

**C3753a - AVEO ASPLEY COURT RETIREMENT VILLAGE
ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE
REVISION B - 29 MAY 2026**

C3753a-0001(B).xls

ISSUING INFORMATION														DATE OF ISSUE											
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ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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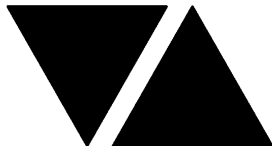
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ELECTRICAL EQUIPMENT SCHEDULE

REVISION A - 29 MAY 2026

THE EQUIPMENT SUPPLIER CONTACT DETAILS MAY BE AVAILABLE ON THE EDG WEBSITE VIA THE FOLLOWING LINK www.edg.net.au/links.html					
TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
L1	18W 3000K LED	150 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1093-18	A
L2	18W 3000K LED	150 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DALI DIMMABLE DRIVER	WHITE	RAPID R1093-18 DALI	A
L3	13W 3000K LED	9000 DIA 36 DEG RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID R1097-13	A
L4	25W 3000K LED	150 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1093-25	A
L5	EXISTING 1200 BATTEN TO REMAIN AS IS				A
L6	18W 3000K LED	REPLACE THE EXISTING RECESSED DOWNLIGHT WITH A NEW RECESSED DOWNLIGHT C/W REMOTE DRIVER. UTILISE THE EXISTING CIRCUIT AND CONTROL	WHITE TRIM	RAPID R1044-18	A
L7	18W 3000K LED	NEW RECESSED DOWNLIGHT C/W REMOTE DRIVER. UTILISE THE EXISTING CIRCUIT AND CONTROL. IF THE FITTING IS SHOWN WITH A NEW SWITCH, THEN PROVIDE A NEW SWITCH.	WHITE TRIM	RAPID R1044-18	A
L8	40W 4000K LED	REPLACE THE EXISTING SURFACE BATTEN UTILISING THE EXISTING CIRCUIT AND CONTROL. IF THE FITTING IS SHOWN WITH A NEW SWITCH, THEN PROVIDE A NEW SWITCH.	WHITE	RAPID R3571-TRI	A
PL1	240 VOLT 2700K E27 LED 900 LUMENS +/- 10% 15,000 HOUR LIFE LAMP	DECORATIVE PENDANT LIGHT. CONFIRM THE SUSPENSION HEIGHT WITH THE ARCHITECT	WHITE	BEACON COMMERCIAL FLORENCE 3 LIGHT PENDANT	A
WL1	2W 3000K INTEGRAL LED	DECORATIVE WALL LIGHT. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	BRASS WHITE	ABOUT SPACE DANTE LED WALL LIGHT WITH ROUND OPAL SHADE	A
WL2	240 VOLT 2700K E27 LED 450 LUMENS +/- 10% 15,000 HOUR LIFE LAMP	DECORATIVE WALL LIGHT. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	BRASS FROSTED OPAL GLASS	BECOM COMERCIAL MINO 1 LIGHT WALL BRACKET	A
WL3	11W 3000K INTEGRAL LED	DECORATIVE WALL LIGHT. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	BRASS	ABOUT SPACE HECTOR WALL LIGHT	A
WL4	5W 3000K	WALL MOUNTED ADJUSTABLE SPOT LIGHT C/W REMOTE POWER SUPPLY COMMON TO THE WL4 FITTINGS. LOCATE THE POWER SUPPLY IN A CONCEALED ACCESSIBLE POSITION. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT.	BLACK	RAPID R6017-WW SPIKE REMOVED	A



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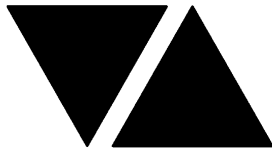
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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
WL5	5W 3000K	ADJUSTABLE SPOT LIGHT C/W REMOTE POWER SUPPLY COMMON TO THE WL5 FITTINGS. LOCATE THE POWER SUPPLY IN A CONCEALED ACCESSIBLE POSITION. MOUNT THE FITTINGS ON THE TIMBER BEAM.	BLACK	RAPID R6017-WW SPIKE REMOVED	A
WL6	240 VOLT 2700K E27 LED 450 LUMENS +/- 10% 15,000 HOUR LIFE LAMP	REPLACE THE EXISTING DECORATIVE WALL LIGHT UTILISING THE EXISTING SUPPLY AND CONTROL. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	BRASS FROSTED OPAL GLASS	BEaCON COMERCIAL MINO 1 LIGHT WALL BRACKET	A
E1	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D40 - C90-D40.	WHITE	CLEVERTRONICS CLIFE	A
E2	EXISTING EXIT LIGHT TO REMAIN AS IS AND BE RESUPPLIED FROM DB-A.				A
EX	LED	EXIT LIGHT: MAINTAINED 24M VIEWING DISTANCE EXIT LIGHT C/W DIFFUSERS & DIRECTIONAL ARROWS AS SHOWN. CEILING 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. LITHIUM ION BATTERY	WHITE	CLEVERTRONICS LSBLED	A
SWITCH PANEL SP1		MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP1 AND A ON/OFF SPEED FAN CONTROLLER PER FAN SHOWN AS BEING CONTROLLED FROM SP1. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	A
SWITCH PANEL SP2		MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP2 AND A ON/OFF SPEED FAN CONTROLLER FOR THE FAN BEING CONTROLLED FROM SP2. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	A
SWITCH PANEL SP3		MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP3 AND A ON/OFF SPEED FAN CONTROLLER FOR THE FAN BEING CONTROLLED FROM SP3. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	A
SWITCH PANEL SP4		MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP4 AND A ON/OFF SPEED FAN CONTROLLER PER FAN SHOWN AS BEING CONTROLLED FROM SP4. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	A



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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
SWITCH PANEL SP5		MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP5 AND A ON/OFF SPEED FAN CONTROLLER PER FAN SHOWN AS BEING CONTROLLED FROM SP5. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES 30USM	A
SWITCH PANEL SP6		PROVIDE A NEW MULTI GANG LIGHTING SWITCH PANEL C/W A LIGHT SWITCH PER GROUP OF LIGHTS SHOWN AS BEING CONTROLLED FROM, SP6 AND A ON/OFF SPEED FAN CONTROLLER PER FAN SHOWN AS BEING CONTROLLED FROM SP6. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE. REMOVE THE EXISTING FAN CONTROLLERS FROM THE EXISTING SWITCHPANEL AND MAKE GOOD RETAINING THE EXISTING EXTERNAL LIGHTING CONTROL.	WHITE	CLIPSAL C2000 SERIES 30USM	A
PROXIMITY DETECTOR SWITCH (PD)		ADJUSTABLE FLUSH RECESSED 360 DEGREE TRIPLE PYRO 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.	WHITE	CLIPSAL. SELECTION BY THE CONTRACTOR. SUBMIT DETAILS OF THE PROXIMITY DETECTOR SWITCH FOR APPROVAL PRIOR TO ORDERING	A
DALI POT DIMMER / SWITCH		ONE-WAY DALI LIGHT SWITCH / DIMMER C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	SMARTSCAPE DALI RD20 CLIPSAL C2000	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 30USM	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 30USM	A
F1		NEW 1320 DIA COASTAL GRADE CEILING FAN AND WALL MOUNTED CONTROLLER	WHITE	VENTAIR SPIN1304WH	A
F2		NEW 1320 DIA COASTAL GRADE CEILING FAN AND WALL MOUNTED CONTROLLER MOUNT THE CEILING FAN ON THE TIMBER BEAM AND PROVIDE ALL NECESSARY TIMBER BRIDGING / MOUNTING BLOCKS. ENSURE ALL OF THE F2 FANS ARE SUSPENDED TO THE SAME LEVEL.	WHITE	VENTAIR SPIN1304WH	A
F3		REPLACE THE EXISTING CEILING FAN WITH A NEW 1320 DIA COASTAL GRADE CEILING FAN AND WALL MOUNTED CONTROLLER UTILISE THE EXISTING CIRCUIT	WHITE	VENTAIR SPIN1304WH	A



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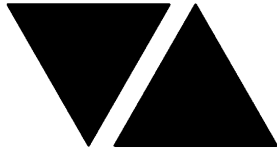
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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
SINGLE POWER OUTLET		SINGLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT ABOVE BENCH U.N.O.	WHITE	CLIPSAL C2000 SERIES	A
DOUBLE POWER OUTLET		DOUBLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT ABOVE BENCH U.N.O.	WHITE	CLIPSAL C2000 SERIES	A
DOUBLE POWER OUTLET (USB)		DOUBLE POWER OUTLET C/W USB CHARGER AND CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT 300mm AFFL U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL 2000 SERIES + 30USBCM MECH	A
SINGLE-PHASE ISOLATOR		SINGLE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.	-	CLIPSAL WHT32	A
COMMUNICATIONS RACK CR-A		UPGRADE THE EXISTING COMMUNICATIONS RACK TO ACCOMMODATE THE NEW COMMUNICATIONS OUTLETS. UPDATE THE LABELLING.			A
COMMUNICATIONS OUTLET		RJ45 CAT-6 COMMUNICATIONS OUTLET, CABLED BACK TO A PATCH PANEL IN CR-A VIA 4-PAIR CAT-6 UTP CABLE. MOUNT UP TO 3 RJ45 OUTLETS PER MULTI-GANG FACEPLATE WITH SEPARATE PERMANENT LABELLING FOR EACH OUTLET. MOUNT ABOVE BENCH UNLESS NOTED OTHERWISE	WHITE	CLIPSAL C2000 SERIES	A
MSB		EXISTING MAIN SWITCHBOARD. REMOVE ALL EXISTING SWITCHGEAR THAT BECOMES REDUNDANT DUE TO THE WORKS. PROVIDE A NEW THREE PHASE 63 AMP MCB TO SUPPLY THE NEW DISTRIBUTION BOARD DB-A. UPDATE THE CIRCUIT SCHEDULE AT PRACTICAL COMPLETION.			A
DB-A		NEW DISTRIBUTION BOARD TO BE PROVIDED AS PER THE DB-A SCHEDULE AND NOTES.			A
FIRE HORN		EXISTING FIRE ALARM HORN TO BE REMOVED.			A
FIRE SPEAKER		AS1670.1 RECESSED FIRE ALARM SPEAKER C/W WHITE GRILL			A
MANUAL CALL POINT		EXISTING MANUAL CALL POINT TO BE RELOCATED AS INDICATED			A
FIRE INDICATOR PANEL (FIP)		EXISTING FIRE INDICATOR PANEL TO BE UPGRADED AS NECESSARY TO ACCOMMODATE THE NEW RECESSED SPEAKERS. REPLACE THE ZONE PLAN WITH A NEW FRAMED ZONE PLAN REFLECTING THE NEW LAYOUT.			A
VOLUME CONTROLLER (VC)		EXISTING ENTERTAINMENT SYSTEM VOLUME CONTROLLER TO BE RELOCATED AS INDICATED			A
RECEPTION SYSTEM RECESSED SPEAKER		15W RECESSED MULTI TAP 100V 8 OHM DUAL CONE CEILING RECESSED SPEAKER CONNECTED TO THE EXISTING RECEPTION PUBLIC ADDRESS SYSTEM VIA 1.5MM MARKED FIG 8 CABLE.	WHITE	EQUAL TO AUSTRALIAN MONITOR QF8CS	A
ENTERTAINMENT SYSTEM RECESSED SPEAKER		15W RECESSED MULTI TAP 100V 8 OHM DUAL CONE CEILING RECESSED SPEAKER CONNECTED TO THE EXISTING ENTERTAINMENT BACKGROUND MUSIC SYSTEM VIA 1.5MM MARKED FIG 8 CABLE. THE SPEAKERS ARE TO BE ZONED PER ROOM. IT IS ACCEPTABLE TO REUSE THE EXISTING SPEAKERS IF THEY ARE IN GOOD CONDITION AND ALL SPEAKERS WITHIN THE SPACE MATCH.	WHITE	EQUAL TO AUSTRALIAN MONITOR QF8CS	A



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





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DISTRIBUTION BOARD DB-A

REVISION A - 29 MAY 2026





							REV
FAULT CURRENT:		6KA		MAIN SWITCH:		160A NON AUTO LOAD BREAK ISOLATOR	A
CHASSIS SIZE:		60 POLES		SUPPLIED FROM:		SITE MSB DB	A
CHASSIS RATING:		250A		SUPPLY CABLE:		4C+E 35	A
PHASES:		3					A
PROVIDE THE DB WITH A FULL WIDTH EMPTY DIN RAIL TO ACCOMMODATE FUTURE CONTACTORS AND CONTROLS. ACCURATELY LABEL EACH CIRCUIT BREAKER WITH THE USE AND THE POSITION. PROVIDE THE DB WITH AN AS2293 EMERGENCY LIGHT TESTING FACILITY							A
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm2)	LOCATION	CIRCUIT USE	
P1	1	32	RCBO	4.0	EXTERNAL	AC	A
P2	1	20	RCBO	2.5	LOUNGE	TV	A
P3	1	20	RCBO	2.5	LOUNGE	DW	A
P4	1	20	RCBO	2.5	LOUNGE	REF	A
P5	1	20	RCBO	2.5	LOUNGE	ZIP	A
P6	1	20	RCBO	2.5	LOUNGE	COFFEE MW	A
P7	1	20	RCBO	2.5	LOUNGE	AB GPO	A
P8	1	20	RCBO	2.5	ENTERTAINMENT	REF	A
P9	1	20	RCBO	2.5	ENTERTAINMENT	ZIP	A
P10	1	20	RCBO	2.5	ENTERTAINMENT	DW	A
P11	1	20	RCBO	2.5	ENTERTAINMENT	KIT GPO	A
P12	1	20	RCBO	2.5	ENTERTAINMENT	ICE	A
P13	1	20	RCBO	2.5	ENTERTAINMENT	GLASS WASHER	A
P14	1	20	RCBO	2.5	BBQ AREA	BBQ	A
P15	1	20	RCBO	2.5	BBQ AREA	BBQ	A
L1	1	20	RCBO	2.5	LOBBY / LOUNGE	LIGHTS	A
L2	1	20	RCBO	2.5	LOBBY / LOUNGE	LIGHTS FANS	A
L3	1	20	RCBO	2.5	LOBBY / LOUNGE	LIGHTS	A
L4	1	20	RCBO	2.5	LOBBY / LOUNGE	LIGHTS FANS	A
L5	1	20	RCBO	2.5	LIBRARY	LIGHTS FANS	A
L6	1	20	RCBO	2.5	ENTERTAINMENT	LIGHTS FANS	A
L7	1	20	RCBO	2.5	ENTERTAINMENT	LIGHTS	A
L8	1	20	RCBO	2.5	ENTERTAINMENT	LIGHTS	A
L9	1	20	RCBO	2.5	DINING	LIGHTS FANS	A
L10	1	20	RCBO	2.5	BBQ AREA	LIGHTS FANS	A
L11	1	20	RCBO	2.5	OFFICES	LIGHTS	A

LEGEND


-  ELECTRICAL SERVICES SWITCHBOARD.
-  SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
-  SINGLE POWER OUTLET.
-  DOUBLE POWER OUTLET.
-  EXIST  EXISTING POWER OUTLET TO BE RETAINED UNLESS NOTED OTHERWISE.
-  SINGLE PHASE ISOLATOR.
-  THREE PHASE ISOLATOR.
-  JUNCTION BOX.
-  CONDUIT ROUTE.
-  LIGHTING PRESENCE DETECTOR SWITCH.
-  LIGHTING CONTROL SWITCH PANEL, TYPE AS NOTED.
-  ONE-WAY LIGHT SWITCH.
-  TWO-WAY LIGHT SWITCH.
-  DALI POT DIMMER ONE-WAY LIGHT SWITCH.
-  CIRCUIT LINE.
-  SWITCH LINE.
- DB-x



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POWER CIRCUIT DESIGNATION.
DENOTES DB AND CIRCUIT.
-  ELECTRICAL EQUIPMENT AS NOTED.
-  RJ45 COMMUNICATIONS OUTLET.
-  RECEPTION MULTI-TAP CONE SPEAKER.
-  ENTERTAINMENT MULTI-TAP CONE SPEAKER.
- VC


VOLUME CONTROLLER.
- M

MICROPHONE.
-  FIRE EVACUATION SPEAKER.
- FIP


FIRE INDICATOR PANEL.
-  MANUAL CALL POINT.
-  EXISTING FIRE EVACUATION HORN TO BE REMOVED.

LEGEND


-  REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED.
ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.
- E1



E1: NEW GENERAL LED EMERGENCY LIGHT.
- E2




E2: EXISTING EMERGENCY EXIT LIGHT TO BE RETAINED.
- EX




EX: NEW EMERGENCY LED EXIT LIGHT.
- Fx


Fx: CEILING FAN, TYPE AS NOTED.
- L1




L1: NEW OFFICE RECESSED 4000K LED DOWNLIGHT.
- L2




L2: NEW RECESSED 3000K DALI DIMMABLE LED DOWNLIGHT.
- L3




L3: NEW AMENITY RECESSED 3000K LED DOWNLIGHT.
- L4




L4: NEW GENERAL AREA RECESSED 3000K LED DOWNLIGHT.
- L5




L5: EXISTING BATTEN TO REMAIN AS IS.
- L6




L6: EXISTING RECESSED DOWNLIGHT TO BE REPLACED.
- L7




L7: NEW CORRIDOR RECESSED DOWNLIGHT.
- PL1




PL1: NEW DECORATIVE PENDANT LIGHT.
- WL1




WL1: NEW DECORATIVE WALL LIGHT.
- WL2




WL2: NEW DECORATIVE WALL LIGHT.
- WL3




WL3: NEW DECORATIVE WALL LIGHT.
- WL4



WL4: NEW ADJUSTABLE 3000K LED WALL MOUNTED SPOT LIGHT.
- WL5



WL5: NEW ADJUSTABLE 3000K LED BEAM MOUNTED SPOT LIGHT.
- WL6

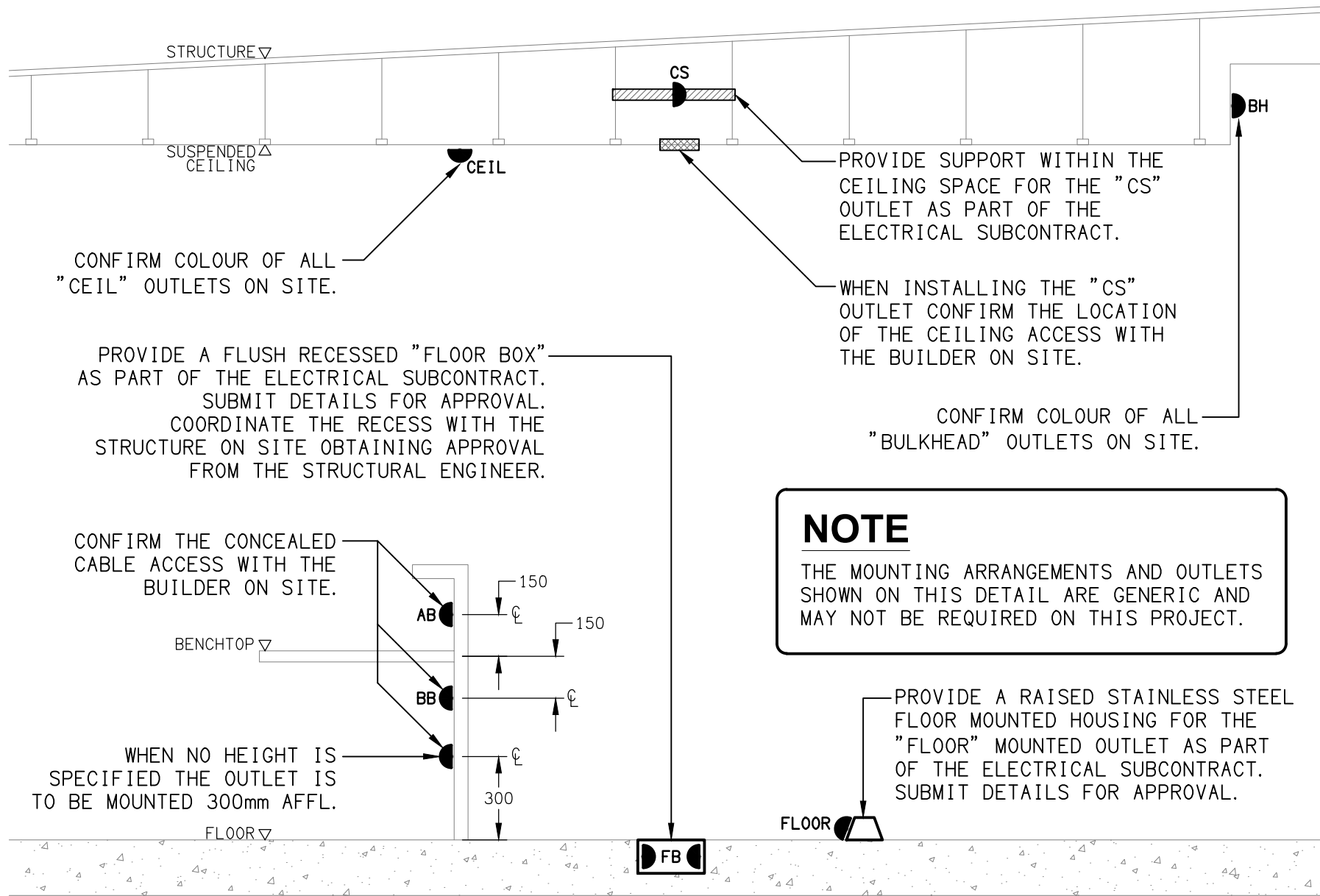


WL6: EXISTING WALL LIGHT TO BE REPLACED.

ALBANY CREEK ROAD

LOCATION PLAN

REFURBISHMENT EXTENT OF WORK
SCALE 1: 500



DETAIL

TYPICAL OUTLET MOUNTINGS
NOT TO SCALE

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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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ELECTRICAL DESIGN GROUP BRISBANE PTY LTD
ACN 092 710 793

TRADING AS:
ELECTRICAL DESIGN GROUP

PROJECT:

**AVEO ASPLEY COURT
RETIREMENT VILLAGE**

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

SCALE: 1:500 SHEET SIZE: AT A1

DRAWING TITLE:

**ELECTRICAL SERVICES
LEGEND & DETAILS**

PROJECT NO: DRAWING NO: REVISION:

C3753a E01 B

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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TRADING AS:
ELECTRICAL DESIGN
GROUP

PROJECT:

AVEO ASPLEY COURT
RETIREMENT VILLAGE

SITE ADDRESS:

100 ALBANY CREEK ROAD, ASPLEY
QUEENSLAND

SCALE: SHEET SIZE:

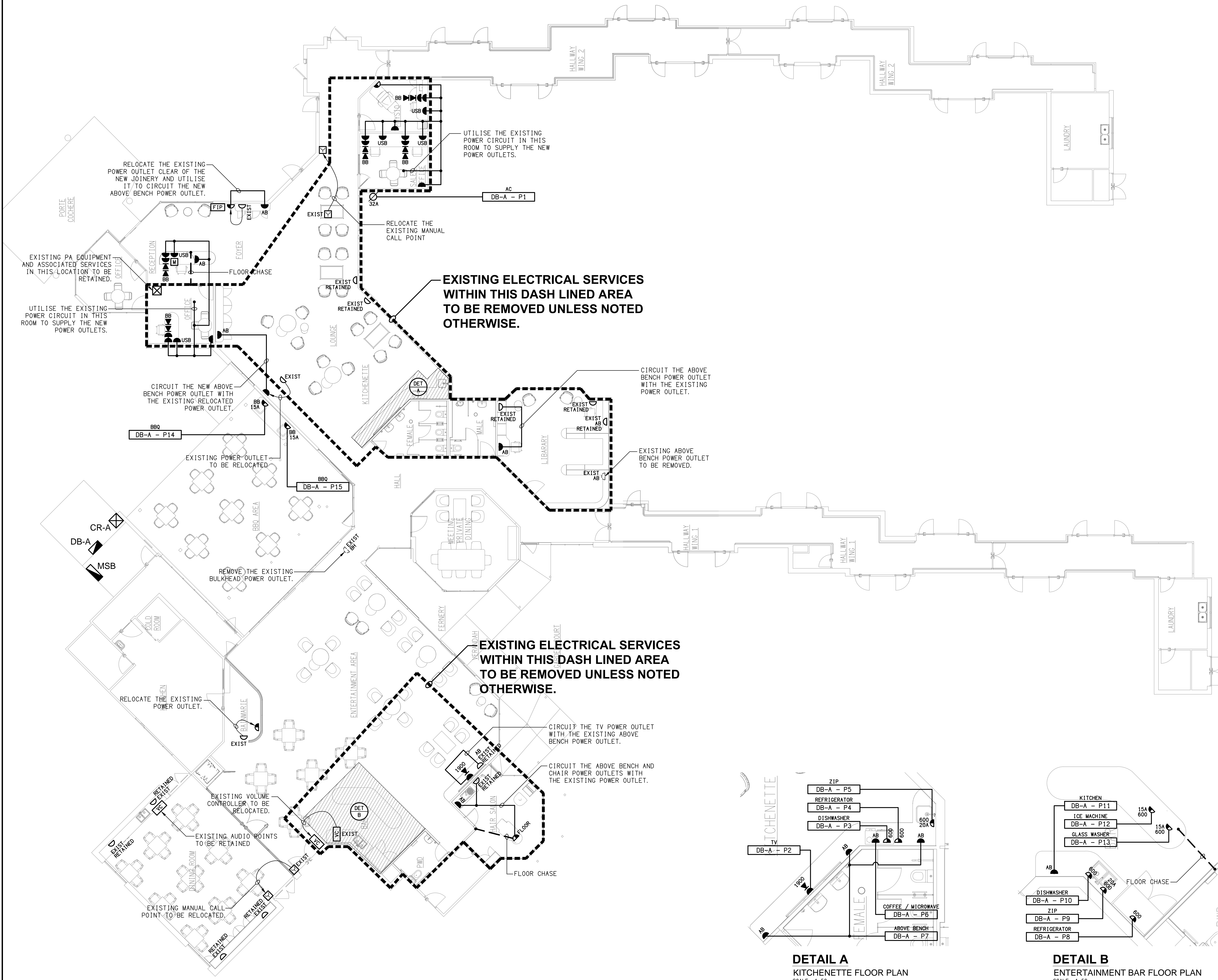
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ELECTRICAL SERVICES
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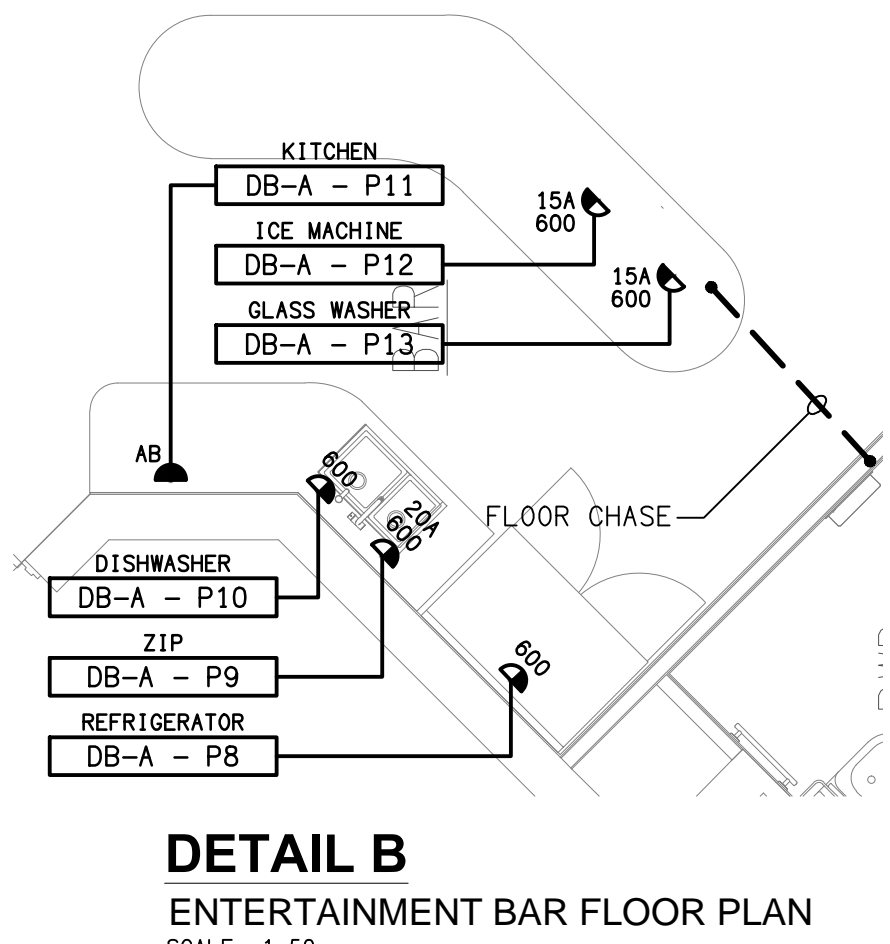
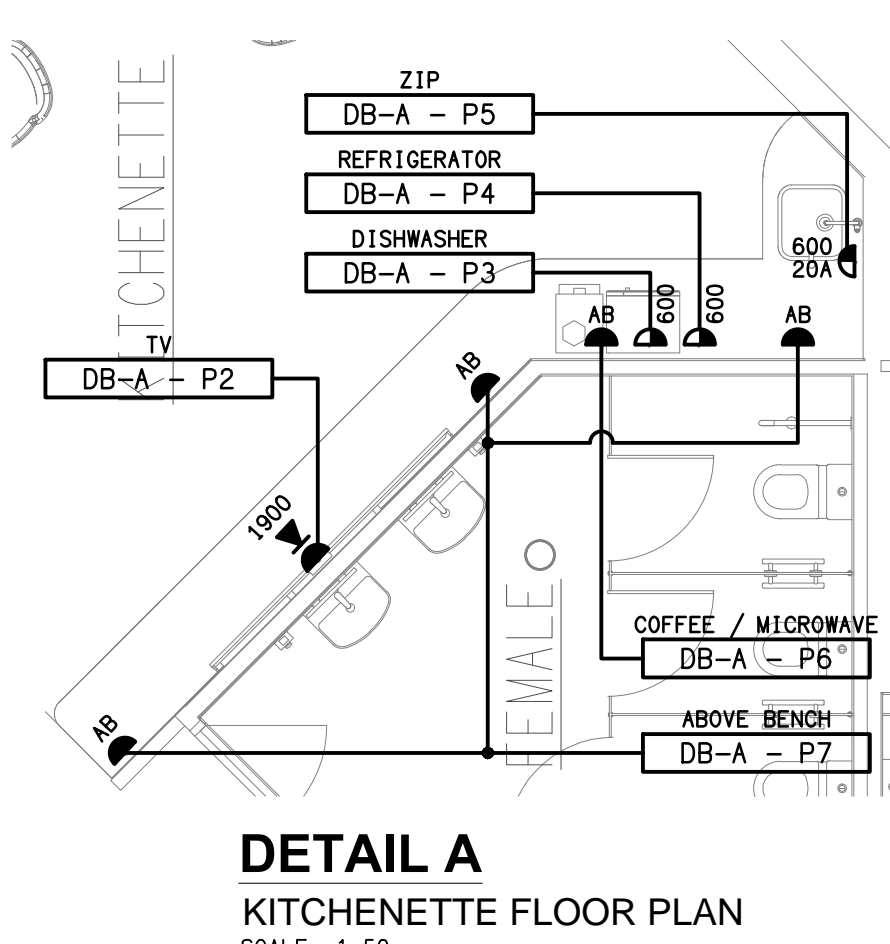
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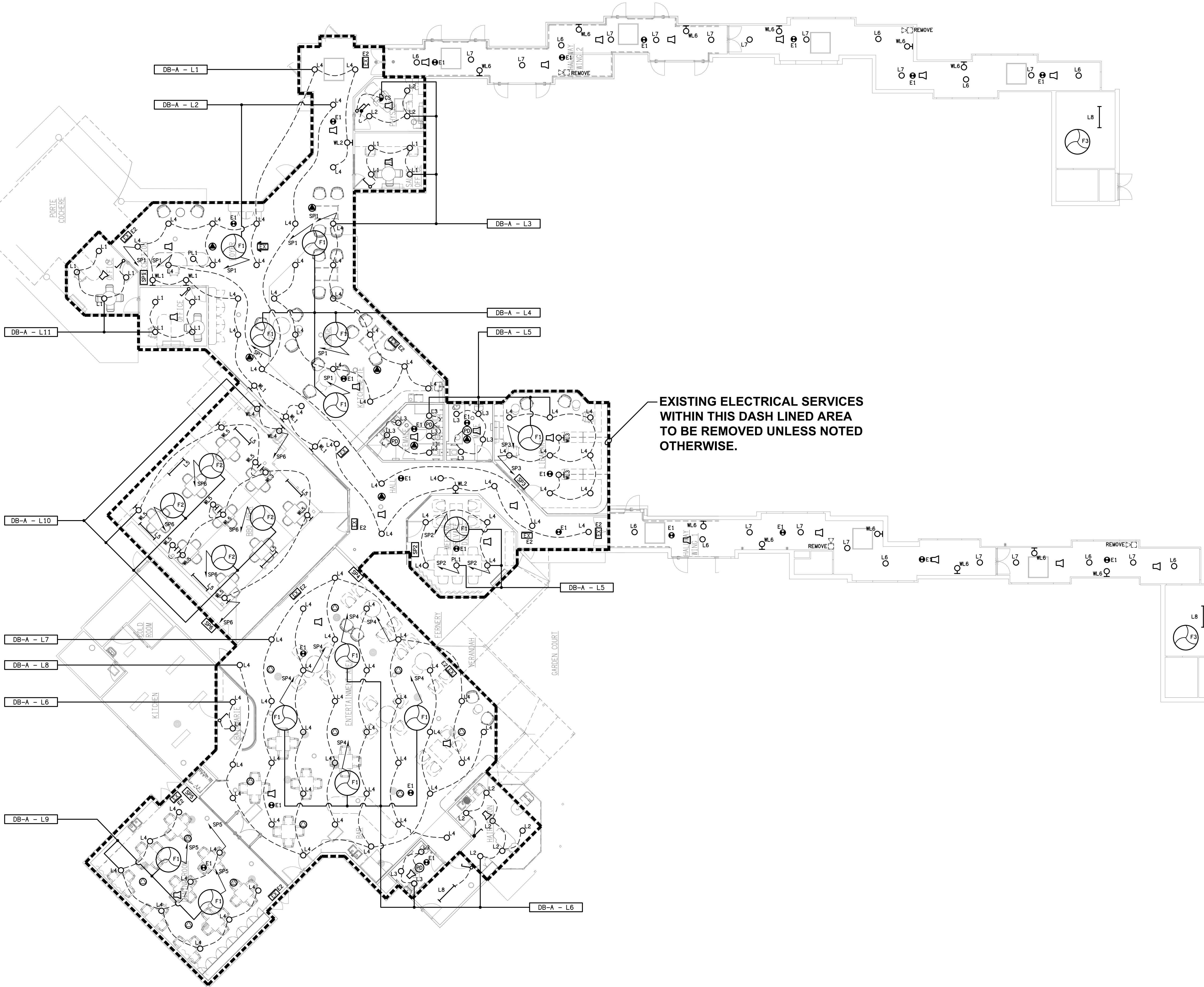
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**ELECTRICAL SERVICES
FLOOR PLAN**

PROJECT NO: DRAWING NO: REVISION:

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QUEENSLAND

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DRAWING TITLE:

**ELECTRICAL SERVICES
REFLECTED CEILING PLAN**

PROJECT NO: DRAWING NO: REVISION:

C3753a E04 B