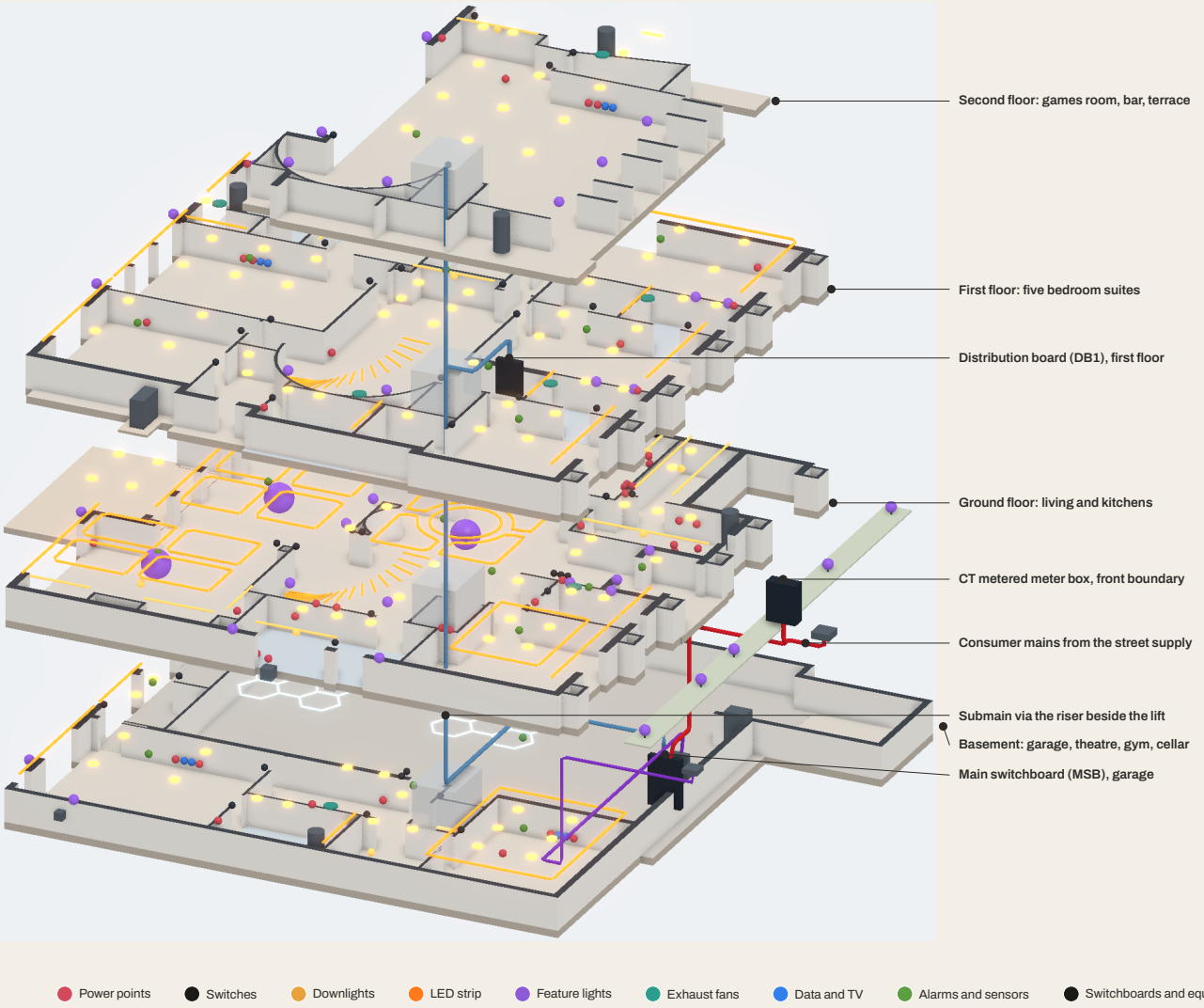


42 ASHCOMBE STREET · NEW FOUR-LEVEL RESIDENCE

Electrical

Scope of Works

42 Ashcombe Street, Reservoir VIC 3073

Detailed electrical scope covering point schedules, circuit allocations, cable quantities, switchboards, electrical supply and material estimates.

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1 Project Overview
2 Electrical Quantities and Materials
3 Scope Assumptions and Verification
4 Electrical Layouts and 3D Model

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BUILDER

Sample project
Drawings: builder's set Rev B
and designer's set ID.87 Rev F

Sample project. Prepared from the builder's construction drawings (Rev B, 27 July 2025) and the interior designer's lighting and electrical drawings (Rev F, 29 September 2026). All quantities are subject to site measurement and verification before ordering.

01 · PROJECT OVERVIEW

Project Overview

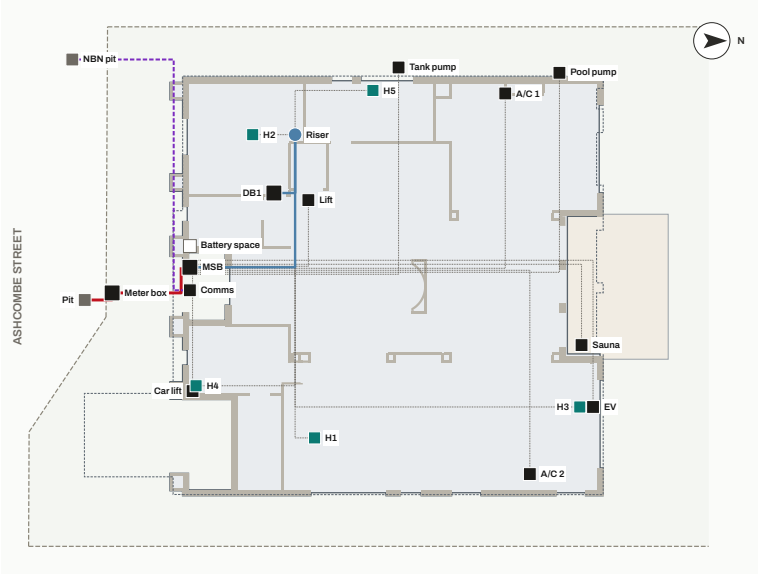
The project comprises a four-level residence in Reservoir, including a basement, ground-floor living areas, five bedroom suites and a second-floor games room with roof terrace. The electrical scope covers supply, distribution, power, lighting, communications and associated equipment throughout the residence.

402
ELECTRICAL POINTS
Power points, switches, lighting, fans, smoke alarms and sensors by room. Page 03.

55
ADDITIONAL POINTS
Points not shown on the designer's drawings, with reasons for inclusion. Page 04.

47
CIRCUITS
34 on the main switchboard and 13 on the distribution board. Page 05.

282 m
LED STRIP LIGHTING
Coffers, pelmets, niches and stair treads. Page 03.



Site plan from Sheet 03, with Ashcombe Street to the left and north to the right. The ground floor is shown solid and the basement dashed. Switchboards and equipment are dark squares, and H1 to H5 are the hot water units marked on the stamped drawings. Cable routes are diagrammatic.

Supply and Distribution

ELECTRICAL SUPPLY

Jemena three-phase supply with CT metering. The drawings do not identify the point of supply. An allowance has been included for a footpath pit and a meter box at the front boundary. Maximum demand is approximately 145 A per phase.

MAIN SWITCHBOARD

Located in the garage beside the solar battery space. Includes the 200 A main switch, 34 circuits on RCBOs and the submain via the riser.

DISTRIBUTION BOARD

Located on the first-floor landing. Serves 13 circuits for the bedrooms, second floor, smoke alarms and three hot water units.

COMMUNICATIONS

Enclosure beside the main switchboard, with the NBN lead-in in P20 conduit, 7 Cat6 and 6 TV home runs, and the TV antenna.

CONNECTED EQUIPMENT

Lift, car lift, sauna, EV charger, two A/C units, five hot water units, pool and tank pumps, and a ducted vacuum.

Included Electrical Works

- Consumer mains from the Jemena supply at the street, through the CT-metered meter box to the 200 A main switch in the garage, with the main earth and the submain to the distribution board.
- 91 power points, including 2 with USB, concealed power points behind appliances and in joinery, and 4 weatherproof.
- 54 switch plates from the Hager Silhouette range, with the stair switched from all three levels.
- 133 DL1 downlights and 282 m of LED strip to coffers, pelmets, shower niches and stair treads, with drivers and sensors.
- Installation and connection of client-supplied feature fittings FL1 to FL6, hexagon arrays and outdoor wall lights, and 6 floodlights supplied under this scope.
- 8 exhaust fans ducted to outside, 6 interconnected smoke alarms on a dedicated circuit, and floor heating to the five ensuites.
- Supplies to the cooktops, ovens, rangehoods, five hot water units, lift, car lift, sauna, EV charger, A/C units, pumps and ducted vacuum.
- NBN lead-in, communications enclosure, 7 data and 6 TV points on home runs, TV antenna and conduits to the HDMI points.
- A supply at each joinery LED location, ready for the joiner's LED strip and drivers.
- Testing, the electrical works request and connection application with Jemena, and the Certificate of Electrical Safety.

REFERENCE DRAWINGS

DRAWING SET	SHEETS	REVISION	SCOPE INFORMATION REFERENCED
Designer's RCP and electrical	ID.87, ID.87.1 to ID.87.4	F, 29/09/2026	Electrical points, LED strip lighting and design notes
Designer's schedules	IDS.11, IDS.11.1, IDS.12	F, B and F	Light fittings, power points, switches, floor heating
Builder's site and plans	01, 03 to 05, 07 to 11	B, 27/07/2025	Site, levels, notes, hot water and A/C markups
Builder's electrical	23 to 26	B, 27/07/2025	Floodlights, vacuum, HDMI points, fans, roof space
Builder's joinery	27 to 30	B, 27/07/2025	Cellar, kitchens, bars and appliances

02 · ELECTRICAL QUANTITIES AND MATERIALS

Electrical Point Schedule

Electrical points scheduled room by room for each level.

ROOM	POWER POINTS	SWITCH PLATES	DOWN-LIGHTS	LED STRIP (M)	FEATURE LIGHTS	EXHAUST FANS	TV	DATA	SMOKE ALARMS	MOTION SENSORS
Basement										
Theatre	4	1g	6	17.3			1	1		1
Cellar	1	1g	2							
Bath	2	2g	2	2.2		1				
Gym	3	2g	4	4.9			1	1		1
Lobby, stair and lift	2	2×1g	3					1	1	
Storage and sauna	3	2×2g	2	2.8						1
Garage	3	1g			2					2
Outside	2				4					
Ground floor										
Porch and entry		2×1g, 2g	3		2					1
Powder and hall	2	3g	3	2.0	2	1			1	1
Study	2	3g	4	16.4						1
Laundry and cupboard	6	2×2g	3							
Formal living and bar	9	4g		34.7	1		1	1		1
Stair		1g	1	18.0	2					
Foyer	1	2g, 3g	4	33.1	1				1	1
Formal dining	1	2g		34.9	3					1
Butler's kitchen and pantry	8	2×2g	5							
Kitchen	5	2g, 3g	10	18.0	2					1
Living	5	4×2g, 3g	12	40.3			1	1		1
Balcony and outside	1		6		12					
First floor										
Bedroom 5, robe and ensuite	4	1g, 2g, 3g	7	6.0	2	1				1
Bedroom 4, robe and ensuite	4	1g, 2g, 3g	7	6.0	2	1				1
Bedroom 3, robe and ensuite	4	1g, 2g, 3g	9	11.7	3	1				1
Bedroom 2, robe and ensuite	4	1g, 2g, 3g	8	6.6		1				1
Master suite	7	1g, 2×2g, 4g	12	9.5	3	1	1	1		2
Landing and stair	1	2×1g, 2g	8	18.0	2				2	
Outside					2					
Second floor										
Games room	4	1g, 2g	9		3		1	1	1	
Bar	2	2g	2							
Powder and roof space	1	2×1g	1			1				
Stair					2					
Roof terrace					2					
Total	**91**	**54 plates**	**133**	**282.4**	**52**	**8**	**6**	**7**	**6**	**19**

Based on drawings ID.87.1 to ID.87.4: 376 points in this schedule plus 26 miscellaneous points, a total of 402. The 55 additional points (page 04) are part of this total.
Switch notation: 2×2g means two 2 gang switch plates. Feature lights include outdoor lights, floodlights and the hexagon arrays.

Other Miscellaneous Points (26)

Electrical connections for equipment and fittings not covered under standard power, lighting or switch points. Includes cooktops, ovens, hot water units, floor heating and specialised lighting.

POINT TYPE / DESCRIPTION	LOCATION	QUANTITY
Cooktop Connection, 45 A Isolator (CT1, CT2)	Kitchen (CT1) and butler's kitchen (CT2)	**2**
Oven Connection, 45 A Isolator (OV1, OV3)	Kitchen	**2**
Hot Water Unit Connection, 20 A Isolator (H1 to H5)	Bath (H5), butler's kitchen (H4), master ensuite (H3) and roof space (H1, H2)	**5**
Joinery LED Lighting Power Supply	Cellar, laundry, formal living, butler's kitchen, pantry, kitchen, master robe, first-floor landing and second-floor bar	**9**
Underfloor Heating Controller Connection	Five ensuites, each with a floor heating pack and in-shower mat	**5**
LED Batten Light Point	Lift pit and roof space	**2**
Heat-Rated Sauna Light Point	Sauna, in place of DL1	**1**
Total		**26**

02 · ELECTRICAL QUANTITIES AND MATERIALS

Additional Points Schedule

Additional electrical points scheduled by room, with the reason for inclusion.

Additional Points (55)

Electrical points not shown on the designer's electrical drawings but identified from architectural plans, design notes and compliance requirements. Includes smoke alarms, motion sensors and outdoor floodlights.

ROOM / LOCATION	POINT TYPE / DESCRIPTION	REASON FOR INCLUSION	QUANTITY
Basement			
Theatre	Motion sensor Ceiling power point	Motion sensor specified for pelmet LED lighting (ID.87). Power for the projector at the projector box (ID.87.1).	1 1
Cellar	Power point Power supply for joinery LED lighting	Power point specified for the cellar (ID.87.1). LED lighting either side of the wine rack (Sheet 27).	1 1
Bath	Hot water unit H5	Shown on stamped construction drawings (Sheets 07 to 10).	1
Gym	Motion sensor	Motion sensor specified for pelmet LED lighting (ID.87).	1
Lobby, stair and lift	Smoke alarm Lift pit light, switch and power point Data point at the lift controller	Required on every storey (NCC Part 9.5). Pit lighting and power required by the lift manufacturer. Required for the lift's emergency phone.	1 3 1
Storage and sauna	Motion sensor Power point for the ducted vacuum	Motion sensor specified for pelmet LED lighting (ID.87). Ducted vacuum unit in the basement storage (Sheet 23).	1 1
Garage	Motion sensors Power point in the communications enclosure	Motion sensors specified for the hexagon arrays (ID.87.1). Power required beside the NBN connection box.	2 1
Ground floor			
Porch and entry	Motion sensor Floodlight switch	Motion sensor specified for the porch wall lights (ID.87.2). Switching for the front garden floodlights (Sheet 24).	1 1
Powder and hall	Exhaust fan Motion sensor Smoke alarm	Exhaust fan shown in the powder room (Sheet 24). Motion sensor specified for pelmet LED lighting (ID.87). Required on the exit path from the storey (NCC Part 9.5).	1 1 1
Study	Motion sensor	Motion sensor specified for coffer and pelmet LED lighting (ID.87).	1
Formal living and bar	Concealed power point under the bar Motion sensor	Bar fridge and Zip tap under the bench (Sheet 29). Motion sensor specified for coffer and pelmet LED lighting (ID.87).	1 1
Foyer	Motion sensor Smoke alarm	Motion sensor specified for coffer LED lighting (ID.87). Covers the entry and kitchen side of the floor (NCC Part 9.5).	1 1
Formal dining	Motion sensor	Motion sensor specified for coffer and pelmet LED lighting (ID.87).	1
Butler's kitchen and pantry	Rangehood power point Hot water unit H4	Concealed rangehood above the cooktop (Sheet 28). Shown on stamped construction drawings (Sheets 07 to 10).	1 1
Kitchen	Rangehood power point Motion sensor	Concealed rangehood above the cooktop (Sheet 28). Motion sensor specified for coffer and pelmet LED lighting (ID.87).	1 1
Living	Motion sensor	Motion sensor specified for coffer and pelmet LED lighting (ID.87).	1
Balcony and outside	Floodlights Weatherproof power point for the tank pump	Front garden floodlights shown on Sheet 24. Underground tank pump supplying all toilets (Sheet 03).	6 1
First floor			
Bedroom 5, robe and ensuite	Motion sensor	Motion sensor specified for pelmet LED lighting (ID.87).	1
Bedroom 4, robe and ensuite	Motion sensor	Motion sensor specified for pelmet LED lighting (ID.87).	1
Bedroom 3, robe and ensuite	Motion sensor	Motion sensor specified for pelmet LED lighting (ID.87).	1
Bedroom 2, robe and ensuite	Motion sensor	Motion sensor specified for pelmet LED lighting (ID.87).	1
Master suite	Motion sensors Hot water unit H3	Motion sensors for bedroom and ensuite pelmet LED lighting (ID.87). Shown on stamped construction drawings (Sheets 07 to 10).	2 1
Landing and stair	Smoke alarms	Required in the hallway serving the bedrooms (NCC Part 9.5).	2
Second floor			
Games room	Smoke alarm	Required on every storey (NCC Part 9.5).	1
Bar	Concealed power point under the bar	Under-bench fridge (Sheet 30).	1
Powder and roof space	Exhaust fan Roof space light and switch Hot water units H1 and H2	Required for the windowless WC (NCC Housing Provisions 10.6.2). Required for the ducted heating unit (Sheets 23 to 26). Shown on stamped construction drawings (Sheets 07 to 10).	1 2 2
Total			**55**

Open symbols on the electrical point layouts (page 09) identify these points. Related allowances are described under Scope Clarifications and Allowances (page 10). Sheet numbers refer to the builder's drawings and ID numbers to the designer's drawings.

02 · ELECTRICAL QUANTITIES AND MATERIALS

Electrical Point Summary and Circuit Schedule

Electrical points summarised by level, followed by the circuit schedule for both switchboards.

Electrical Points by Level

LEVEL	POWER POINTS	SWITCH PLATES	DOWN-LIGHTS	FEATURE LIGHTS	LED STRIP (M)	EXHAUST FANS	DATA AND TV	SMOKE ALARMS AND SENSORS	MISC. POINTS	TOTAL POINTS
Basement	20	9	19	6	27.2	1	5	6	4	**70**
Ground floor	40	21	51	25	197.4	1	4	10	10	**162**
First floor	24	19	51	14	57.8	5	2	8	8	**131**
Second floor	7	5	12	7		1	2	1	4	**39**
Total	**91**	**54**	**133**	**52**	**282.4**	**8**	**13**	**25**	**26**	**402**

Circuit Schedule

	AREA / EQUIPMENT SERVED	CIRCUIT RATING	CABLE LENGTH (M)
	Main switchboard (MSB)		
L1	Basement rooms	10 A	**67**
L2	Garage hexagons, outside	10 A	**64**
L3	Study to butler's kitchen	10 A	**76**
L4	Foyer	10 A	**38**
L5	Formal living and dining	10 A	**52**
L6	Kitchen	10 A	**62**
L7	Living	10 A	**67**
L8	Front garden floodlights	10 A	**56**
L9	Ground floor outside, balcony	10 A	**88**
L10	Stair, ground to second	10 A	**99**
P1	Theatre, cellar, lobby, bath	20 A	**69**
P2	Gym, store, sauna, garage	20 A	**104**
P3	Kitchen, rangehood	20 A	**59**
P4	Butler's kitchen, pantry	20 A	**69**
P5	Laundry, cupboard	20 A	**50**
P6	Foyer, formal rooms, bar	20 A	**110**
P7	Living, balcony	20 A	**80**
P8	Study, hall, powder, entry	20 A	**55**
C1	Cooktop CT1, kitchen	32 A	**38**
C2	Cooktop CT2, butler's	32 A	**35**
C3	Oven OV1	20 A	**35**
C4	Oven OV3	20 A	**36**
C5	Fireplace outlet	20 A	**37**
C6	Pool pump outlet	20 A	**35**
C7	Tank pump outlet	20 A	**30**
C8	Hot water H5, basement	20 A	**23**
C9	Hot water H4, butler's	20 A	**38**
C10	Lift	20 A 3P	**13**
C11	Lift light, pit outlet	16 A	**31**
C12	Car lift	20 A 3P	**10**
C13	Sauna heater	20 A 3P	**27**
C14	A/C unit 1, west roof	20 A 3P	**31**
C15	A/C unit 2, east roof	20 A 3P	**47**
EV	EV charger	32 A 3P	**31**
SUB	Submain to DB1	63 A 3P	**26**
	First floor board (DB1)		
L11	Bedrooms 3, 4, 5 suites	10 A	**97**
L12	Bed 2 suite, landing	10 A	**67**
L13	Master suite	10 A	**60**
L14	Second floor, terrace	10 A	**73**
SA	Smoke alarms, all levels	10 A	**75**
P9	Bedrooms 3, 4, 5 suites	20 A	**108**
P10	Bed 2, master, landing	20 A	**113**
P11	Second floor, roof space	20 A	**68**
C16	Hot water H3, master	20 A	**31**
C17	Hot water H1, east roof	20 A	**27**
C18	Hot water H2, west roof	20 A	**13**
C19	Floor heating, beds 3 to 5	16 A	**36**
C20	Floor heating, bed 2, master	16 A	**39**

Cable types: lighting in 1.5 mm² TPS, with the smoke alarm circuit in 1.5 mm² 3C+E. Power and the 16 A and 20 A circuits in 2.5 mm², cooktops in 6 mm² and three-phase equipment in 4 mm² 4C+E (EV charger 6 mm²). Outdoor runs in orange circular cable.
Cable measurement: each run is measured from its board, via the riser and square to the walls through its points. Allowances are 15 % for joists and bends, the drops, 0.6 m for terminations and a further 10 %. The 438 m of switch drops and 154 m of three-core runs are additional.
Protection and voltage drop: every final circuit is protected by a 30 mA C curve RCBO. Each circuit is within 5 % voltage drop to its last point (lighting at its load, power at 20 A spread along the run; highest 4.3 % on C9) and within the length its RCBO protects.

02 · ELECTRICAL QUANTITIES AND MATERIALS

Material Schedule

Itemised material schedule showing product specifications, quantities and purchasing units for ordering and pricing. Switchboards and supply, cable, and conduit and lead-ins.

ITEM NO.	ITEM / DESCRIPTION	PRODUCT CODE / SPECIFICATION	QUANTITY	UNIT	NOTES
	Switchboards and Supply				
1	**Meter box, three-phase, CT metered**	VSIR approved, lockable: CT chamber and meter panel	**1**	each	Metering provider fits CTs and meter; signage included
2	**Service protective devices, three-phase**	To Jemena's requirements (VSIR)	**1**	set	
3	**Main switchboard, three-phase, 96 pole**	Flush, 250 A chassis, room for 2 module RCBOs, lockable door	**1**	each	Located in the garage beside the battery space
4	**Main switch, 3 pole, 200 A, moulded case**	In the main switchboard, with the MEN link	**1**	each	Fault level to suit the 10 kA RCBOs
5	**Distribution board, three-phase, 36 pole**	Flush, chassis, neutral and earth bars, door	**1**	each	Located on the first-floor landing
6	**Main isolator, 3 pole, 63 A**	In the distribution board	**1**	each	
7	**Circuit breaker, 3 pole, 63 A**	Submain to the distribution board	**1**	each	
8	**RCBO 1 pole + N, 10 A, 30 mA**	10 kA, C curve, type A	**15**	each	
9	**RCBO 1 pole + N, 16 A, 30 mA**	10 kA, C curve, type A	**3**	each	
10	**RCBO 1 pole + N, 20 A, 30 mA**	10 kA, C curve, type A	**21**	each	
11	**RCBO 1 pole + N, 32 A, 30 mA**	10 kA, C curve, type A	**2**	each	
12	**RCBO 3 pole + N, 20 A, 30 mA**	10 kA, C curve, type A or as the manufacturer requires	**5**	each	
13	**RCBO 3 pole + N, 32 A, 30 mA**	10 kA, C curve, type A or B to suit the charger	**1**	each	EV charger
14	**Earth electrode, copper clad, 1.2 m**	With clamp and inspection cover	**1**	each	
	Cable				
15	**Consumer mains, 70 mm² copper single core**	0.6/1 kV XLPE/PVC, three actives and neutral	**60**	m	4 cores of 15.0 m, pit to meter box to main switch
16	**Submain, 16 mm² 4C+E circular**	0.6/1 kV, main switchboard to distribution board	**27**	m	Route length 23.8 m
17	**Main earth, 25 mm² green/yellow**	Main switchboard to the earth electrode	**4**	m	
18	**Equipotential bonding, 4 mm² green/yellow**	With clamps, to the pool and any metallic water pipe	**30**	m	Allowance; pool retained (Sheet 05)
19	**TPS 1.5 mm² 2C+E**	Lighting, fans, drivers, switch drops	**14**	rolls	1,349 m measured
20	**TPS 1.5 mm² 3C+E**	Smoke alarm circuit, stair switching, sensors	**3**	rolls	228 m measured
21	**TPS 2.5 mm² 2C+E**	Power, ovens, hot water, heating, lift light	**13**	rolls	1,230 m measured
22	**TPS 6 mm² 2C+E**	The two cooktops	**73**	m	
23	**4 mm² 4C+E circular**	Lift, car lift, sauna, A/C outdoor units	**128**	m	
24	**6 mm² 4C+E circular**	EV charger, three-phase	**31**	m	
25	**2.5 mm² 2C+E orange circular**	Outdoor runs in conduit, to the pumps and floodlights	**121**	m	
26	**LED feed cable, 2 × 1.5 mm², 100 m roll**	Driver to strip, a feed every 5 m and to each stair tread	**3**	rolls	229 m measured
27	**Cat6 UTP, 305 m box**	Clipsal 2D4P6IPV3B-BU	**1**	box	246 m, 7 runs
28	**RG6 quad shield coax, 100 m roll**	TV points and the antenna lead	**3**	rolls	260 m including the antenna lead
	Conduit and Lead-ins				
29	**Conduit, heavy duty orange, 80 mm, 4 m length**	Underground consumer mains	**3**	lengths	Route length 10.2 m
30	**Bend, heavy duty orange, 80 mm**	At the pit, the meter box and the basement wall	**6**	each	
31	**Cable tray, perforated, 150 mm, 3 m length**	With brackets, to the garage soffit and riser	**7**	lengths	9.5 m horizontal, 8.9 m vertical
32	**Corrugated conduit, heavy duty orange, 25 mm, 50 m coil**	Clipsal 9025CHD-EO, outdoor and garden runs	**1**	coil	37 m: A/C units, pumps and floodlights
33	**Corrugated conduit, medium duty grey, 20 mm, 50 m coil**	Clipsal 9020TCM-GY	**1**	coil	Spare conduit, battery space to roof
34	**Conduit, medium duty grey, 32 mm, 4 m length**	With draw cord, sockets and bends, to HDMI points	**4**	lengths	14.5 m, 4 runs
35	**NBN lead-in conduit, P20 white, 4 m length**	Rigid, with draw cord	**5**	lengths	Route length 17.5 m
36	**NBN bend, P20 white, wide radius**	300 mm minimum radius	**3**	each	

02 · ELECTRICAL QUANTITIES AND MATERIALS

Material Schedule, Continued

Power points and isolators, switches, data and TV, and light fittings and LED.

ITEM NO.	ITEM / DESCRIPTION	PRODUCT CODE / SPECIFICATION	QUANTITY	UNIT	NOTES
	Power Points and Isolators				
37	**Double power point, 10 A, matte white (PP1)**	Hager Silhouette WBSP2S-MW	**70**	each	
38	**Double power point with USB-A and USB-C, matte white (PP5)**	Hager Silhouette WBSP2SUSBAC-MW	**2**	each	
39	**Double power point, 10 A, white (PP4, concealed)**	Clipsal Iconic 3025-VW	**15**	each	Behind appliances and in joinery
40	**Weatherproof double power point, 10 A, IP54**	Clipsal WeatherShield WSC227/2-RG	**4**	each	
41	**Cooking appliance isolator, double pole, 45 A**	Clipsal Iconic 3041D45-VW	**4**	each	Cooktops and ovens
42	**Isolator, 2 pole, 20 A, IP66**	Clipsal 56SW220-GY	**5**	each	Hot water units
43	**Isolator, 3 pole, 20 A, IP66**	Clipsal 56SW320-GY	**5**	each	Lift, car lift, sauna, A/C
44	**Isolator, 3 pole, 32 A, IP66**	Clipsal 56SW332-GY	**1**	each	EV charger
	Switches				
45	**Switch, 1 gang, vertical, matte white**	Hager Silhouette WBSSV1-MW	**18**	each	
46	**Switch, 2 gang, vertical, matte white**	Hager Silhouette WBSSV2-MW	**24**	each	
47	**Switch, 3 gang, vertical, matte white**	Hager Silhouette WBSSV3-MW	**9**	each	
48	**Switch, 4 gang, vertical, matte white**	Hager Silhouette WBSSV4-MW	**2**	each	
49	**Stair switch, first floor: 2 gang plate with intermediate switch**	Hager WBSSP2-MW, WBM10I-MW and 2 way mechanism	**1**	each	Replaces one 2 gang switch
	Data and TV				
50	**Plate, 2 gang, no mechanism, matte white**	Hager Silhouette WBSSP2-MW	**6**	each	Combined TV and data points
51	**Plate, 1 gang, no mechanism, matte white**	Hager Silhouette WBSSP1-MW	**1**	each	Lift data point
52	**TV socket, PAL front, F rear, matte white**	Hager WBMTV75PF-MW	**6**	each	
53	**Cat6 data mechanism, matte white**	Hager WBMC6-MW	**7**	each	
54	**Brush plate, 1 gang, white**	To match the Silhouette plates	**7**	each	Each end of the HDMI conduits
55	**Communications enclosure, flush**	With a 12 port Cat6 patch panel	**1**	each	Beside the main switchboard
56	**TV distribution amplifier, 8 outputs**	F-type, in the enclosure, spare outputs terminated	**1**	each	
57	**TV antenna, digital, with mast and bracket**	Combination UHF/VHF	**1**	each	
58	**F connector, RG6 quad shield, compression**	Both ends of every coax run	**16**	each	
	Light Fittings and LED				
59	**Recessed downlight, adjustable, white, 13 W (DL1)**	Lighting Collective HVT126CL-5	**133**	each	Round, 75 mm cut-out, 5 colour, dimmable
60	**COB LED strip, 10 W/m, 12 V, 3000 K, IP20 (SL1)**	Havit HV9761-IP20-512-3K-30M	**10**	reels	266.2 m measured, plus 5 % for cuts, maximum 5 m runs
61	**COB LED strip, 9.6 W/m, 24 V, 3000 K, IP67**	Havit HV9761-IP67-320-3K-10M	**2**	reels	16.2 m measured, in aluminium profile
62	**Winged aluminium profile, 25 × 16 mm, 3 m**	Havit HV9695-2515-3M, diffuser, caps and clips	**120**	lengths	Coffers, pelmets, stair treads and niches
63	**LED driver, 12 V, 100 W, TRIAC dimmable**	Havit HV9668-12V100W	**44**	each	Maximum load 80 W
64	**LED driver, 24 V, 30 W, switched**	Havit HV9666-24V30W	**9**	each	Niches and wet room pelmets
65	**LED driver, 12 V DC, 12 W, compact**	Constant voltage, to suit the FL3 G4 lamp	**5**	each	One behind each FL3 wall light
66	**LED floodlight, 20 W, 3000 K, IP65**	With ground spike, for the garden bed	**6**	each	Front garden (Sheet 24)
67	**LED batten, 600 mm, 20 W, IP65**	Diffused, with mounting clips	**2**	each	Roof space and lift pit

02 · ELECTRICAL QUANTITIES AND MATERIALS

Material Schedule, Continued

Fans, heating, alarms and sensors, and fixings and sundries.

ITEM NO.	ITEM / DESCRIPTION	PRODUCT CODE / SPECIFICATION	QUANTITY	UNIT	NOTES
	Fans, Heating, Alarms and Sensors				
68	**Exhaust fan, ceiling, DC, 150 mm side duct (EX1)**	Ventair Airbus DC 200, PVPXDC200WHRDR	**8**	each	Built-in run-on timer
69	**Flexible duct, insulated, 150 mm, 6 m length**	Fan to the external wall or eave	**8**	lengths	
70	**Wall or eave vent, 150 mm, weatherproof**	Louvred, to suit the render finish	**8**	each	
71	**Smoke alarm, 240 V photoelectric, interconnected**	Clipsal 755RLPSMA4, lithium backup, AS 3786	**6**	each	
72	**Motion sensor, ceiling, flush, 360°**	Clipsal 753R-WE	**19**	each	
73	**Floor heating pack, 1 m², mat and Wi-Fi controller**	Stiebel Eltron, Reece 1903034	**1**	each	Bedroom 5 ensuite
74	**Floor heating pack, 2 m², mat and Wi-Fi controller**	Stiebel Eltron, Reece 1903026	**3**	each	Bedroom 2, 3 and 4 ensuites
75	**Floor heating pack, 5 m², mat and Wi-Fi controller**	Stiebel Eltron, Reece 1903029	**1**	each	Master ensuite
76	**In-shower heating mat, 0.8 m², 160 W**	Stiebel Eltron, Reece 1903569	**5**	each	Controlled from the floor heating pack
	Fixings and Sundries				
77	**Plaster mounting bracket, standard plate**	Behind every flush plate	**164**	each	
78	**Plug base, 10 A, 3 pin**	Downlights, fans, drivers, hexagon arrays, battens and joinery LED	**207**	each	
79	**Junction box, 4 terminal**	Wall and outdoor lights, chandeliers, sensors and sauna light	**70**	each	IP66 boxes at the floodlights
80	**Clips, ties, glands, grommets, labels**	One lot per level	**4**	lots	

MATERIAL SCHEDULE NOTES

Client-supplied: feature fittings FL1 to FL6, including the hexagon arrays, and the outdoor wall lights are supplied to site to the client's selections, then installed and connected under this scope.
Included in this schedule: the floodlights.
Joiner-supplied: the joinery LED lighting and its drivers are supplied by the joiner.
Cable: quantities are rounded up to whole rolls and boxes from the lengths measured on page 05. Heavy cable is ordered cut to length. The allowance includes underground conduits and cable laid in an open trench.
Product schedules: downlights and LED strip to schedule IDS.11, with Havit drivers to suit. Power points and switches from the Hager Silhouette range to IDS.12.

03 · SCOPE ASSUMPTIONS AND VERIFICATION

Scope Assumptions and Verification

Site Measurement and Verification

Quantities have been prepared using the drawings referenced on page 02. The designer issues its drawings for design intent, and outlet, data and switch positions are to be confirmed by the client. Final point locations and material quantities are subject to confirmation against the issued construction drawings and site conditions before ordering.

VERIFY BEFORE ORDERING

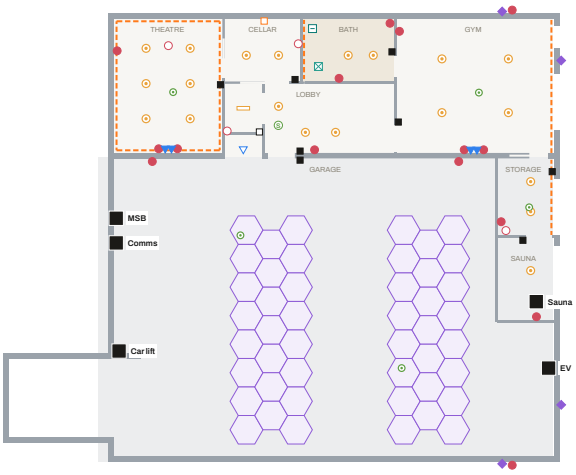
04 · ELECTRICAL LAYOUTS AND 3D MODEL

Electrical Point Layouts

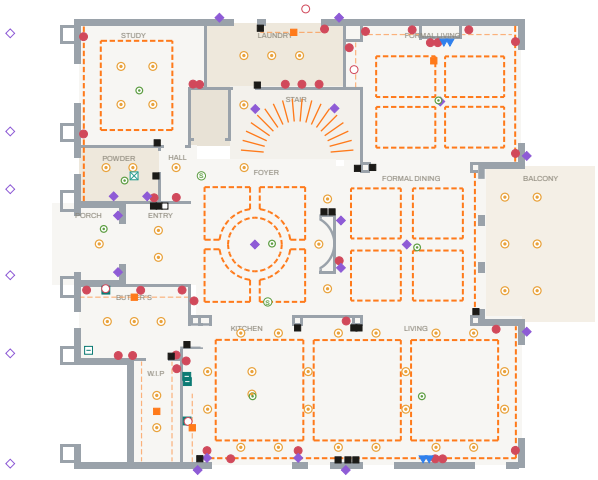
Electrical points are shown across all four levels at a consistent scale. Colours identify the different point types, while open symbols indicate additional points included in this scope.

Power points · Cooking and hot water · Switches · Downlights · Feature and wall lights · LED strip lighting · Exhaust fans and floor heating · Data and TV · Smoke alarms and sensors · Open Symbol: Additional Point

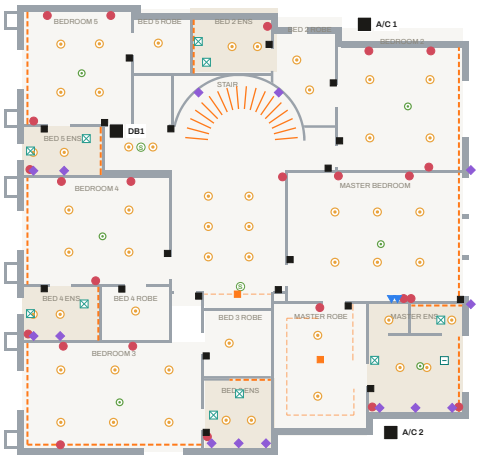
BASEMENT 70 points · ID.87.1



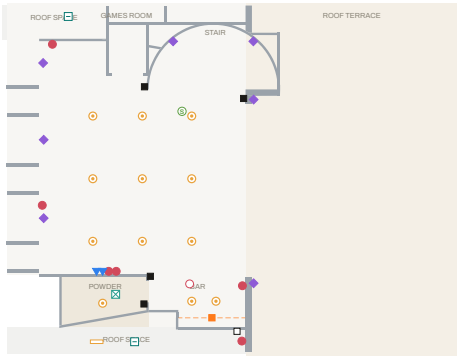
GROUND FLOOR 162 points · ID.87.2



FIRST FLOOR 131 points · ID.87.3



SECOND FLOOR 39 points · ID.87.4



Layouts are based on drawings ID.87.1 to ID.87.4, with walls as drawn, Ashcombe Street to the left and the front garden floodlights from Sheet 24. LED strip lighting is shown in orange, joiner-supplied LED strip in a lighter tone, and stair lighting beneath each tread. The layouts identify point locations only and must not be used for scaling.

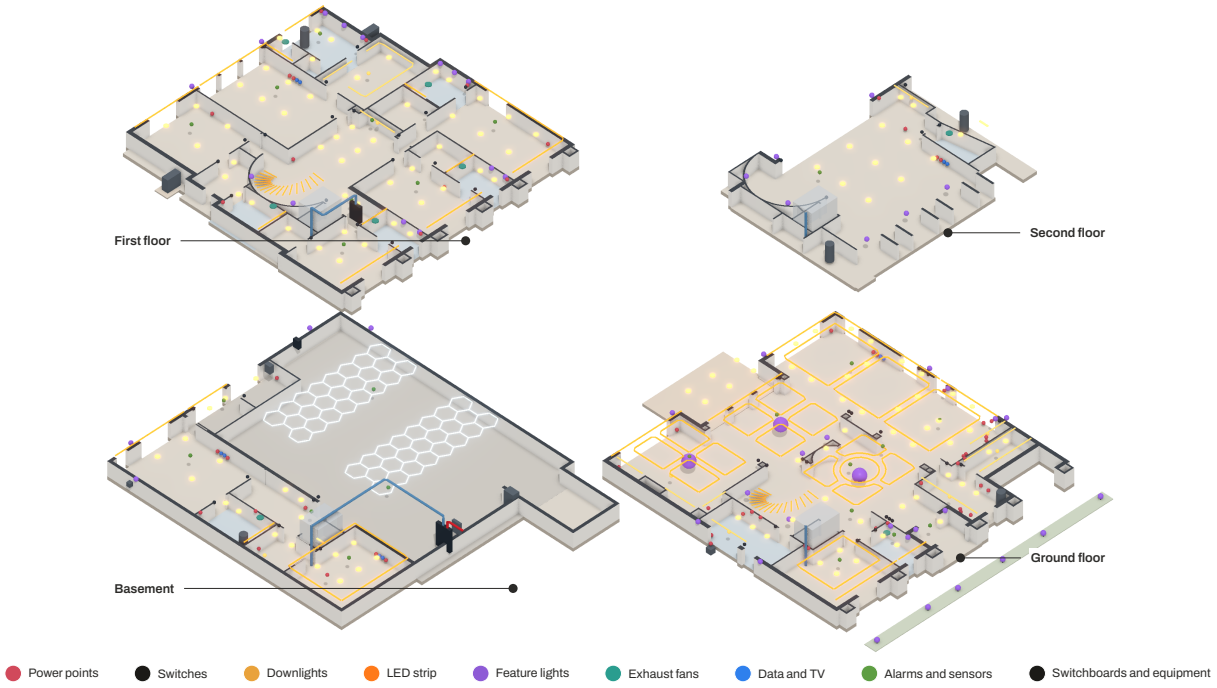
0 1 2 5 m

N

04 · ELECTRICAL LAYOUTS AND 3D MODEL

3D Electrical Model

The 3D model illustrates electrical point locations, LED lighting, switchboards and connected equipment across all four levels. Walls are shown at reduced height for visibility.



Downlights are shown in amber and LED strip lighting in orange. Floodlights sit in the front garden bed and the A/C units on the lower roofs. Blue posts mark the riser beside the lift, and dark blocks show the switchboards and equipment.

Scope Clarifications and Allowances

	ITEM / TOPIC	SCOPE CLARIFICATION / ALLOWANCE	DRAWING REFERENCE
01	**Hot Water**	Markups H1 to H5 show five hot water units, each serving a zone of fixtures. The unit type is not specified. The allowance assumes 3.6 kW storage units, each on a 20 A circuit with an isolator, and the supply is sized for these. Instantaneous units would require three-phase circuits and a larger supply.	07 to 10
02	**Heating and Cooling**	Sheet 08 notes bulkheads for air conditioning, but no plant is drawn or scheduled. The allowance assumes two outdoor A/C units at the marked lower-roof locations (Sheet 05), each on a 3 pole 20 A circuit with an isolator. A roof space light and power point are included for the ducted heating unit.	05, 08, 23 to 26
03	**Sauna**	Only heat-rated light fittings may be installed in a sauna, with switches and power points outside the room (AS/NZS 3000). The power point and light switch drawn inside are relocated outside the sauna walls. The sauna manufacturer's heat-rated light is included in place of DL1.	ID.87.1
04	**Smoke Alarms**	Both drawing sets require hardwired, interconnected smoke alarms but do not show locations. The scope includes 6 alarms to NCC Part 9.5: basement lobby, two on the ground floor, two in the first-floor hallway and the games room. All are on one circuit for interconnection.	ID.87.1 to .4, 23
05	**Exhaust Fans**	The scope includes the EX1 fan (Ventair Airbus DC 200) in the 6 rooms on the RCP, the ground-floor powder room (Sheet 24) and the windowless second-floor powder room (NCC Housing Provisions 10.6.2). Each fan is ducted to outside (10.8.2).	ID.87.1, .3, 24
06	**Motion Sensors**	ID.87 places every coffer and pelmet LED strip on a motion sensor, subject to confirmation by the architect with the client. The scope includes ceiling-mounted motion sensors in the 16 rooms with LED strip lighting, plus the porch lights and the two garage hexagon arrays.	ID.87, .1, .2
07	**LED Strip Lighting**	SL1 is 12 V COB LED strip in a winged profile, fed at least every 5 m. Shower niches and wet room pelmets use IP67 strip on 24 V drivers (IDS.11). Each of the 36 stair treads has a 1.0 m strip with its own feed. ID.87.2 notes this for the curved stair, and both flights are included.	IDS.11, ID.87.2, 08, 09
08	**Joinery LED Lighting**	The joiner supplies and fits the joinery LED strip and drivers (ID.87). The scope includes a supply at each of the 9 locations, including the cellar wine rack (27) and the pantry shelving, with switching as agreed.	ID.87, 27
09	**FL3 Wall Lights**	The FL3 wall lights in the kitchen, formal dining and games room operate at 12 V. A compact driver is included behind each of the 5 lights. Fittings supplied with their own drivers are deducted from the order.	IDS.11
10	**Additional Power Points**	Power points are included above both rangehoods (28), under both bars for the fridges and Zip tap (29, 30), in the cellar, for the projector, in the communications enclosure and for the tank pump. The fireplace uses the adjacent PP4 on a dedicated 20 A circuit.	ID.87.1, .2, 03, 28 to 30
11	**Floor Heating**	Stiebel Eltron floor heating packs are included in the five ensuites, each the largest pack that suits the open floor area. Each pack includes an in-shower mat run from its controller. Two 16 A circuits are supplied from the distribution board.	IDS.12, ID.87.3
12	**Items from Architectural Drawings**	Sheets 23 to 26 add 6 floodlights in the front garden, a ducted vacuum in the basement storage and HDMI points at four TVs. The scope includes floodlight switching at the entry, a power point for the vacuum and a 32 mm conduit at each HDMI point. Where the drawing sets otherwise differ, the designer's drawings govern.	23, 24, 26

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Electrical Scope of Works

42 Ashcombe Street, Reservoir VIC 3073

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Sample project. Prepared by BuilderHQ