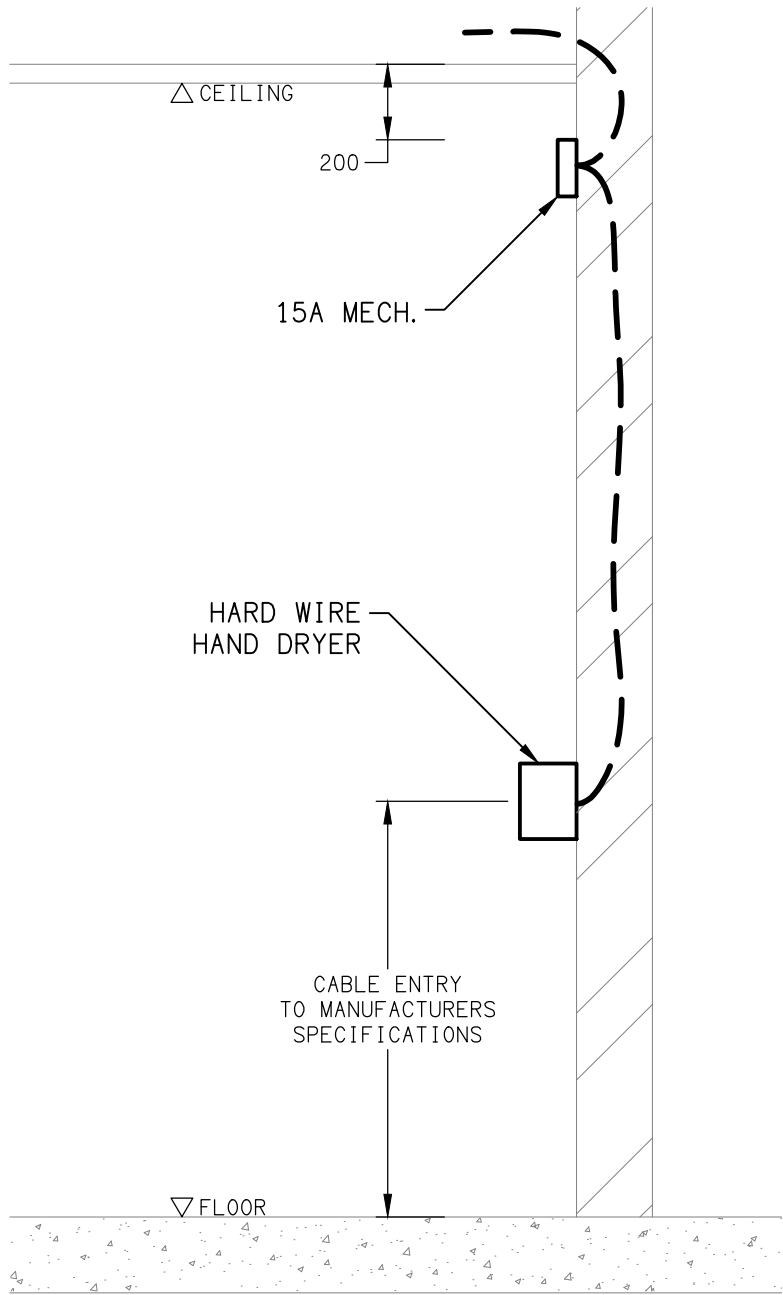
DETAIL

TYPICAL OUTLET MOUNTINGS
NOT TO SCALE



SCHEMATIC

RJ45 PINOUT CONFIGURATION
NOT TO SCALE



DETAIL

HAND DRYER CONNECTION
NOT TO SCALE

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.
- ELECTRONIC SECURITY.
- INTRUDER DETECTION.
- PA SYSTEM.
- MODIFICATION, RELOCATION AND EXTENSION AS NECESSARY OF ALL EXISTING SERVICES THAT ARE IMPACTED BY THE WORKS OR REQUIRED TO BE EXTENDED BY THE WORKS.
- REMOVAL OF ALL EXISTING SERVICES MADE REDUNDANT BY THE WORKS.
- DOCUMENTS.
- ANY TEMPORARY WORKS REQUIRED TO KEEP THE HOTEL OPERATING DURING THE CONSTRUCTION PROCESS AND ACCOMMODATE STAGING OF THE WORKS TO REFLECT THE EXECUTION OF THE MAIN CONTRACT WORKS.
- 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.

ACCEPT FULL RESPONSIBILITY FOR LIASING, ARRANGING AND CO-ORDINATION OF ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

REFER TO THE EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS.

2. WORKMANSHIP

ENSURE THAT THE ELECTRICAL WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR LICENSE AND THE SERVICES COVERED BY THE ACMA IS PERFORMED BY THE HOLDER OF THE APPROPRIATE CURRENT ACMA 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 AND 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.

MODIFICATION, RELOCATION AND EXTENSION AS NECESSARY OF ALL EXISTING SERVICES THAT ARE IMPACTED BY THE WORKS OR REQUIRED TO BE EXTENDED BY THE WORKS.

PROVIDE ALL TEMPORARY WORKS REQUIRED TO KEEP THE VENUE AND ALL CONSTRUCTION STAGES OPERATING INCLUDING STAGED COMMISSIONING DURING THE CONSTRUCTION PROCESS.

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.

CORRUGATED CONDUITS MUST NOT BE USED WITHIN ANY FOOD OR DRINK PREPARATION OR SERVERY AREAS.

CABLE JOINS ARE NOT ACCEPTABLE. ALL CABLING, WIRING, CONDUCTORS AND CONDUITS MUST BE CONCEALED. ALL EXISTING ELECTRICAL SERVICES INCLUDING CABLING AND SWITCHGEAR THAT IS FOUND TO BE REDUNDANT OR MADE REDUNDANT BY THE WORKS MUST BE REMOVED.

IT IS ACCEPTABLE TO USE EXISTING SWITCHGEAR, OUTLETS AND CABLING IF THEY ARE APPROPRIATELY RATED AND THE ELECTRICIAN ACCEPTS RESPONSIBILITY OVER THE SWITCHGEAR / OUTLETS / CABLE AND PROVIDES A WARRANTY OVER IT AS IF IT WAS INSTALLED NEW BY THE ELECTRICIAN.

3. STANDARDS

IRRESPECTIVE OF INFORMATION CONTAINED IN THE ELECTRICAL SERVICES DOCUMENTS OR IN INSTRUCTIONS, IT IS THE ELECTRICAL SUB CONTRACTORS 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.
- QUEENSLAND FIRE DEPARTMENT.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

4. 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

5. POWER DISTRIBUTION

REPLACE THE EXISTING DISTRIBUTION BOARD DB-A. UTILISE THE EXISTING DB-A SUBMAIN TO SUPPLY THE NEW DISTRIBUTION BOARD. RESUPPLY ALL OF THE EXISTING DB-A CIRCUITS THAT REMAIN FROM THE NEW DISTRIBUTION BOARD WITH NEW AS3000 COMPLIANT SWITCHGEAR AND CONTROLS WITH THE SAME CAPACITY AND FEATURES AS THE EXISTING.

THE EXISTING MECHANICAL SERVICES AND HOT WATER CIRCUITS ARE TO BE RETAINED.

ALL OF THE EXISTING CIRCUITS, CABLING AND OUTLETS THAT BECOME REDUNDANT ARE TO BE REMOVED.

ALL SWITCHBOARDS AND SWITCHGEAR ARE TO BE SCHNEIDER OR NHP AND CONTAIN AT LEAST 25% OR 12 SPARE POLES (WHICHEVER IS THE LARGER) AT PRACTICAL COMPLETION. ALL SWITCHBOARDS ARE TO BE LIGHT GREY. ORANGE SWITCHBOARDS ARE NOT ACCEPTABLE. EXTERNAL SWITCHBOARDS MUST BE 316 STAINLESS STEEL OR ALUMINIUM. PROVIDE 92268 KEY LOCKABLE DOORS ON ALL SWITCHBOARDS. ALL SWITCHBOARDS AND CIRCUITS MUST BE UNIQUELY NAMED WITH SWITCHBOARDS PROVIDED WITH A LABEL CONTAINING:
- SOURCE NAME.
- SOURCE OVERLOAD RATING IN AMPS.
- SUBMAIN CABLE TYPE, SIZE, CONFIGURATION AND LENGTH.

ALL REMOVABLE PANELS AND ESCUTCHEONS MUST BE SECURED VIA 1/4 TURN LATCHES THAT REMAIN PART OF THE PANEL / ESCUTCHEON. IT IS NOT ACCEPTABLE TO SECURE REMOVABLE PANELS AND ESCUTCHEONS BY BOLTS, NUTS OR SCREWS.

ALL CIRCUIT BREAKERS AND CIRCUIT SCHEDULES MUST BE LABELLED / CONTAIN THE SUBMAIN / CIRCUIT USE AND LOCATION SUCH THAT THE CONNECTION / OUTLET CAN BE SIMPLY IDENTIFIED.

OUTLETS ARE TO BE PROVIDED WITH A NEAT HAND WRITTEN CIRCUIT DESIGNATION BY INDELIBLE INK ON THE FACEPLATE SUCH THAT IT IS NOT VISIBLE WHEN THE COVER IS CONCEALED.

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- POWER DISTRIBUTION.
- REPLACE THE EXISTING DISTRIBUTION BOARD DB-A.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING REDUNDANT SERVICES.
- RECONNECTION OF ALL EXISTING SERVICES THAT REMAIN.

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

PROVIDE DISTRIBUTION BOARDS DB-A AS FOLLOWS:
- WALL MOUNTED.
- EACH CUBICAL IS TO HAVE A MINIMUM WIDTH OF 600MM.
- IP44 FORM 1.
- LIGHT GREY ENCLOSURE WITH ESCUTCHEON.
- 3 POINT LATCHES AND D HANDLES ON ALL DOORS.
- LIFT OR LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 25% SPARE POLES AT PRACTICAL COMPLETION.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

ENSURE ALL THREE PHASE CIRCUITS ARE PROVIDED WITH CORRECT PHASE ROTATION.

ENSURE ALL OUTLETS AND ISOLATORS ARE POSITIONED SUCH THAT THEY ARE NOT COVERED BY THE EQUIPMENT. THE FINAL POSITION OF ALL OUTLETS AND ISOLATORS ARE TO BE CONFIRMED ON SITE BY THE TENANTS REPRESENTATIVE.

6. 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.
- EMERGENCY AND EXIT LIGHTING.
- TESTING AND COMMISSIONING.

7. EMERGENCY AND EXIT LIGHTING

PROVIDE A 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

QUEENSLAND DATA N ELECTRICAL SERVICES (07) 3889 7733 RORY CROSS 0411 704 385 roryc@1dada.com.au IS TO BE ENGAGED AS A NOMINATED SUBCONTRACTOR TO THE ELECTRICAL SUB-CONTRACTOR TO INSTALL THE COMMUNICATIONS CABLING. ALL OF THE EXISTING COMMUNICATION CABLES THAT BECOME REDUNDANT ARE TO BE REMOVED. THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- REMOVAL OF EXISTING REDUNDANT CABLING.
- NEW COMMUNICATIONS OUTLETS.
- PATCH PANELS WITHIN CR-A AS REQUIRED.
- TESTING AND COMMISSIONING.

9. ELECTRONIC SECURITY

A.B.C. ALARMS PTY. LTD. ANDRE CAFUN andre@bcalarms.com.au PH (07) 3849 1939 MOB: 0408 917 505 IS TO BE ENGAGED AS A NOMINATED SUBCONTRACTOR TO THE ELECTRICAL SUB CONTRACTOR TO UNDERTAKE ALL WORKS ASSOCIATED WITH THE SECURITY SERVICES INCLUDING THE INTRUDER DETECTION, ACCESS CONTROL SYSTEMS, CCTV AND VIDEO INTERCOM. THE EXISTING SECURITY PANELS ARE TO BE RETAINED AND EXPANDED AS NECESSARY TO ACCOMMODATE THE NEW SECURITY SERVICES.

THE SECURITY COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- ACCESS CONTROL.
- EXPANDER PANELS.
- CARD READERS.
- ELECTRIC STIKES.
- CONCEALED DOOR CONTROLLERS.
- INTERFACE THE ACCESS CONTROL SYSTEM TO THE FIP TO UNLOCK THE AUTO DOOR UPON ALARM.
- REED SWITCHES.
- REMOVAL OF EXISTING REDUNDANT CABLING AND EXISTING COMPONENTS WITHIN THE SCOPE OF WORK.
- MODIFICATION OF ALL EXISTING EXPOSED SECURITY SERVICES WITHIN THE SCOPE OF THE WORKS SUCH THAT THEY ARE CONCEALED UNLESS SPECIFICALLY REQUIRED TO BE EXPOSED FOR THE OPERATION OF THE COMPONENT.
- TESTING AND COMMISSIONING.
- THE EXISTING CABLING CAN BE REUSED IF IT IS IN APPROPRIATE CONDITION AND THE CONTRACTOR ASSUMES FULL WARRANTY OVER IT AS IF THEY HAVE INSTALLED IT AS PART OF THESE WORKS.

10. PA SYSTEM

A.B.C. ALARMS PTY. LTD. ANDRE CAFUN andre@bcalarms.com.au PH (07) 3849 1939 MOB: 0408 917 505 IS TO BE ENGAGED AS A NOMINATED SUBCONTRACTOR TO THE ELECTRICAL SUB CONTRACTOR TO UNDERTAKE ALL WORKS ASSOCIATED WITH THE PA SYSTEM.

MODIFY THE EXISTING TERACOM TERR-EX IP-AUDIO SYSTEM TO SUPPLY ALL OF THE PA SYSTEM SPEAKERS.

THE PA CSYSTEM OMONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- NEW SPEAKERS AND CABLING AS REQUIRED.
- REMOVAL OF EXISTING REDUNDANT PA SYSTEM CABLING WITHIN THE SCOPE OF THE WORKS.
- MODIFICATION OF ALL EXISTING EXPOSED PA SERVICES WITHIN THE SCOPE OF THE WORKS SUCH THAT THEY ARE CONCEALED UNLESS SPECIFICALLY REQUIRED TO BE EXPOSED FOR THE OPERATION OF THE COMPONENT.
- TESTING AND COMMISSIONING.

THE EXISTING CABLING AND SPEAKERS CAN BE REUSED IF IT IS IN APPROPRIATE CONDITION AND THE CONTRACTOR ASSUMES FULL WARRANTY OVER IT AS IF THEY HAVE INSTALLED IT AS PART OF THESE WORKS.

11. FIRE ALARM

FVS SERVICES GROUP, 1300 387 387, MARK WESTON, 0418 129 610, mark@fvs.com.au IS TO BE ENGAGED AS A NOMINATED SUBCONTRACTOR TO THE ELECTRICAL SUB CONTRACTOR TO UNDERTAKE ALL WORKS ASSOCIATED WITH THE PA FIRE ALARM SYSTEM. THE FIRE ALARM COMPONENT OF THIS CONTRACT IS TO INCLUDES AN AS1670.1 COMPLIANT ADDRESSABLE FIRE DETECTION AND ALARM SYSTEM CONNECTED TO THE SCHOOLS EXISTING BRIGADE MONITORED SYSTEM.

THE FIRE ALARM COMPONENT OF THIS CONTRACT IS TO INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- FIRE INDICATOR PANEL.
- INTERFACE THE FIP TO THE ACCESS CONTROL SYSTEM TO UNLOCK THE ASSOCIATED DOORS UPON ALARM.
- SPEAKERS.
- ADDRESSABLE SMOKE DETECTORS.
- ADDRESSABLE THERMAL DETECTORS.
- ADDRESSABLE CONCEALED SPACE DETECTORS C/W REMOTE INDICATORS AND REMOTE ACCESS BRACKETS AS REQUIRED.
- CABLING.
- SYSTEM DIAGRAM.
- PROVISION OF ANY ADDITIONAL SPEAKERS TO ACHIEVE EVACUATION SOUND LEVELS WITH A MINIMUM OF 10DB (A) ABOVE AMBIENT, AND NOT LESS THAN 65DB (A) AND NO MORE THAN 105DB (A).
- TESTING AND COMMISSIONING.
- LOG BOOK.
- MAINTENANCE DURING THE DEFECTS AND LIABIILITY PERIOD IN ACCORDANCE WITH MP6.1 OF THE QDC AND AS1851.
- PAY ALL COSTS ASSOCIATED WITH THE ISOLATION AND RECONNECTION OF THE BRIGADE MONITORING OF THE FIRE ALARM SYSTEM.

REMOVE ALL EXISTING REDUNDANT FIRE ALARM SERVICES.

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

ENSURE ALL WORKS INSTALLED UNDER THE FIRE ALARM SYSTEM COMPONENT OF THE ELECTRICAL SUB-CONTRACT IS 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.

NOTES

12. DOCUMENTATION

WITHIN TWO WEEKS OF PRACTICAL COMPLETION PROVIDE THE FOLLOWING DOCUMENTATION.

AS CONSTRUCTED DRAWINGS INCLUDING:
- ELECTRICIANS NAME AND CONTACT DETAILS.
- PROJECT NAME, ADDRESS AND DATE OF PRACTICAL COMPLETION.
- FITTING POSITIONS AND TYPES CROSS REFERENCED TO A FITTING / EQUIPMENT SCHEDULE.
- OUTLET, SWITCH, AND CONNECTION POSITIONS CROSS REFERENCED TO A FITTING / EQUIPMENT SCHEDULE.
- REMOTE DRIVER LOCATIONS.
- CIRCUITS CROSS REFERENCED TO A DISTRIBUTION BOARD SCHEDULE.
- LIGHTING CONTROL CHANNELS CROSS REFERENCED TO A LIGHTING CONTROL SCHEDULE.
- POWER SCHEMATIC.
- SWITCHBOARD SHOP DRAWINGS.
- CABLE ACCESS ROUTES.

A FITTING / EQUIPMENT SCHEDULE INCLUDING:
- FITTING DETAILS INCLUDING THE MANUFACTURERS CATALOGUE NUMBERS WITH THE TYPES CROSS REFERENCED TO THE AS CONSTRUCTED DRAWINGS.
- OUTLETS AND SWITCHES INCLUDING THE MANUFACTURERS CATALOGUE NUMBERS WITH THE TYPES CROSS REFERENCED TO THE AS CONSTRUCTED DRAWINGS.

DISTRIBUTION BOARD SCHEDULES CROSS REFERENCED TO THE AS CONSTRUCTED DRAWINGS.

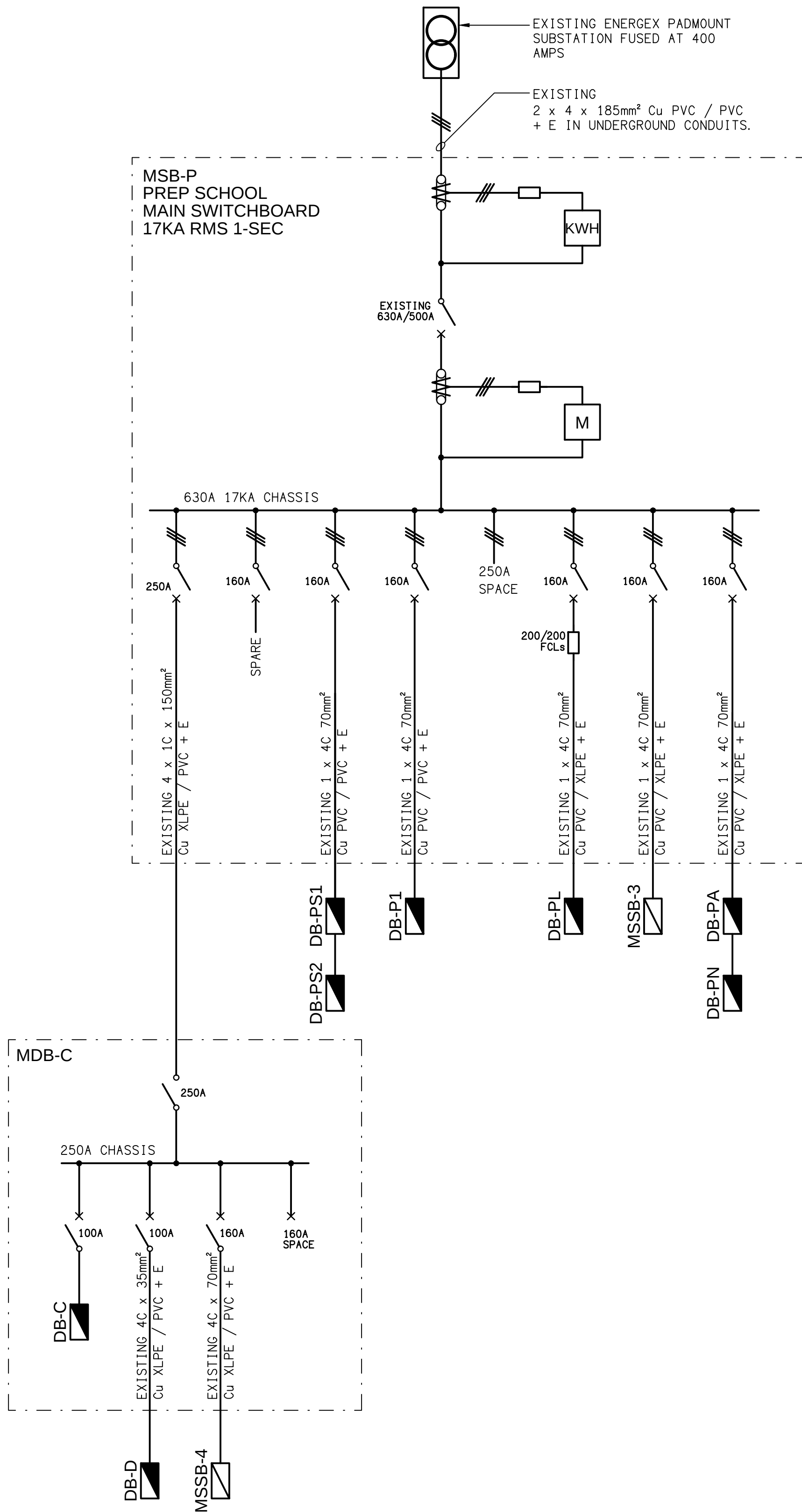
LIGHTING CONTROL SCHEDULE CROSS REFERENCED TO THE AS CONSTRUCTED DRAWINGS.

PHOTOS OF EACH SWITCHBOARD INCLUDING:
- CLOSED POSITION SUCH THAT THE SWITCHBOARD DESIGNATION AND CLEARANCE IS VISIBLE.
- THE SUBMAIN LABEL.
- DOOR/S OPEN ESCUTCHEON/S CLOSED SUCH THAT THE SPARE CAPACITY AND LABELLING IS VISIBLE.
- DOOR/S OPEN ESCUTCHEON/S REMOVED SUCH THAT THE SWITCHGEAR AND INTERNAL CABLING IS VISIBLE.

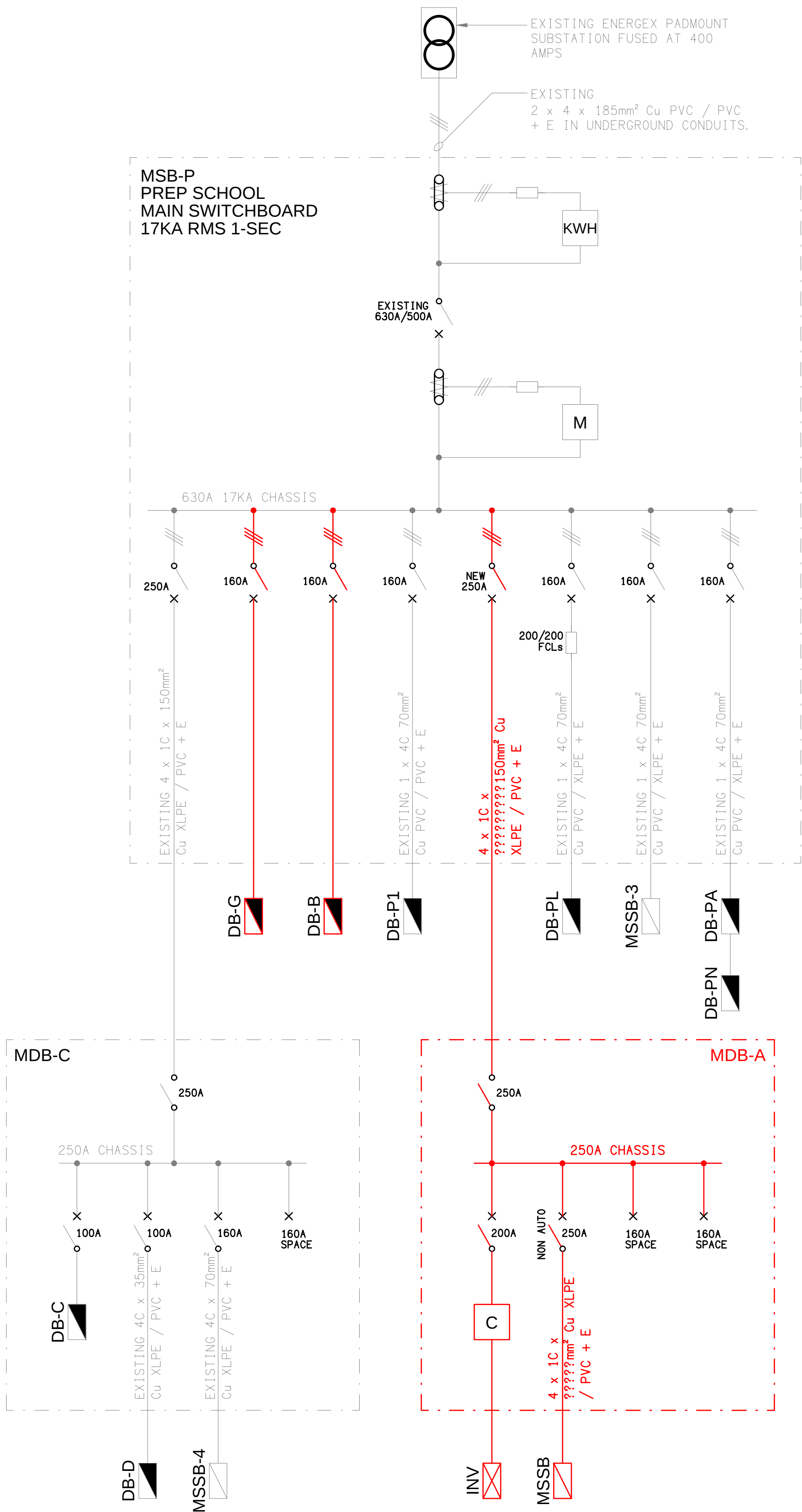
13. ABBREVIATIONS

A - AMP CURRENT RATING
AB - MOUNT ABOVE BENCH.
AD. - AUTO DOOR.
AFFL - ABOVE FINISHED FLOOR LEVEL
BB - MOUNT BELOW BENCH
BH - MOUNT ON BULKHEAD
CEIL - MOUNT ON CEILING.
CS - MOUNT TO CEILING SPACE.
C/W - COMPLETE WITH.
DWS - DISHWASHER.
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.
RK - RECESS KIT.
SUS - MOUNT SUSPENDED FROM CEILING.
UNO - UNLESS NOTED OTHERWISE.
WP - WEATHERPROOF TO IP56 UNO.
500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

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EXISTING
MSB-P POWER SCHEMATIC
NOT TO SCALE



PROPOSED
MSB-P POWER SCHEMATIC
NOT TO SCALE

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Web: www.edg.net.au

PROJECT:
ANGLICAN CHURCH GRAMMAR SCHOOL
YEAR 5 & 6 PRECINCT

OAKLANDS PARADE, EAST BRISBANE

A	PRELIMINARY	28/07/2026
REV.	DESCRIPTION:	DATE:

DRAWING:
**ELECTRICAL SERVICES
SCHEMATICS**

SCALE:
NOT TO SCALE AT A1

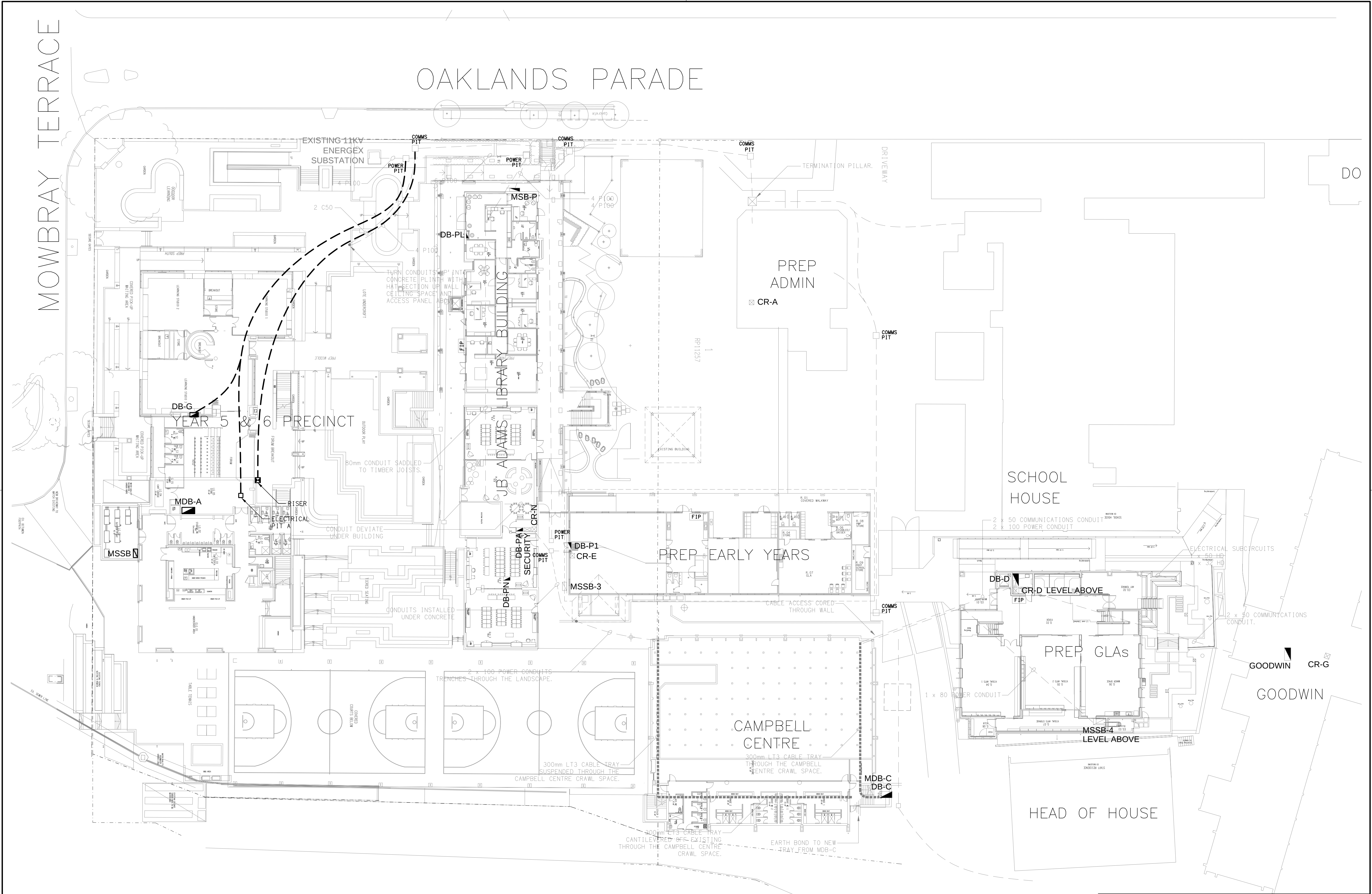
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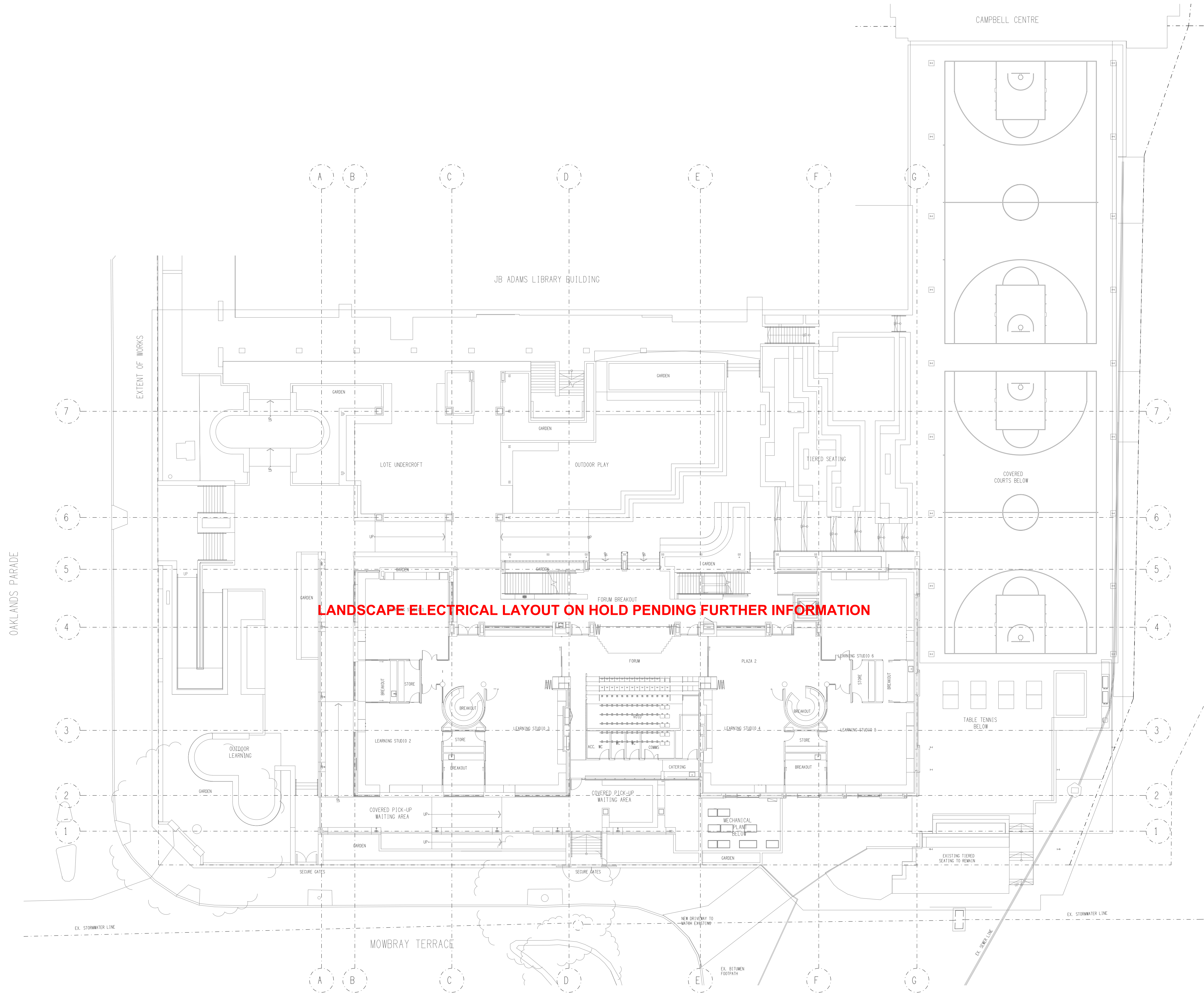
DRAWING NO:
E03

REVISION:
A

OAKLANDS PARADE

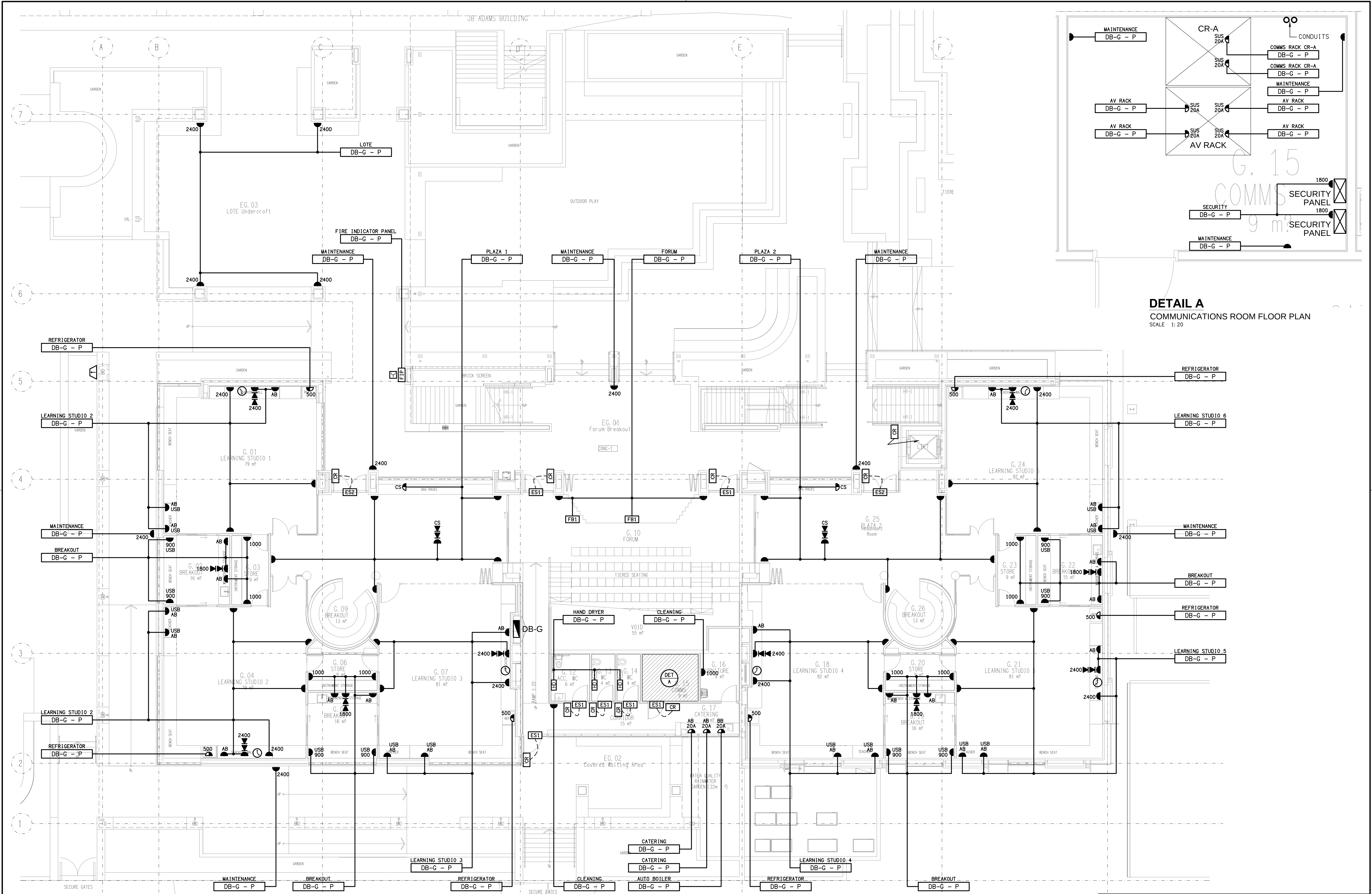






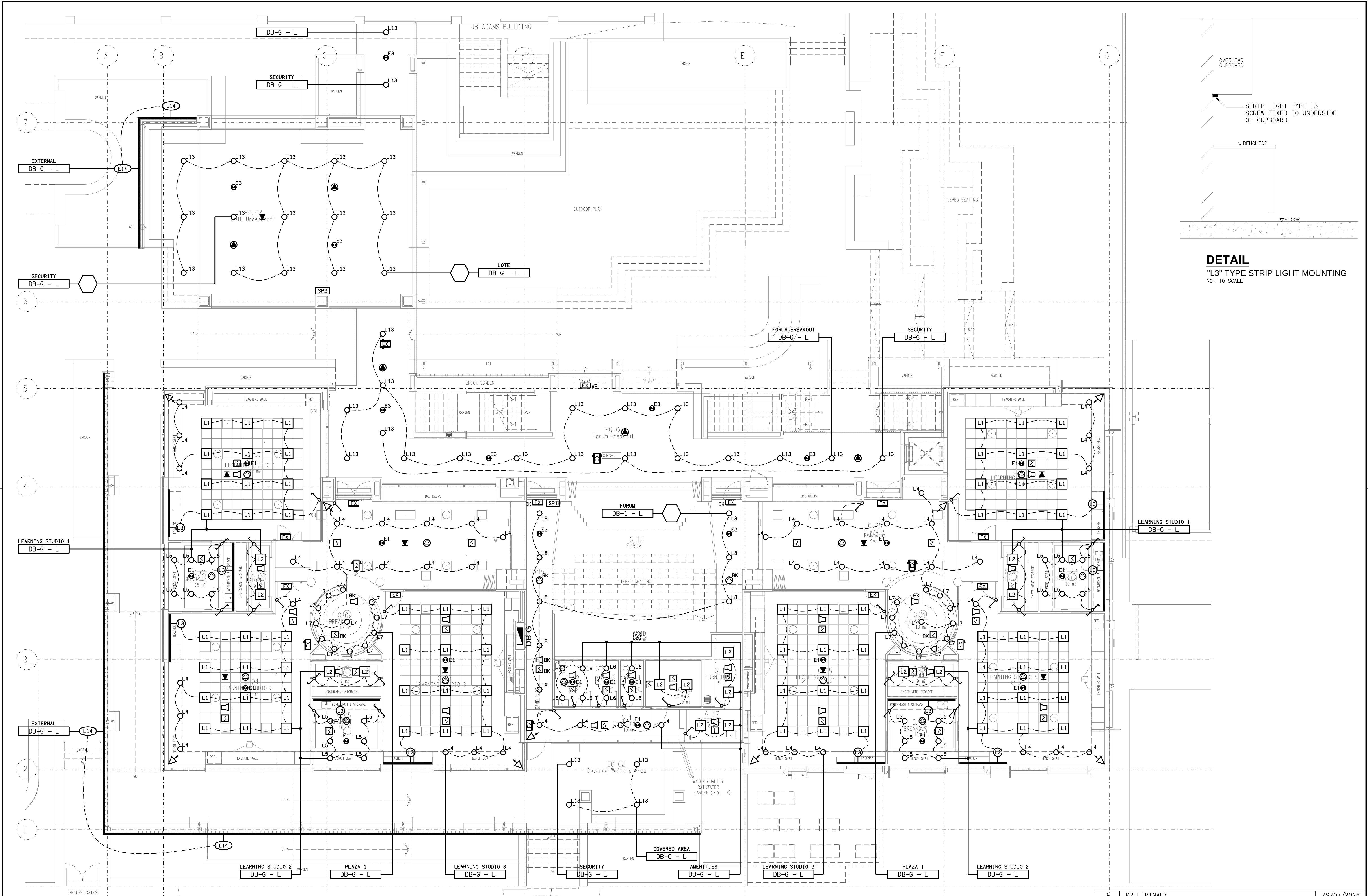


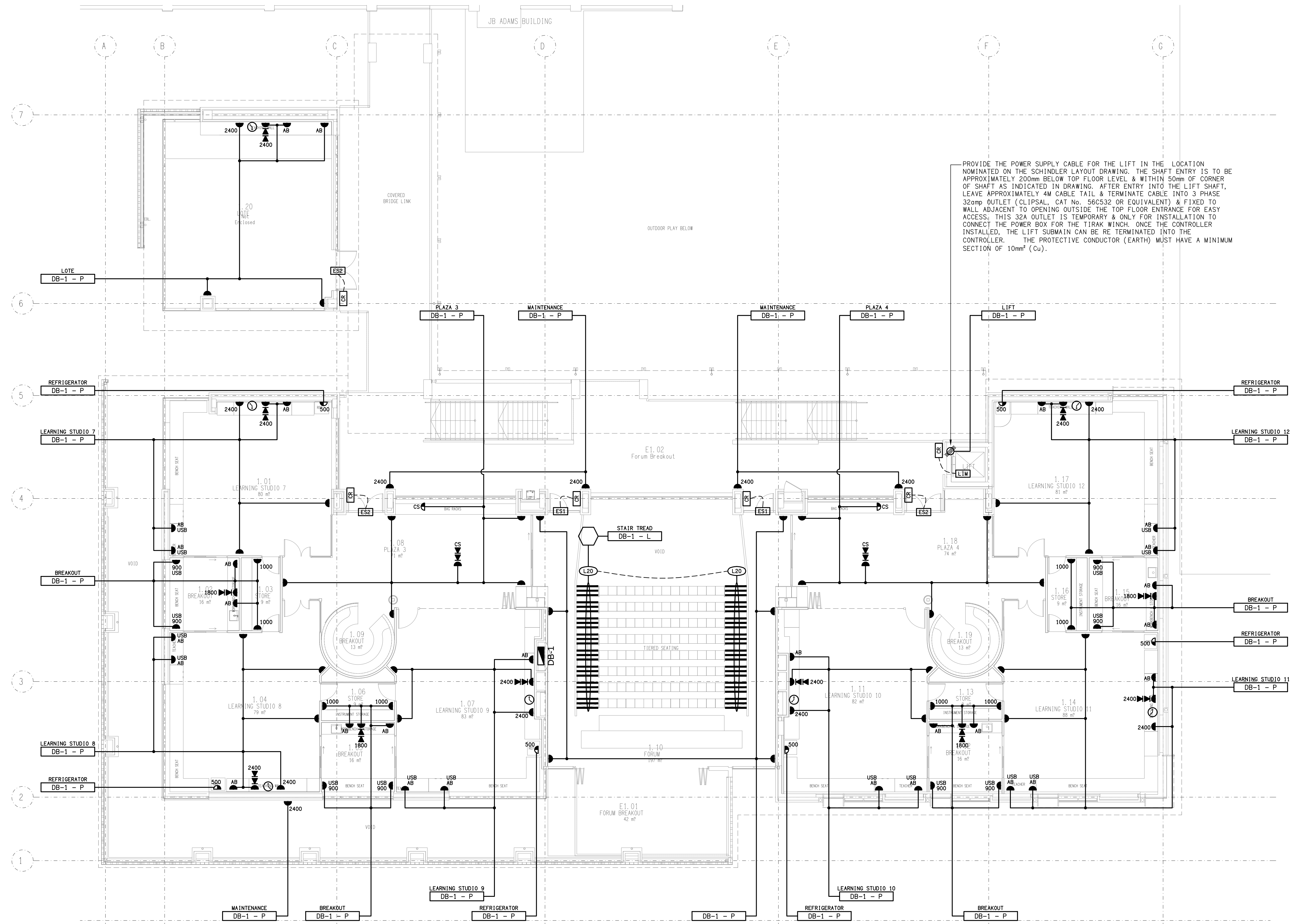
DRAWING:			
ELECTRICAL SERVICES PRECINCT LOWER GROUND PLANS			
SCALE:	PROJECT NO:	DRAWING NO:	REVISION:
1:100 UNO AT A1	C3733a	E07	A



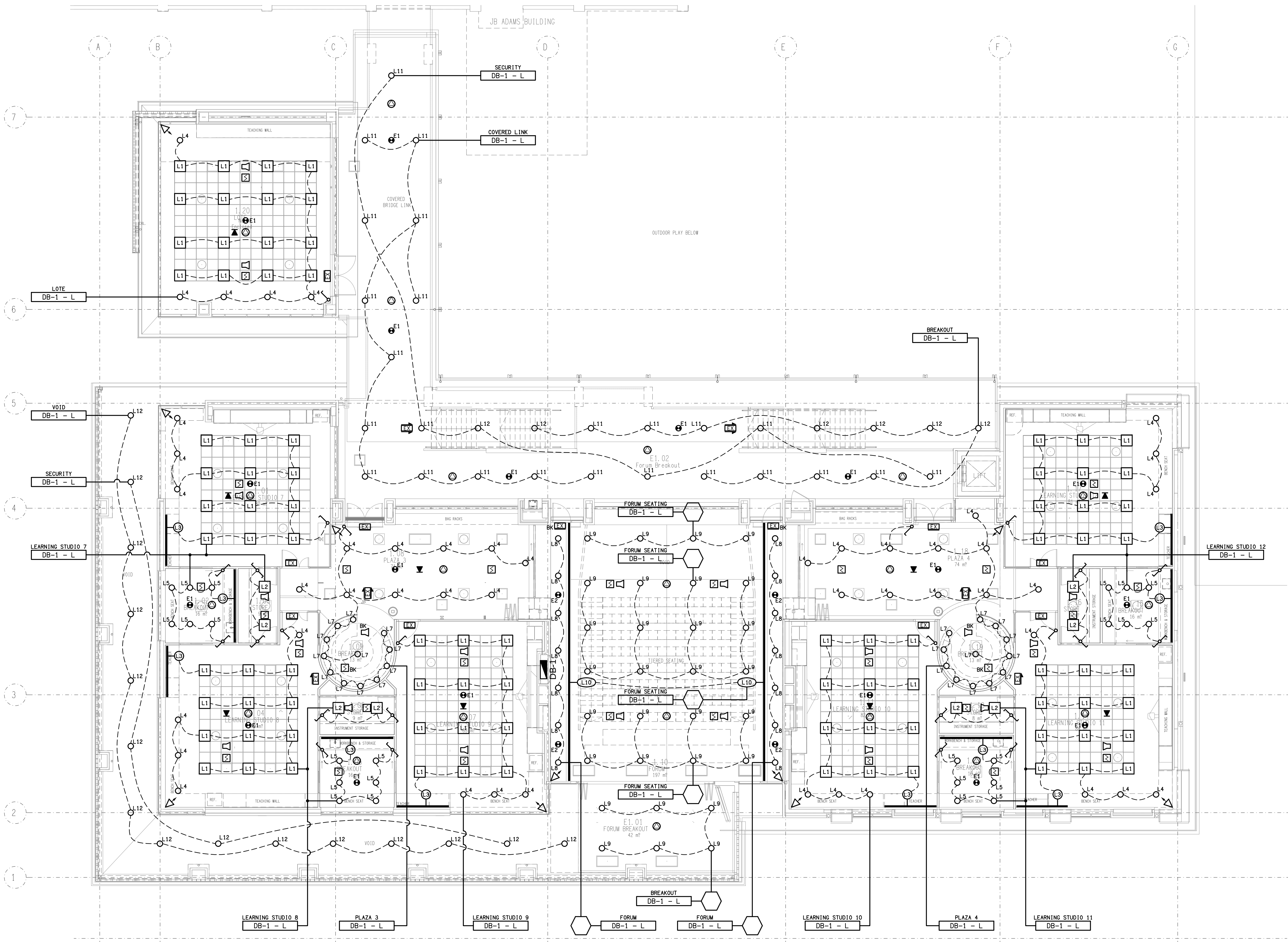
DETAIL A
COMMUNICATIONS ROOM FLOOR PLAN
SCALE: 1:20

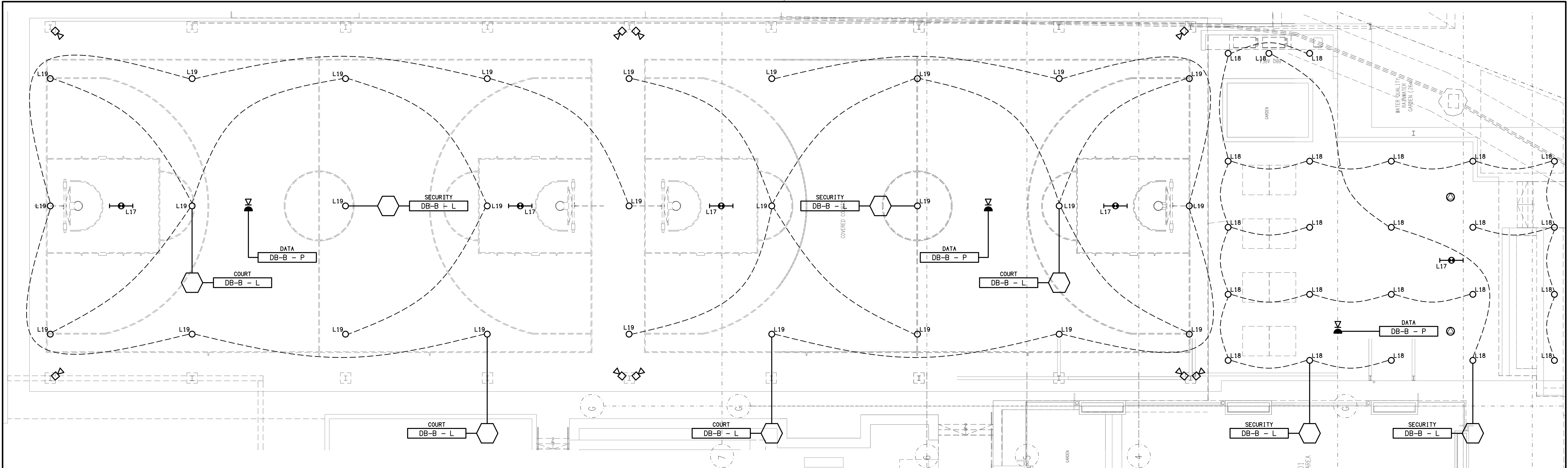
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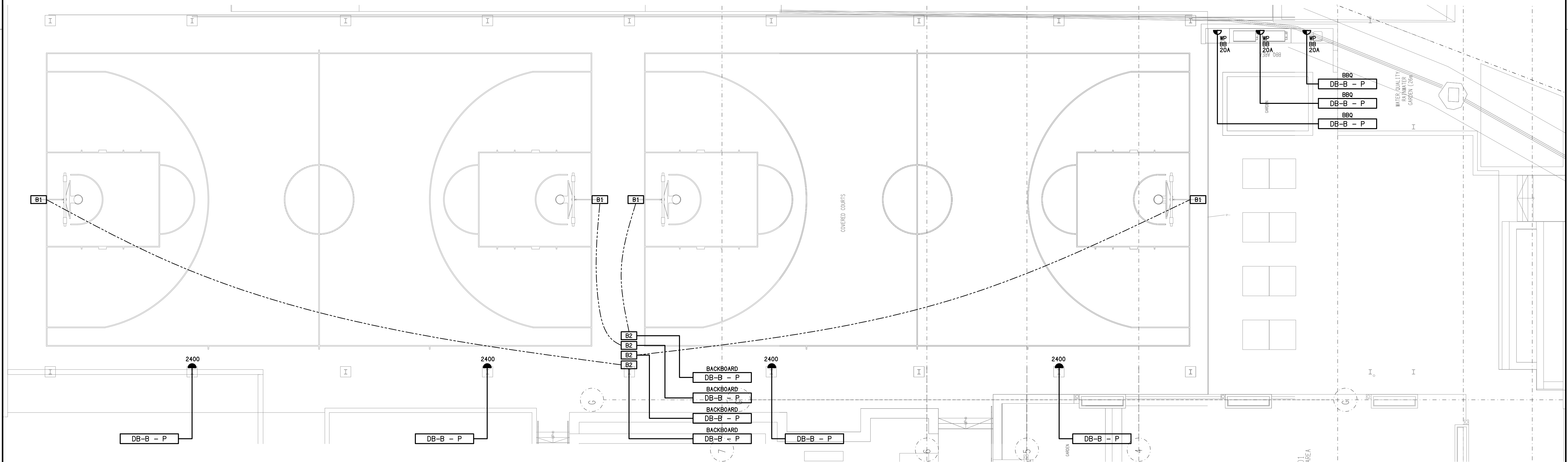


PROVIDE THE POWER SUPPLY CABLE FOR THE LIFT IN THE LOCATION NOMINATED ON THE SCHINDLER LAYOUT DRAWING. THE SHAFT ENTRY IS TO BE APPROXIMATELY 200mm BELOW TOP FLOOR LEVEL & WITHIN 50mm OF CORNER OF SHAFT AS INDICATED IN DRAWING. AFTER ENTRY INTO THE LIFT SHAFT, LEAVE APPROXIMATELY 4M CABLE TAIL & TERMINATE CABLE INTO 3 PHASE 32amp OUTLET (CLIPSAL, CAT No. 56C532 OR EQUIVALENT) & FIXED TO WALL ADJACENT TO OPENING OUTSIDE THE TOP FLOOR ENTRANCE FOR EASY ACCESS. THIS 32A OUTLET IS TEMPORARY & ONLY FOR INSTALLATION TO CONNECT THE POWER BOX FOR THE TIRAK WINCH. ONCE THE CONTROLLER IS INSTALLED, THE LIFT SUBMAIN CAN BE RE TERMINATED INTO THE CONTROLLER. THE PROTECTIVE CONDUCTOR (EARTH) MUST HAVE A MINIMUM SECTION OF 10mm² (Cu).





REFLECTED CEILING PLAN
COVERED COURTS
SCALE 1: 100



FLOOR PLAN
COVERED COURTS
SCALE 1: 100

