



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3785a - AVEO ROBINA GARDENS RETIREMENT LIVING

C3785a-0001(B).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION B - 11 SEPTEMBER 2026

ISSUING INFORMATION				DATE OF ISSUE							
	DAY	28	11								
	MONTH	08	09								
	YEAR	26	26								
	REASON FOR ISSUE	P	T								
A = APPROVAL C = CONSTRUCTION N = COORDINATION P = PRELIMINARY T = TENDER											

DISTRIBUTION		NUMBER OF COPIES							
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**C3785a - AVEO ROBINA GARDENS RETIREMENT LIVING****C3785a-0002(B).xls****ELECTRICAL EQUIPMENT SCHEDULE****REVISION B - 11 SEPTEMBER 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	12W 3000K LED	90 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1078-WH-12W-WW-60	A
L2	5W 3000K LED	ADJUSTABLE 12V DC GARDEN SPIKE LIGHT MOUNTED WITHIN THE ENTRY BULKHEAD GARDEN PROVIDE A COMMON REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	BLACK	RAPID R6017-WW	A
L3	15W 3000K LED	90 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DALI DIMMABLE DRIVER	BLACK	RAPID R1078-WH-15W-WW-60 DALI	A
L4	16W 4000K LED	300 X 600 LED FLAT PANEL C/W REMOTE DRIVER AND PLASTERBOARD RECESS KIT	WHITE	RAPID R3207-TRI-RM	A
L5	25W 3000K LED	RECESSED DOWNLIGHT C/W 60 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1093-25-WH-SIL-TRI	B
L6	15W 3000K LED	90 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1078-WH-15W-WW-60	A
L7	18W 3000K LED	150 DIA IP54 RECESSED DOWNLIGHT C/W 24 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1093-18	A
L8	13W 3000K LED	P54 RECESSED DOWNLIGHT C/W 60 DEG BEAM REMOTE DRIVER	WHITE	RAPID R1352-13-WH-WW	A
S1	14.4W/M 3000K LED	THREE RUNS OF RECESSED LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER WITHIN THE JOINERY AS PER THE ELEVATION AND THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	A
S2	14.4W/M 3000K LED	TWO RUNS OF RECESSED LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER WITHIN THE JOINERY AS PER THE ELEVATION AND THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	A
S3	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE BAR COUNTER FRONT KICK AS PER THE SECTION AND ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	A

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Pages inc. any attach. 1 of 7

**C3785a - AVEO ROBINA GARDENS RETIREMENT LIVING****C3785a-0002(B).xls****ELECTRICAL EQUIPMENT SCHEDULE****REVISION B - 11 SEPTEMBER 2026**

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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
S4	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE OVERHEAD JOINERY AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CIRCUIT AND SWITCH THE S4 WITH THE EXISTING ADJACENT ROOM LIGHTING.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	B
S5	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE OVERHEAD JOINERY AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	A
S6	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE ENTRY WALL AS PER THE ELEVATION AND ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	A
S7	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE ENTRY BULKHEAD PER THE PLAN / ELEVATION AND ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	A
S8	2250 LUMENS / M 4000K LED	EXTRUSION C/W OPAL DIFFUSER AND INTEGRAL DRIVER TO BE FIXED TO THE ENTRY SIDE OF THE EXISTING HORIZONTAL CORD SUCH THAT THE UNDERSIDE OF THE FITTING IS LEVEL WITH THE UNDER SIDE OF THE CORD. THE FITTING IS TO SPAN FROM ONE WALL TO THE WALL ON THE OPPOSITE SIDE.	WHITE	KLIK SYSTEMS KALLI 060 BEAM DI	A
S9	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE CINEMA CEILING AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE DALI DIMMABLE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY DALI	A
S10	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE CINEMA CEILING AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE DALI DIMMABLE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY DALI	A

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S11	6-15W 4000K LED PER FITTING	REPLACE THE EXISTING WALL LIGHT IN THE CEILING COFFER WITH A 3000 LENGTH OF SURFACE TRACK WITH FOUR ADJUSTABLE FITTINGS SELECT THE WATTAGE ON SITE AS DIRECTED BY THE ARCHITECT	WHITE	RAPID LED 6 WIRE SURFACE TRACK AND R2580-WH-TRI-36 FITTINGS	A
S12	14.4W/M 4000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER IN SECTIONS AS NECESSARY TO AVOID THE STRUCTURE MOUNTED ON TOP OF THE LOWER CORD TO ILLUMINATE UPWARDS. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 4000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	A
S13	4500 LUMENS / M 4000K LED	11500 LONG EXTRUSION C/W OPAL DIFFUSER AND INTEGRAL DALI DIMMABLE DRIVER TO BE FIXED TO THE UNDERSIDE OF THE LOWER CORD OF THE TRUSS TO ILLUMINATE DOWNWARDS.	WHITE	KLIK SYSTEMS KALLI 060 BEAM DI	A
S14	4500 LUMENS / M 4000K LED	3500 LONG EXTRUSION C/W OPAL DIFFUSER AND INTEGRAL DALI DIMMABLE DRIVER TO BE FIXED TO THE UNDERSIDE OF THE LOWER CORD OF THE TRUSS TO ILLUMINATE DOWNWARDS.	WHITE	KLIK SYSTEMS KALLI 060 BEAM DI	A
S15	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE LOWER HAND RAIL SUPPORT AS PER THE ARCHITECTURAL DETAIL TO ILLUMINATE UPWARDS. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	A
S16	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE BAR COUNTER TOP FRONT AS PER THE SECTION AND ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	A
S17	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE BAR COUNTER BULKHEAD AS PER THE SECTION AND ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	A
S18	14.4W/M 3000K LED	LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER MOUNTED UNDER THE LOW LEVEL JOINERY AS PER THE ARCHITECTURAL DETAIL TO ILLUMINATE ONTO THE FLOOR. PROVIDE THE STRIP WITH A REMOTE DALI DIMMABLE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	B



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S19	14.4W/M 3000K LED	THREE HORIZONTAL RUN OF LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER RECESSED INTO THE UNDERSIDE OF THE OVERHEAD JOINERY TO ILLUMINATE DOWN THE SPLASH BACK AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	B
S20	14.4W/M 3000K LED	TWO RUNS OF RECESSED LED STRIP WITHIN A SCREW FIXED EXTRUSION C/W DIFFUSER WITHIN THE REAR BAR JOINERY SHELF TO ILLUMINATE UPWARDS AS PER THE ELEVATION AND THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH A REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS.	NATURAL	RAPID LED R2334 3000 K PLUS ALUMINIUM EXTRUSION OPAL DIFFUSER AND POWER SUPPLY	B
S21	10W/M 3000K LED	IP67 LED FLEX SCREW FIXED WITHIN THE RECEPTION COUNTER FACE AS PER THE ARCHITECTURAL DETAIL. PROVIDE THE STRIP WITH REMOTE POWER SUPPLY LOCATED IN A CONCEALED ACCESSIBLE POSITION NOTED ON THE AS CONSTRUCTED DOCUMENTS. CONFIRM THE BEND PLANE (TOP OR SIDE) ON SITE WITH THE ARCHITECT.	WHITE	RAPID LED R2321 OR R2322 - 3000K + POWER SUPPLY	B
PL1	TBA	ENTRY DECORATIVE PENDANT LIGHT. CONFIRM THE SUSPENSION HEIGHT WITH THE ARCHITECT ALLOW TO ASSEMBLE AND INSTALL.	TBA	ALLOW A PC SUM OF \$10,000.00 PLUS GST FOR THE SUPPLY OF THE PLO1 FITTING	B
PL2	3000k LED	REPLACE THE EXISTING POOL TABLE PENDANT WITH A NEW DECORATIVE 2200 LONG PENDANT LIGHT. CONFIRM THE SUSPENSION HEIGHT WITH THE ARCHITECT	BLACK CEILING PLATE AND FITTING	ABOUT SPACE ASP FOURTY5 CUSTOM ROUND 3000K 2200 LONG	A
PL3	EXISTING PENDANT LIGHT ALONG WITH ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED				A
WL1	3W 240 VOLT 3000K G9 LED	REPLACE THE EXISTING WALL LIGHT WITH TWO DECORATIVE WALL LIGHTS ONE UP ONE DOWN AS PER THE ARCHITECTURAL DETAIL. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	GOLD BRASS MATT OPAL SHADE	2 X FAT SHACK VINTAGE BROOKLYN WALL LAMP	A
WL2	8W 3000K INTEGRAL LED	600 WIDE DECORATIVE WALL LIGHT. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	GOLD BRASS	FAT SHACK VINTAGE BOLTON VANITY MEDIUM SKU W1085-GLD-MED	A
WL3	3W 3000K INTEGRAL LED	DECORATIVE WALL LIGHT. CONFIRM THE MOUNTING HEIGHT WITH THE ARCHITECT	BRASS BASE OPAL ROUND GLASS	ABOUT SPACE CATERPILLAR WALL A 120DIA	A



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WL4	12W 3000K INTEGRAL LED	REPLACE THE EXISTING WALL LIGHT WITH A NEW WALL LIGHT.	WHITE	FAT SHACK VINTAGE STONEBROOK CONCRETE EXTERIOR SKU W522 WHT	A
WL5	EXISTING WALL LIGHT ALONG WITH ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED				A
WL6	EXISTING HIGH LEVEL SPOT LIGHT ALONG WITH ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED				A
WL7	COORDINATE THE POWER SUPPLY LOCATION AND CONNECTION WITH THE MIRROR INSTALLER ENSURING THE CONNECTION IS PROVIDED WITH APPROPRIATE WEATHER PROTECTION AND ARE CONCEALED FROM VIEW.				A
E1	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D40 - C90-D40.	WHITE	CLEVERTRONICS CLIFE	A
E2	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D40 - C90-D40.	BLACK	CLEVERTRONICS CLIFE BLK	A
F1	EXISTING CEILING FAN AND ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED				A
F2	EXISTING CEILING FAN AND ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED PROVIDE A NEW 3700 DIA CEILING FAN AND WALL MOUNTED CONTROLLER		WHITE WITH SILVER TRIM	BIG ASS ESSENCE HVLS FAN	A
F3	PROVIDE A NEW 3700 DIA CEILING FAN AND WALL MOUNTED CONTROLLER		WHITE WITH SILVER TRIM	BIG ASS ESSENCE HVLS FAN	A
F4	EXISTING CEILING FAN AND ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED PROVIDE A NEW 1500 DIA CEILING FAN AND WALL MOUNTED CONTROLLER		WHITE	BIG ASS HAIKU + DOWN ROD	A
F5	PROVIDE A NEW 1500 DIA CEILING FAN AND WALL MOUNTED CONTROLLER		WHITE	BIG ASS HAIKU + DOWN ROD	A
F6	PROVIDE A NEW 1500 DIA CEILING FAN C/W INTEGRAL LIGHT AND WALL MOUNTED CONTROLLER		WHITE	BIG ASS HAIKU COASTAL MARINE-GRADE + DOWN ROD	A
F7	EXISTING WALL FAN AND ALL ASSOCIATED CONTROLS AND CABLING TO BE REMOVED				A
SWITCH PANEL SP1		MULTI GANG LIGHTING SWITCH PANEL C/W SWITCHES, DIMMERS AND FAN CONTROLLERS AS PER THE LIGHTING SCHEMATIC. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	STAINLESS STEEL	CLIPSAL B SERIES FACEPLATE	B
SWITCH PANEL SP2		MULTI GANG LIGHTING SWITCH PANEL C/W SWITCHES, DIMMERS AND FAN CONTROLLERS AS PER THE LIGHTING SCHEMATIC. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL B SERIES FACEPLATE	B

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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
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
DALI		ONE-WAY DALI LIGHT SWITCH / DIMMER MOUNTED ON SP1 / SP2 AS PER THE LIGHTING CONTROL SCHEMATIC	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
FAN CONTROLLER 1 (FC1)		FAN CONTROLLER CONNECTED TO THE FAN AS DETAILED ON THE LIGHTING CONTROL SCHEMATIC VIA A CAT 5 CABLE. THE FAN CONTROLLER IS TO BE MOUNTED AS PART OF SP1 / SP2	WHITE	BIGG ASS ESSENCE WIRED DALI CONTROLLER	B
FAN CONTROLLER 2 (FC2)		BLUE TOOTH FAN CONTROLLER CONNECTED TO THE FAN CIRCUIT AS PER THE LIGHTING CONTROL SCHEMATIC TO CONTROL THE CHANNEL 14, 15 AND 16. THE FAN CONTROLLER IS TO BE MOUNTED AS PART OF SP2.	WHITE	BIGG ASS SKU: C-BTWC-03-04-00-US	B
FAN CONTROLLER 3 (FC3)		BLUE TOOTH FAN CONTROLLER CONNECTED TO THE FAN CIRCUIT AS PER THE LIGHTING CONTROL SCHEMATIC TO CONTROL THE CHANNEL 18 AND 19 FANS. THE FAN CONTROLLER IS TO BE MOUNTED AS PART OF SP2.	WHITE	BIGG ASS SKU: C-BTWC-03-04-00-US	B
FAN CONTROLLER 4 (FC4)		BLUE TOOTH FAN CONTROLLER CONNECTED TO THE FAN CIRCUIT MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	BIGG ASS SKU: C-BTWC-03-04-00-US	B
FAN CONTROLLER 5 (FC5)		BLUE TOOTH FAN CONTROLLER CONNECTED TO THE FAN CIRCUIT AS PER THE LIGHTING CONTROL SCHEMATIC TO CONTROL THE CHANNEL 8 AND 9 FANS. THE FAN CONTROLLER IS TO BE MOUNTED AS PART OF SP1.	WHITE	BIGG ASS SKU: C-BTWC-03-04-00-US	B
EXIST		EXISTING ELECTRICAL OUTLET / FITTING TO REMAIN AS IS, UNLESS NOTED OTHERWISE.			A
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

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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
SINGLE-PHASE ISOLATOR		SINGLE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.	-	CLIPSAL WHT32	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.	-	CLIPSAL WHT35	B
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
COMMUNICATIONS RACK CR-A		UPGRADE THE EXISTING COMMUNICATIONS RACK TO ACCOMMODATE THE NEW COMMUNICATIONS OUTLETS. UPDATE THE LABELLING.			A
DB-A		EXISTING DISTRIBUTION BOARD TO REMAIN. PROVIDE DB-A WITH A 63A THREE PHASE MCB TO SUPPLY THE NEW DB-B VIA A NEW CONCEALED 4C+E 35mm SUBMAIN. RELOCATE THE EXISTING LIGHTING CIRCUITS FROM DB-A TO DB-B.			A
DB-B		NEW DISTRIBUTION BOARD DB-B REFER TO THE NOTES AND DISTRIBUTION BOARD DB-B SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. PROVIDE DB-B WITH A 4C+E 25mm SUBMAIN FROM A NEW 63A MCB IN DB-A. PROVIDE A SHOP DRAWING OF THE DB FOR APPROVAL INCLUDING ALL LIGHTING CONTROLS AS PART OF THE SHOP DRAWING.			A
FIRE SPEAKER		AS1670.1 RECESSED FIRE ALARM SPEAKER C/W WHITE GRILLE, UNLESS NOTED AS BLACK (BK)			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



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REVISION A - 11 SEPTEMBER 2026

							REV
IT IS ACCEPTABLE TO UTILISE THE EXISTING SWITCHGEAR IF IT IS IN GOOD CONDITION, HAS APPROPRIATE RATINGS AND COMPLIES WITH THE CURRENT REQUIREMENTS OF AS3000. THE EXISTING LIGHTING CIRCUITS ARE TO BE RELOCATED TO DB-B.							A
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm2)	LOCATION	CIRCUIT USE	
P1	1	20	RCBO	2.5	RECEPTION	GPO	A
P2	1	20	RCBO	2.5	HALL / LOUNGE	GPO	A
P3	1	20	RCBO	2.5	SALES	GPO	A
P4	1	20	RCBO	2.5	HALL	GPO	A
P5	3	20	RCBO	2.5	GYM	3 X 3.6KW HWS	A
P6	1	20	RCBO	2.5	BAR	REF	A
P7	1	20	RCBO	2.5	BAR	GPO	A
P8	1	20	RCBO	2.5	BAR	BILLI	A
P9	1	20	RCBO	2.5	BAR	BILLI	A
P10	1	20	RCBO	2.5	BAR	GLASS WASHER	A
P11	1	20	RCBO	2.5	BAR	REF	A
P12	1	20	RCBO	2.5	BAR	ICE	A
P13	1	20	RCBO	2.5	BAR	POS	A
P14	1	20	RCBO	2.5	BAR	REF	A
P15	1	20	RCBO	2.5	AMENITY	GPO	A
P16	1	20	RCBO	2.5	CINEMA	TV	A
P17	1	20	RCBO	2.5	CINEMA	GPO	A
P18	3	20	RCBO	2.5	NOOK	3 X 3.6KW HWS	A
P19	1	20	RCBO	2.5	NOOK	BILLI	A
P20	1	20	RCBO	2.5	NOOK	BILLI	A
P21	1	20	RCBO	2.5	NOOK	BENCH	A
P22	1	20	RCBO	2.5	NOOK	REF	A
P23	1	20	RCBO	2.5	NOOK	COFFEE	A
P24	1	20	RCBO	2.5	EXTERNAL	BBQ	A
P25	1	20	RCBO	2.5	EXTERNAL	BBQ	A
P26	1	20	RCBO	2.5	LOUNGE	GPO	A
P27	1	20	RCBO	2.5	LOUNGE	TV	A
P28	1	20	RCBO	2.5	KITCHEN	CLEANING	A
P29	1	20	RCBO	2.5	KITCHEN	BENCH GPOS	A
P30	1	32	RCBO	6.0	KITCHEN	OVEN	A
P31	1	20	RCBO	2.5	KITCHEN	BILLI	A
P32	1	20	RCBO	2.5	KITCHEN	BILLI	A
P33	1	20	RCBO	2.5	KITCHEN	REF	A
P34	1	20	RCBO	2.5	KITCHEN	MW / DW	A
P35	1	25	RCBO	4.0	EXTERNAL	CU 1-12	A
P36	1	25	RCBO	4.0	EXTERNAL	CU 1-11	A
P37	1	20	RCBO	2.5	EXTERNAL	CU 1-1	A
P38	1	20	RCBO	2.5	EXTERNAL	CU 1-2	A
P39	1	20	RCBO	2.5	EXTERNAL	CU 1-4	A
P40	1	20	RCBO	2.5	EXTERNAL	CU 1-3	A
P41	1	20	RCBO	2.5	EXTERNAL	CU 1-10	A
P42	1	20	RCBO	2.5	EXTERNAL	CU 1-9	A
P43	1	20	RCBO	2.5	EXTERNAL	CU 1-13	A
P44	1	20	RCBO	2.5	EXTERNAL	CU 1-5	A
P45	1	20	RCBO	2.5	EXTERNAL	CU 1-6	A
P46	1	20	RCBO	2.5	EXTERNAL	CU 1-7	A
P47	1	20	RCBO	2.5	EXTERNAL	CU 1-8	A
P48	1	20	RCBO	2.5	EXTERNAL	CU 1-16	A
P49	1	20	RCBO	2.5	EXTERNAL	CU 1-15	A
P50	1	20	RCBO	2.5	EXTERNAL	CU 1-17	A
P51	1	20	RCBO	2.5	GYM	TOILET EXHAUST	A
P52	3	63	MCB	25.0	RECEPTION OFFICE	DB-B	A

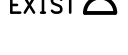
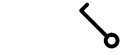
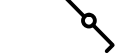
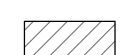
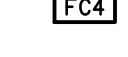
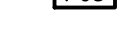
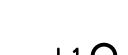
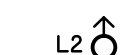
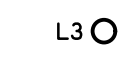
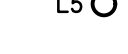
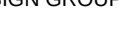
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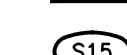
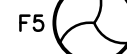
**C3785a - AVEO ROBINA GARDENS RETIREMENT LIVING****C3785a-0005(A).xls****DISTRIBUTION BOARD DB-B****REVISION A - 11 SEPTEMBER 2026**

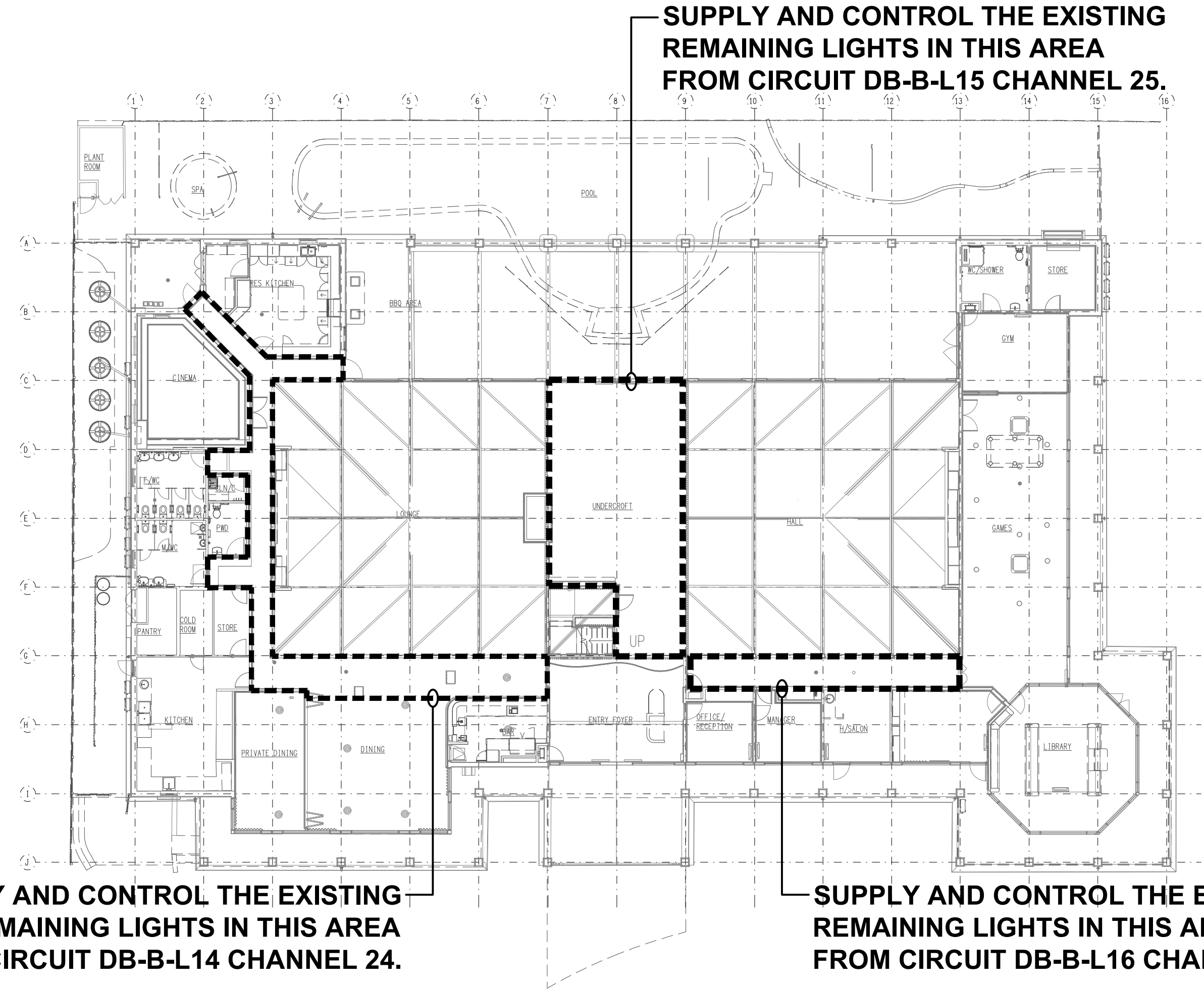
FAULT CURRENT: 6KA CHASSIS SIZE: 48 POLES CHASSIS RATING: 250A PHASES: 3 MAIN SWITCH: 100A NON AUTO LOAD BREAK ISOLATOR SUPPLIED FROM: DB-A SUPPLY CABLE: 4C+E 25							REV
							A
							A
							A
PROVIDE THE DB WITH A FULL WIDTH EMPTY DIN RAIL TO ACCOMMODATE FUTURE CONTACTORS AND CONTROLS. ACCURATELY LABEL EACH CIRCUIT BREAKER WITH THE USE AND THE POSITION. PROVIDE THE DB WITH AN AS2293 EMERGENCY LIGHT TESTING FACILITY. IN ADDITION TO THE FOLLOWING CIRCUITS ALLOW TO RESUPPLY ALL OF THE EXISTING LIGHTING CIRCUITS CURRENTLY SUPPLIED FROM DB-A FROM DB-B WITH NEW SWITCHGEAR AND CONTROLS THAT REFLECT THE EXISTING IN CAPACITY AND FUNCTION.							A
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm2)	LOCATION	CIRCUIT USE	
L1	1	20	RCBO	2.5	GYM	LIGHTS / FANS	A
L2	1	20	RCBO	2.5	HALL	LIGHTS	A
L3	1	20	RCBO	2.5	HALL	LIGHTS	A
L4	1	20	RCBO	2.5	HALL	FAN	A
L5	1	20	RCBO	2.5	RECEPTION	LIGHTS	A
L6	1	20	RCBO	2.5	LOUNGE	LIGHTS / FANS	A
L7	1	20	RCBO	2.5	LOUNGE	LIGHTS	A
L8	1	20	RCBO	2.5	LOUNGE	LIGHTS	A
L9	1	20	RCBO	2.5	BAR / DINING	LIGHTS / FANS	A
L10	1	20	RCBO	2.5	AMENITY	LIGHTS	A
L11	1	20	RCBO	2.5	CIRCULATION	LIGHTS	A
L12	1	20	RCBO	2.5	KITCHEN	LIGHTS	A
L13	1	20	RCBO	2.5	MEZZANINE	LIGHTS	A
L14	1	20	RCBO	2.5	LOUNGE CIRCULATION	LIGHTS	A
L15	1	20	RCBO	2.5	UNDER CROFT	LIGHTS	A
L16	1	20	RCBO	2.5	HALL CIRCULATION	LIGHTS	A

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 OUTLET.
-  EXISTING POWER OUTLET TO BE RETAINED UNLESS NOTED OTHERWISE.
-  SINGLE PHASE ISOLATOR.
-  THREE PHASE ISOLATOR.
-  JUNCTION BOX, TYPE AS NOTED.
-  CONDUIT ROUTE.
-  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.
-  POWER CIRCUIT DESIGNATION. DENOTES DB AND CIRCUIT.
-  ELECTRICAL EQUIPMENT AS NOTED.
-  RJ45 COMMUNICATIONS OUTLET.
-  FIRE EVACUATION SPEAKER.
-  FIRE INDICATOR PANEL.
-  MANUAL CALL POINT.
-  REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED. ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.
-  FC1: CEILING FAN CONTROLLER, WIRED.
-  FC2: CEILING FAN CONTROLLER, BLUETOOTH.
-  FC3: CEILING FAN CONTROLLER, BLUETOOTH.
-  FC4: CEILING FAN CONTROLLER, BLUETOOTH.
-  FC5: CEILING FAN CONTROLLER, BLUETOOTH.
-  E1: GENERAL LED EMERGENCY LIGHT, WHITE.
-  E2: GENERAL LED EMERGENCY LIGHT, BLACK.
-  L1: AMENITY RECESSED DOWNLIGHT, WHITE.
-  L2: ADJUSTABLE GARDEN SPIKE LIGHT, BLACK.
-  L3: CINEMA RECESSED DOWNLIGHT, BLACK.
-  L4: STORE ROOM 300 x 600 RECESSED LED FLAT PANEL, WHITE.
-  L5: KITCHEN RECESSED DOWNLIGHT, WHITE.
-  L6: BAR RECESSED DOWNLIGHT, WHITE.
-  L7: DINING RECESSED DOWNLIGHT, WHITE.
-  L8: KITCHEN BULKHEAD RECESSED DOWNLIGHT, WHITE.

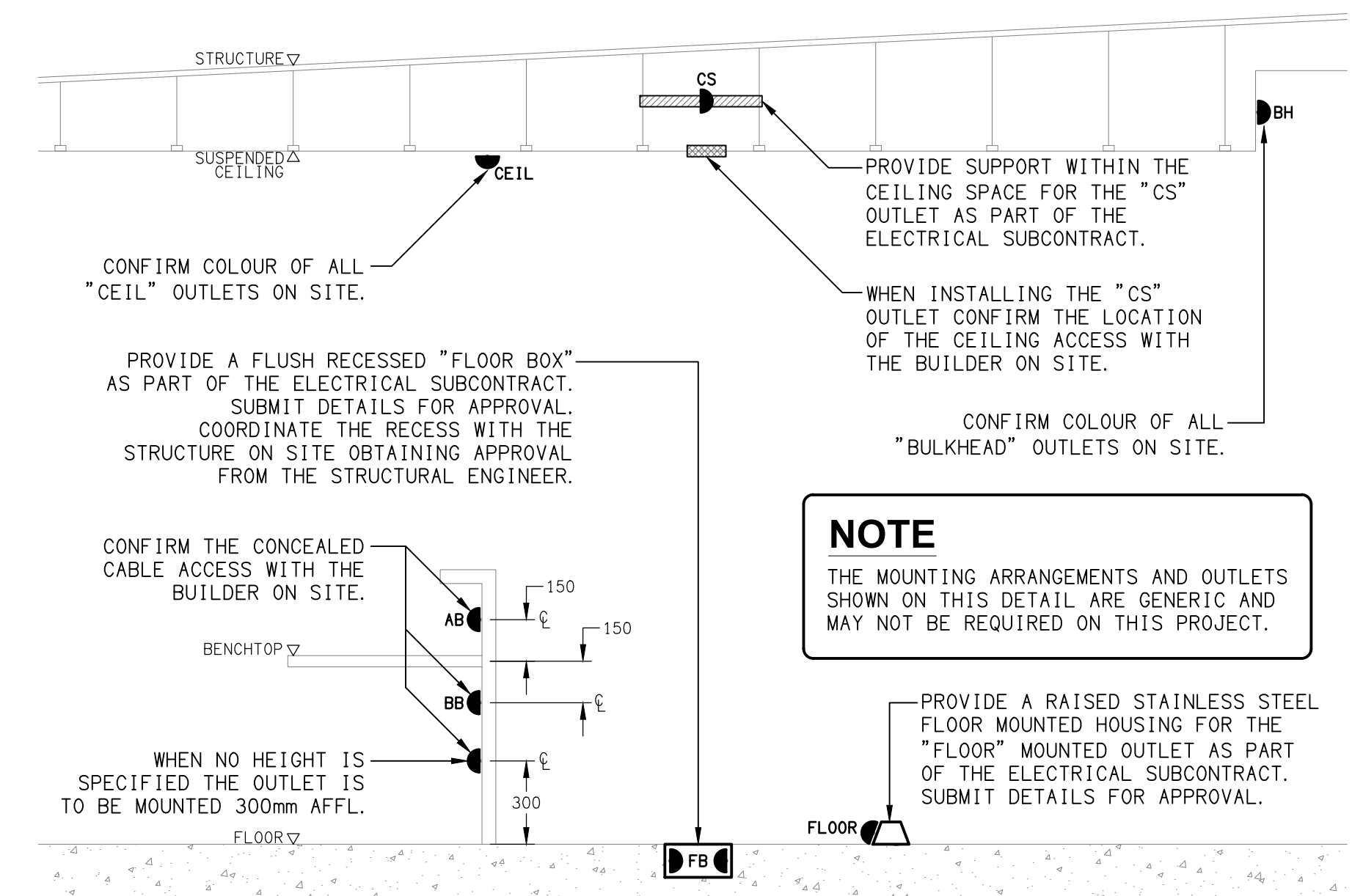
LEGEND

-  S1: TV CABINET SHELF LED STRIP LIGHT.
-  S2: COFFEE NOOK SHELF LED STRIP LIGHT.
-  S3: BAR COUNTER KICK LED STRIP LIGHT.
-  S4: OVERHEAD JOINERY LED STRIP LIGHT.
-  S5: OVERHEAD JOINERY LED STRIP LIGHT.
-  S6: ENTRY WALL LED STRIP LIGHT.
-  S7: ENTRY BULKHEAD LED STRIP LIGHT.
-  S8: ENTRY LED EXTRUSION LIGHT.
-  S9: CINEMA CEILING LED STRIP LIGHT.
-  S10: CINEMA CEILING LED STRIP LIGHT.
-  S11: LIBRARY LIGHTING TRACK WITH ADJUSTABLE SPOT LIGHT AS SHOWN.
-  S12: MEZZANINE HIGH LEVEL UPWARD LED STRIP LIGHT.
-  S13: HALL / LOUNGE 11500 LONG HIGH LEVEL EXTRUSION DOWNWARD LIGHT.
-  S14: HALL / LOUNGE 3500 LONG HIGH LEVEL EXTRUSION DOWNWARD LIGHT.
-  S15: MEZZANINE HANDRAIL LED STRIP LIGHT.
-  S16: BAR COUNTER LED STRIP LIGHT.
-  S17: OVER BAR BULKHEAD LED STRIP LIGHT.
-  S18: LOW LEVEL CINEMA JOINERY LED STRIP LIGHT.
-  S19: OVERHEAD JOINERY THREE HORIZONTAL RUNS OF LED STRIP LIGHT.
-  S20: TWIN REAR BAR SHELF LED STRIP LIGHT.
-  S21: RECEPTION DESK LED STRIP LIGHT.
-  PL1: ENTRY DECORATIVE PENDANT.
-  PL2: POOL TABLE DECORATIVE PENDANT.
-  PL3: EXISTING HALL / LOUNGE DECORATIVE PENDANT TO BE REMOVED.
-  WL1: HALL / LOUNGE TWIN WALL LIGHTS. ONE UP AND ONE DOWN.
-  WL2: HALL DECORATIVE WALL LIGHT.
-  WL3: AMENITY / BAR DECORATIVE WALL LIGHT.
-  WL4: EXISTING EXTERNAL WALL LIGHT REPLACED WITH NEW.
-  WL5: EXISTING HALL / LOUNGE WALL LIGHT TO BE REMOVED.
-  WL6: EXISTING HALL / LOUNGE HIGH LEVEL SPOT LIGHT TO BE REMOVED.
-  WL7: AMENITY MIRROR LIGHT CONNECTION.
-  F1: EXISTING CEILING FAN TO BE REMOVED.
-  F2: EXISTING CEILING FAN TO BE REPLACED WITH 3700 DIA CEILING FAN.
-  F3: NEW 3700 DIA CEILING FAN.
-  F4: EXISTING CEILING FAN TO BE REPLACED WITH 1500 DIA CEILING FAN.
-  F5: NEW 1500 DIA CEILING FAN.
-  F6: NEW 1500 DIA CEILING FAN C/W INTEGRAL LIGHT.
-  F7: EXISTING WALL FAN TO BE REMOVED.



EXISTING LIGHTING CONTROL

GROUND LEVEL PLAN
SCALE 1:200



DETAIL

TYPICAL OUTLET MOUNTINGS
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.
- FIRE ALARM.
- 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 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 DISTRIBUTION BOARD DB-A TO PROTECT A NEW 4C+E 35MM² SUBMAIN TO A NEW DISTRIBUTION BOARD DB-B. 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-B
- NEW SUBMAINS FROM DB-A TO DB-B.
- DISTRIBUTION BOARD DB-B.
- 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.

ALL OF THE EXISTING LIGHTING CIRCUITS AND EMERGENCY LIGHTING IS TO BE RESUPPLIED FROM DB-B.

IT IS ACCEPTABLE TO UTILISE THE EXISTING POWER CIRCUITS AS NECESSARY TO ACCOMMODATE THE NEW AND RELOCATED SERVICES IF THERE IS SUFFICIENT CAPACITY. 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-B 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 BE NHP TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- REFER TO THE DB-B SCHEDULE FOR ADDITIONAL REQUIREMENTS.

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.
- FANS.
- SINGLE POINT EMERGENCY LIGHTING SYSTEM.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

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.

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.

NOTES

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.

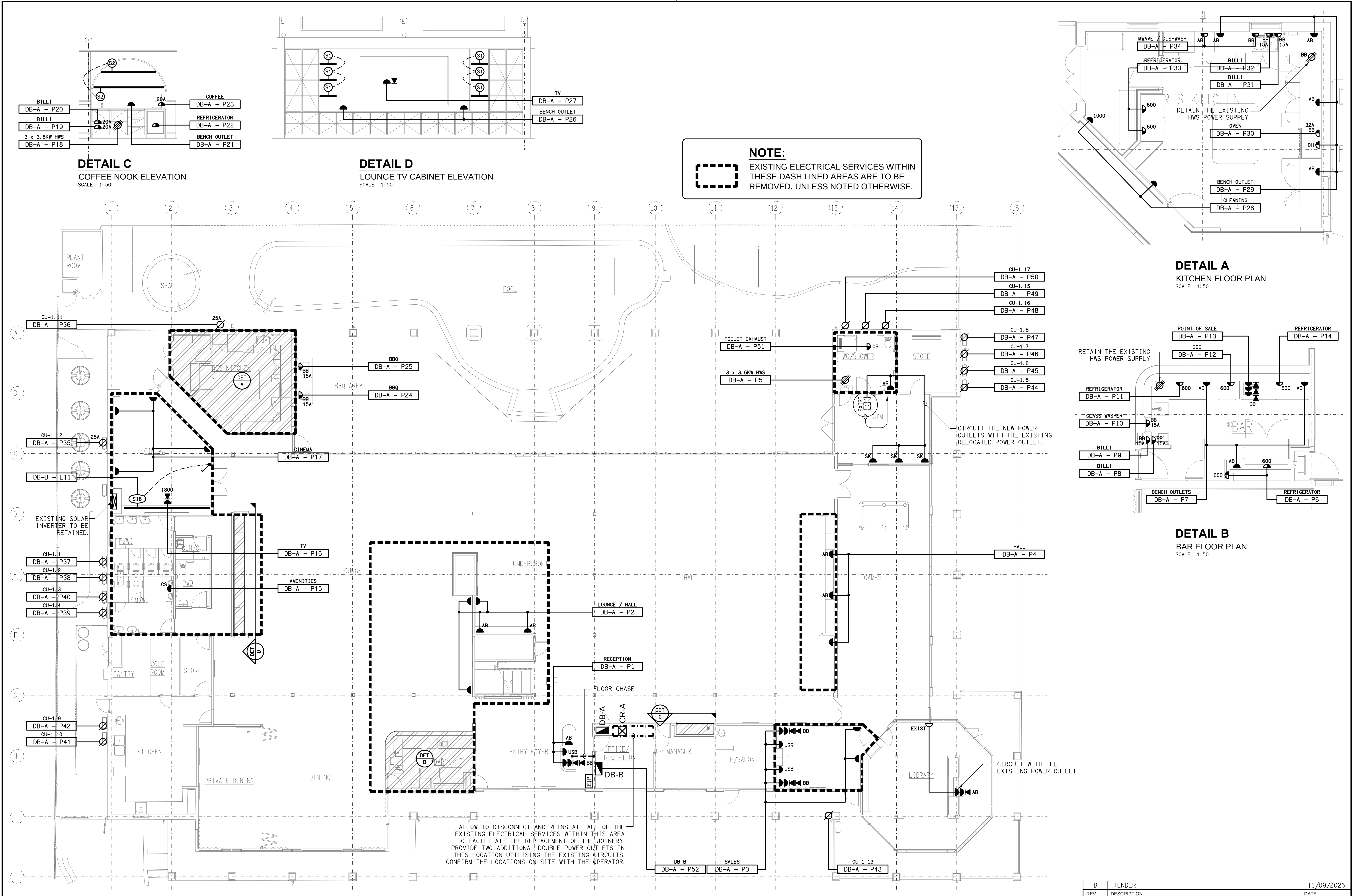
THE CONTRACTOR IS RESPONSIBLE FOR PAYING ANY CALL OUT FEES ISSUED BY QUEENSLAND FIRE DEPARTMENT THAT ARE THE RESULT OF DEFECTIVE WORKS, CABLING, OR SYSTEM COMPONENTS

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.

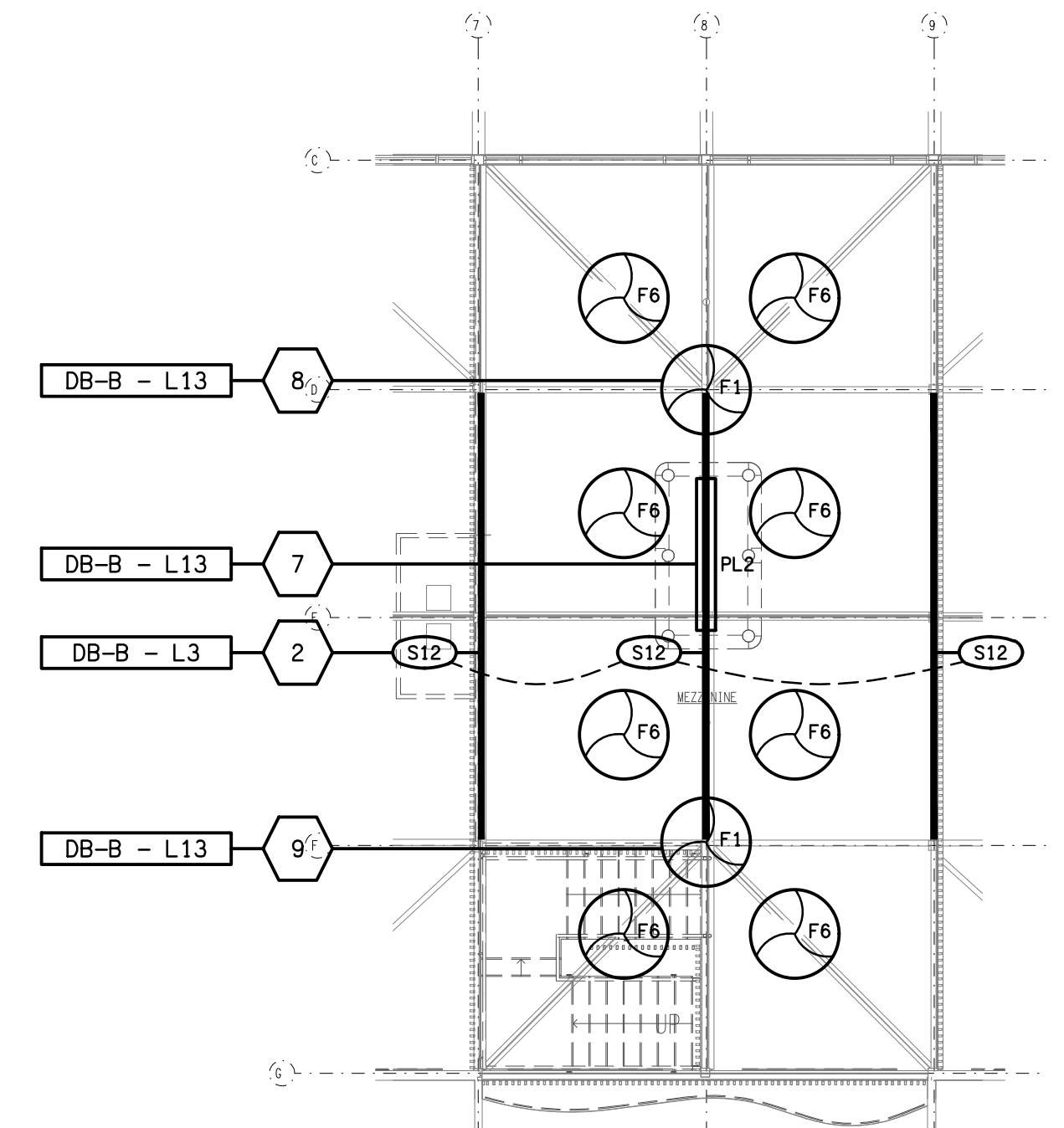
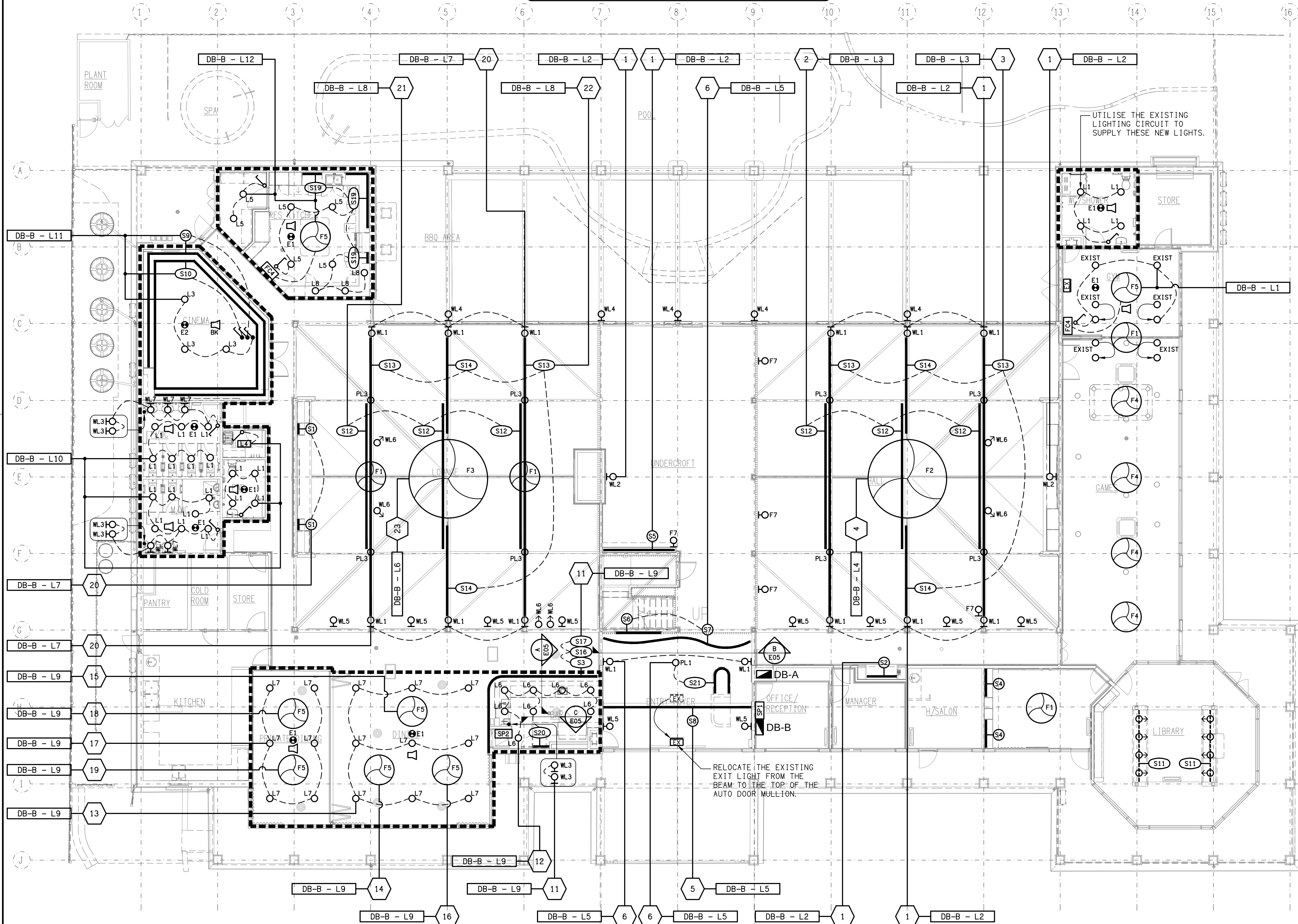
10. ABBREVIATIONS

- 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.
- SK - MOUNT ON SKIRTING.
- SUS - MOUNT SUSPENDED FROM CEILING.
- UNO - UNLESS NOTED OTHERWISE.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

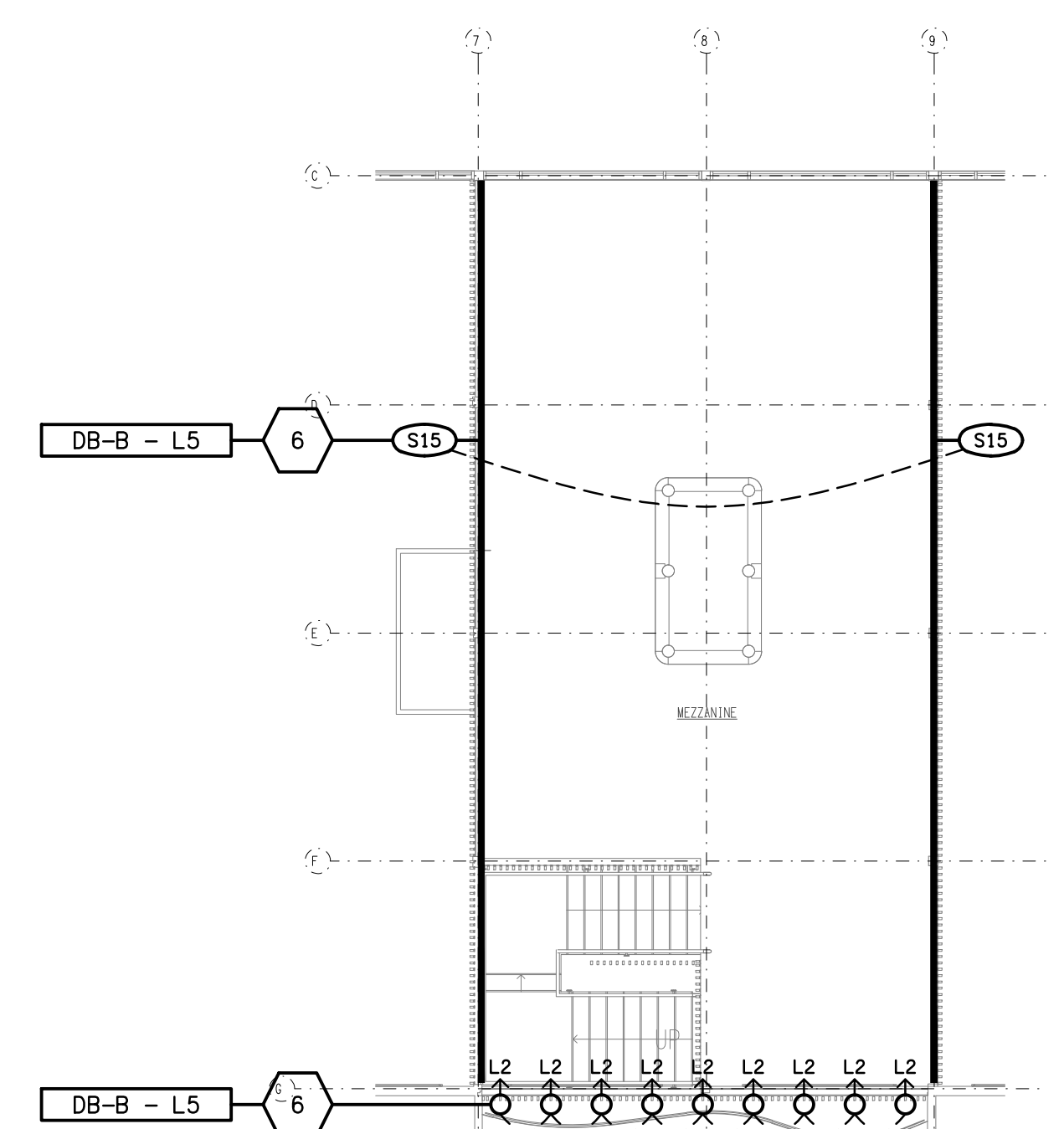
ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793 TRADING AS: ELECTRICAL DESIGN GROUP		THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ONSITE.	ELECTRICAL DESIGN GROUP ELECTRICAL BUILDING SERVICES CONSULTANTS BRISBANE GOLD COAST P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au	PROJECT: AVEO ROBINA GARDENS RETIREMENT LIVING 1 GLENSIDE DRIVE, ROBINA, QUEENSLAND	<table><tr><td>B</td><td>TENDER</td><td>11/09/2026</td></tr><tr><td>REV:</td><td>DESCRIPTION:</td><td>DATE:</td></tr><tr><td colspan="3">DRAWING: ELECTRICAL SERVICES NOTES</td></tr><tr><td colspan="2">SCALE: NOT TO SCALE AT A1</td><td><table><tr><td>PROJECT NO: C3785a</td><td>DRAWING NO: E02</td><td>REVISION: B</td></tr></table></td></tr></table>	B	TENDER	11/09/2026	REV:	DESCRIPTION:	DATE:	DRAWING: ELECTRICAL SERVICES NOTES			SCALE: NOT TO SCALE AT A1		<table><tr><td>PROJECT NO: C3785a</td><td>DRAWING NO: E02</td><td>REVISION: B</td></tr></table>	PROJECT NO: C3785a	DRAWING NO: E02	REVISION: B
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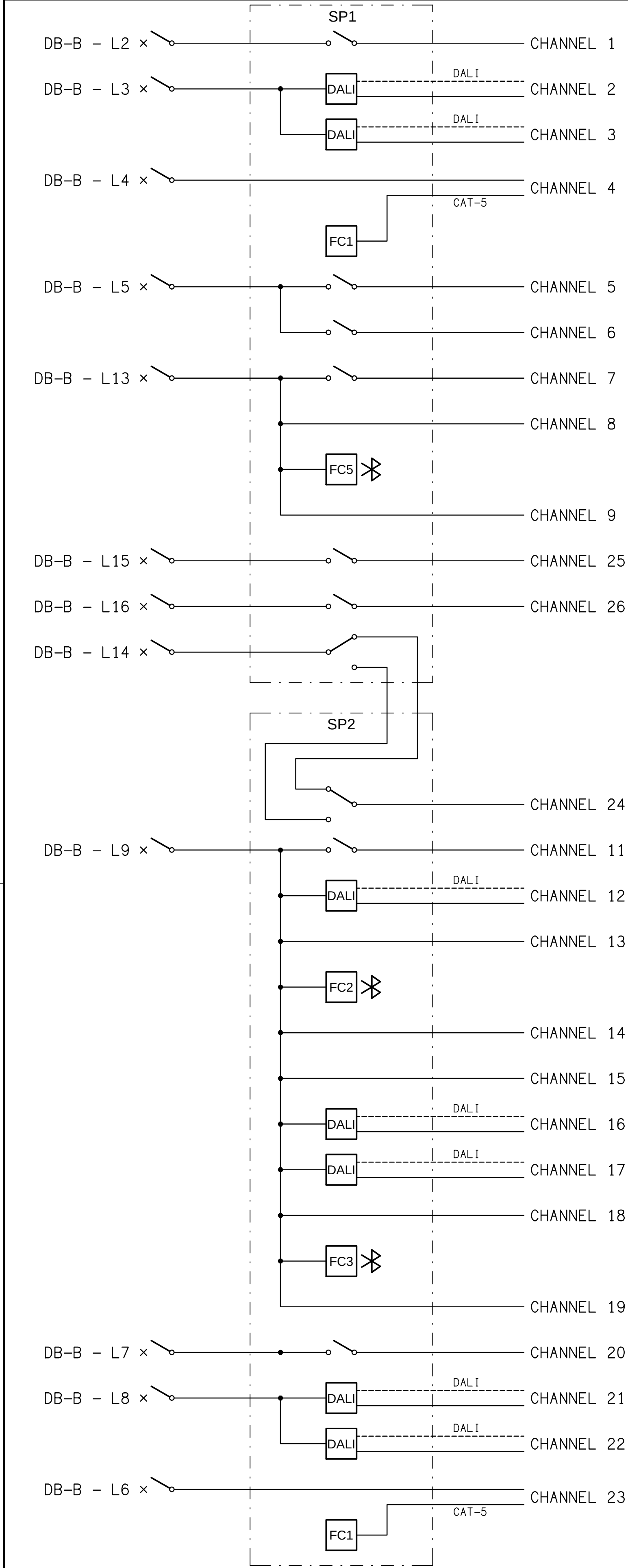
NOTE:
EXISTING ELECTRICAL SERVICES WITHIN THESE DASH LINED AREAS ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.



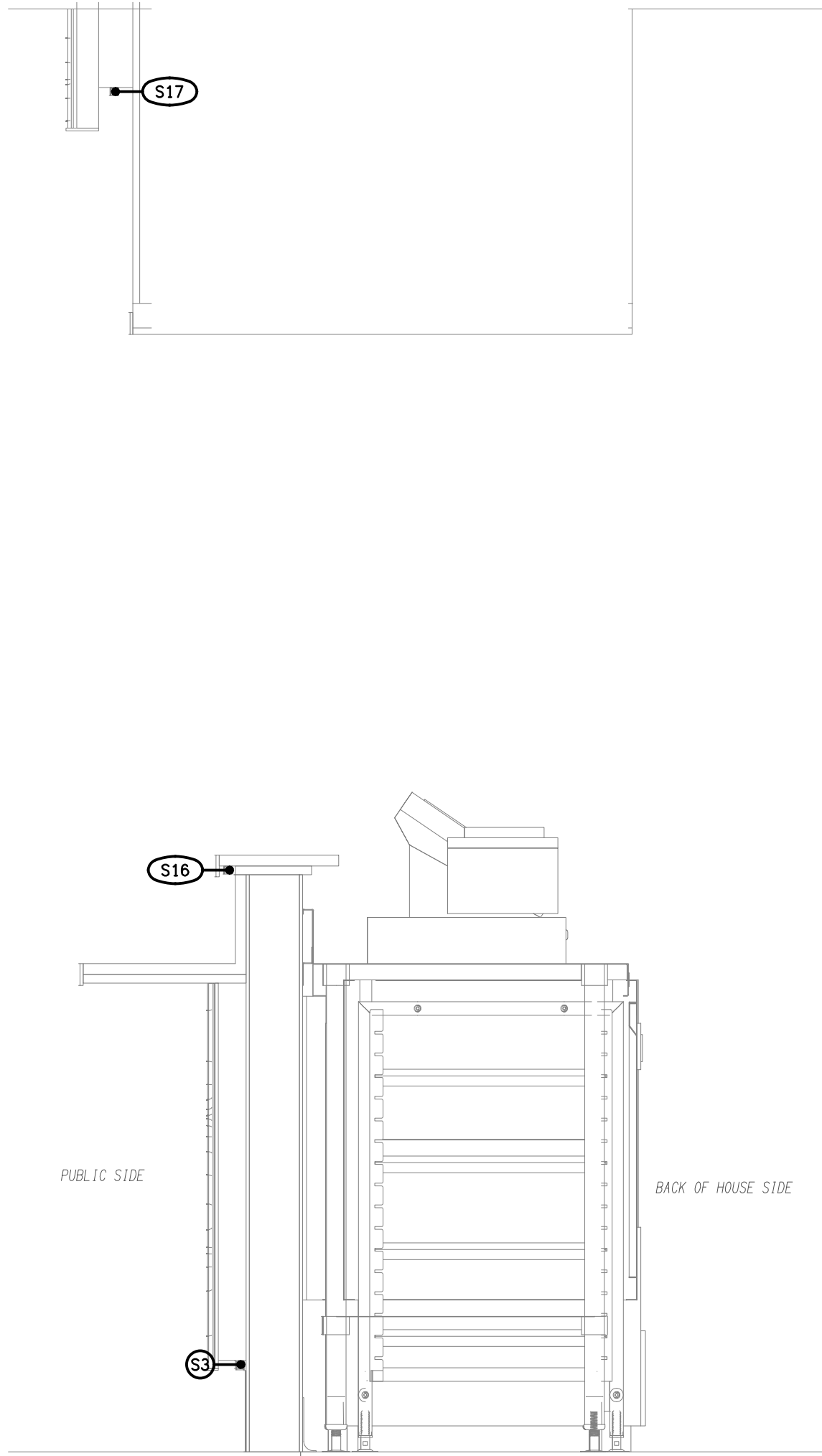
MEZZANINE LEVEL
REFLECTED CEILING PLAN
SCALE 1:100



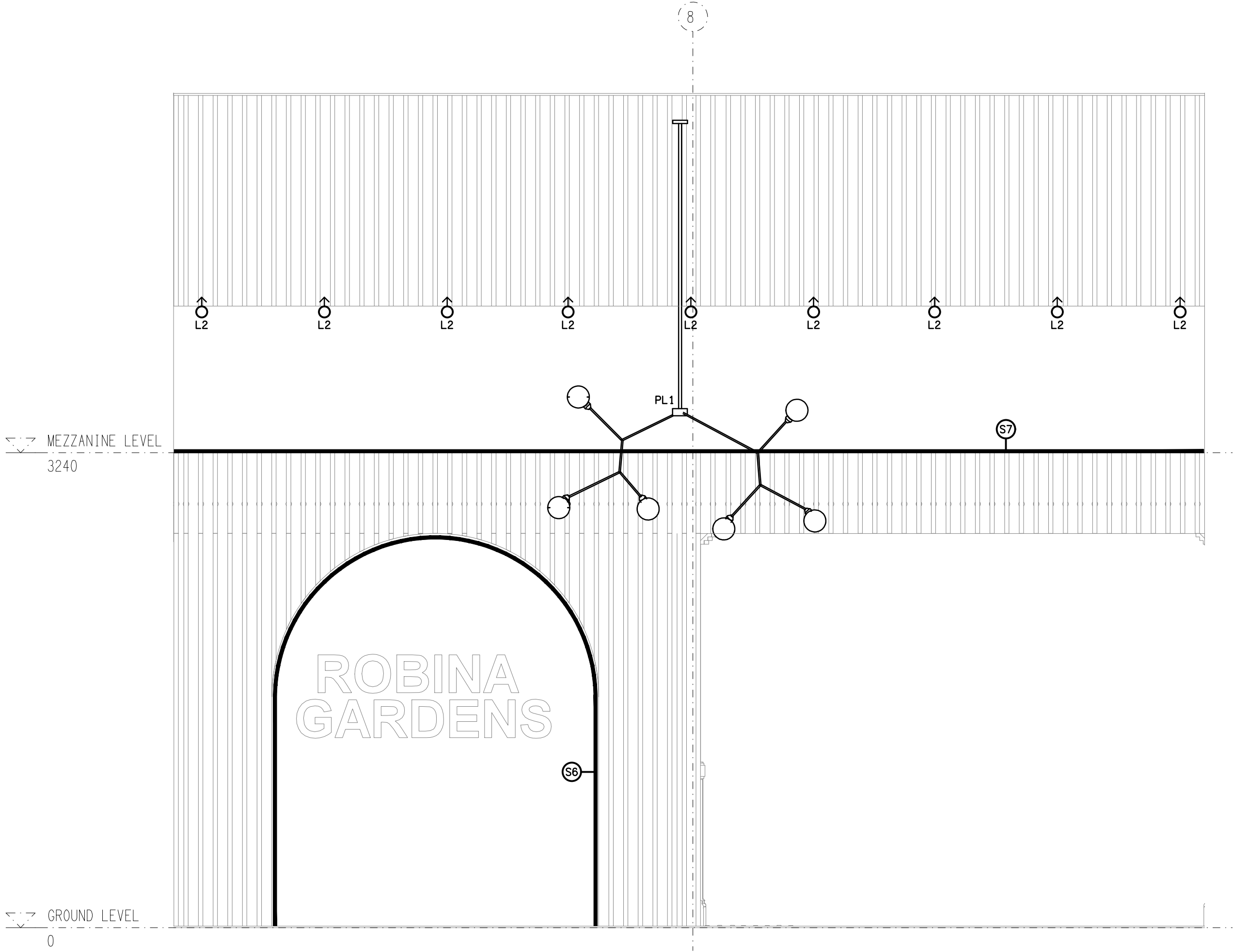
MEZZANINE LEVEL
FLOOR PLAN
SCALE 1:100



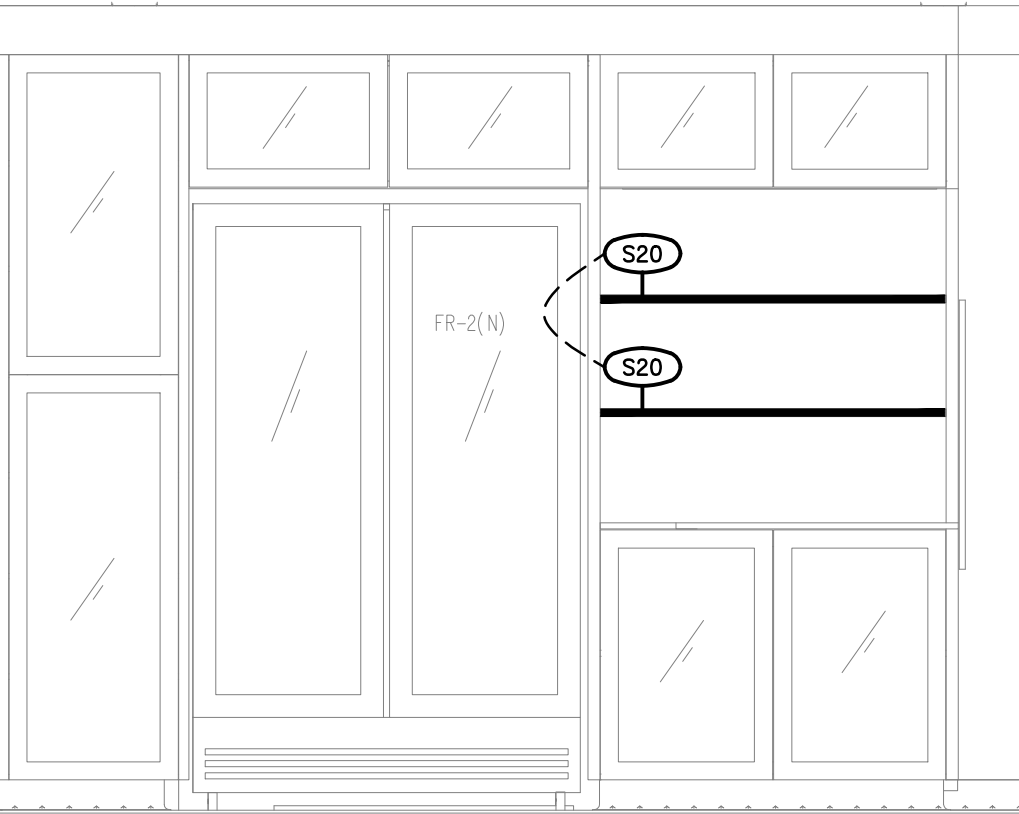
SCHEMATIC
LIGHTING & FAN CONTROL
NOT TO SCALE



DETAIL A
BAR COUNTER / BULKHEAD SECTION
SCALE 1: 10



DETAIL B
MAIN ENTRY ELEVATION
SCALE 1: 25



DETAIL C
BAR REAR WALL SHELVING ELEVATION
SCALE 1: 25