Diploma of Building and Construction (Building) and Certificate IV in Building and Construction (Building) Commercial Contracts Pack 1

Learner’s Resource
(CPC40108)(CPC50208)

BC1567
Diploma of Building and Construction (Building) and Certificate IV in Building and Construction (Building) – Commercial Contracts Pack 1

CPC40108
CPC50208

Learner’s Resource
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SPECIFICATION

for

Proposed Hardware Shop

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**SPECIFICATION**

**PROJECT:** Produce and Hardware Shop – Double brick/Iron.

**PROPRIETOR/S:**

**ADDRESS:**

**SITE:**

**CERTIFICATE OF TITLE:**

**LOCAL AUTHORITY:**

The works of this specification and materials to be provided in the construction of the above building in accordance with the accompanying drawings and building contract.

Dated this day of 20

**Signed:**

Proprietor(s) _______________ Builder _______________

Witness _______________ Witness _______________

Date _______________ Date _______________

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CONTENTS:

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ADDENDA

A PRELIMINARIES
1/- Main ground floor level 0c to be at RL: 44.80 as shown on plans.

B SITEWORKS
1/- Earthworks:  Clearing, excavation, sand fill and compaction.
2/- Hard Digging or Blasting:  Not in the contract.
3/- Council Crossover:  N/A.
4/- Stormwater:  To be connected to Soakwells as shown on Site Plan.
5/- Sewer connection:  To Septic Tanks and Leach drains.
6/- Underground Main & power connection:  Yes.

C CONCRETOR
1/- Footing:  As per engineers drawings.
2/- Ground Floor Slab:  As per engineers drawings.
3/- Columns:  As per engineers drawings.

D BRICKWORK
1/- Bricklaying
   a- External Walls:  Maxi or Vertico with painted render.
   b- Internal Walls:  Painted fair face common bricks
   c- Office Walls:  Painted hard wall plastered
2/- Joints
   a- External Walls:  N/A.
   b- Internal Walls:  Rolled
   c- Feature Walls:  N/A.
   d- Mortar Colour:  Grey.
3/- Sills
   a- External Sills:  2c sill brick.
   b- Internal Sills:  Solid bricks.

E METAL WORK
1/- Internal Door Frames:  Standard metal door frames.
2/- Windows – Staff area
   :Jason or similar powder coated aluminium windows.
   - Anotech Dark Grey colour.
   - Key locks and fly screens.
   - Clear glazing / obscure to WC
   Shop front
   - Jason or similar commercial
   - Anotech Dark Grey colour.
   - Clear glazing
3/- External Entrance Doors:  Clear Glazed Automatic sliding Doors.

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4/- Balustrading: N/A
5/- Meter box: Combination gas/ electric meter box with view/ locks.
6/- Clothes lines: N/A.
7/- Roller Door: Colorbond roller door cream colour with electronic opening.

F CARPENTER
1/- Sill linings: No sills
2/- Skirtings: No skirting
3/- Capping: No capping.
4/- Door furniture: Lockwood - Ovation® Series Door Furniture – Style - Cuji® – H08 Finish Stainless Steel
   a- Main Entrance: Lockwood High Security Hasp and Staple with a Lockwood 270 Series Maximum Security Steel Case Padlock.
   b- Internal door: Passage set except bathroom, ensuite & toilet to be privacy set.
5/- Towel rails: Sunny Bathroom Ware - chrome.
6/- Toilet paper holders: Sunny Bathroom Ware - chrome.
7/- BIR: N/A
8/- Pantry & Linen: N/A.
9/- Store: No shelf.

G JOINER
1/- External Entrance Frame:
   a- Main Entrance: Powder coat commercial aluminium frame.
2/- External doors:
   a- Main Entrance Doors: Powder coat commercial aluminium clear glazed laminated single panel.
   b- Office Doors: Matching entrance door only hinged
   c- Rear Door: Solid core covered with sheet metal lining on external face top and sides
3/- Internal Doors:
   a- General: Corinthian Milan 104& metal door frames.
4/- Cupboards
   a- Kitchen Cabinets: Laminex bench tops with malimine internal finish and full gloss vinyl wrapped doors with ‘C’ handles finished in Stainless Steel.
   b- Overhead Cabinets: N/A
H  ROOFER
1/- Main Roof Covering: Trimdeck Hi ten Colorbond sheet metal roofing @ 3° pitch.
2/- Roof Insulation: 75 thick Anticon supported on 300 x 150 x 2 galvanized mesh tensioned to prevent sag.
3/- Ceiling Height: As shown on plan.
4/- Roof Lights: N/A.

I  ROOF PLUMBER
1/- Gutters: 150 x 150 Colorbond fascia gutters.
2/- Downpipes:
   a- Exposed Downpipes: Standard 90x45 Colorbond downpipes connect to soakwells where shown on plans and match wall colours.
   b- Concealed Downpipes: N/A

J  SANITARY PLUMBER  (Sewerage Not Available)
1/- Drainage and Water Service:
   Duo Septic System: Supply and install duo septic system to where shown on Site Plan and submit for Water Corporation approval.

   Drainage:
      i- Septic connection.
      ii- All soak wells to heights and details shown on site plan including connection to RWP.
      iii- Provide all fixture points and connection.

   Water service:
      i- One 20mm copper cold water service to all points shown on plan and connect to water meter at the front boundary.
      ii- No External garden taps.
      iii- Connect solar hot water service with 15mm copper pipe to all points required.

2/- Fixtures & Fittings:
   a- Toilet Suites: Coroma Profile No 4 vitreous china toilet suite in white.
   b- Cisterns: Coroma Profile No 4 Dual Flush in white.
   c- Bathroom Vanity Basins: Fowler Wentworth Oval 525 ‘White’ with right hand soap holder and Chrome Accessories. Supported on brackets.
d- Main Kitchen Sink: Oliveri S/S single bowl sink with 1 tap hole.
e- Hot water system: 300L Solar Hot Water system connect to all point required.
f- Tapware: Sunny Bathware–Flickmixer chrome to kitchen sink and Basins

K PLASTERER & TILER
1/- External Walls: Painted rendered finish.
2/- Internal Walls:
   a- Office Plaster smooth float and set.
   b- Rest Painted brickwork
3/- Ceilings:
   a- Internal: 1200 x 600 Ceiling panels on T bar suspended ceiling system.
   b- ablutions Dropped to 2600 with flat flushed gyprock suspended ceiling
   b- Eaves: Flush jointed villaboard ceiling
4/- Cornices: 90 gyprock cove to ablutions only.
5/- Tiling: PC sum $50/m² based on 200x 200 tiles laid in white grout.

Toilets:
   a- Walls: 200mm high skirting tiles with 2 tiles over hand basins.
   b- Floors: Floor tiles.

* Kitchen:
   a- Walls: 2 tiles high above bench top.
   b- Floors: N/A.

L ELECTRICIAN
1/- Supply and install underground power.
2/- Supply and install all light points, wall lights, fluro’s, smoke detectors, pump connection, ceiling exhaust fans & power points as shown on electrical plans.

M GLAZIER
1/- Frameless Mirrors: 600 wide x 800mm high to washrooms.
2/- Shower screens: N/A.

N PAINTER
1/- External:
   a- Woodwork: Prepare and sand down for one coat of undercoat and one coat of full gloss enamel.
   b- Metalwork: Brush clean and apply one coat of poxy 4 primer and 2 coats of acrathane.

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Specification – hardware shop

**c- Fibrous cement:** Apply 2 coats of weathershield.
Use exterior acrylic white paint.

**d- Paint Colour:**

- **i- Wall Colour:** Taubmans Stucco with texture render finish.
- **ii-Gutter Facia:** Dulux Anotec Dark Grey - 51275.
- **iii-Main Entrance Doors:** Dulux Anotec Dark Grey - 51275.

**2/- Internal:**

- **a- Wood/ Metalwork:** Prepare and sand down for one coat of primer or one undercoat and one coat painting.
- **b- Ceilings:** Seal all joints and apply 2 coats of white painting.
- **c- Wet areas:** Apply extra coat of antifungal treatment to walls & ceilings.
- **d- Walls:** 2 Coats of internal wall painting.
- **e- Paint Colour:**
  - **i- Main Area:** Haynes Beige Mirage 2869W.
  - **ii- Office:**
    - # Feature Wall: Dulux Yardwood 465.
    - # Other walls: Dulux Warm Neutral 189.
  - **iii- Ablutions:** Dulux Grey Grape Pale W 365.
  - **iv-All Ceilings:** White.

**O THERMAL INSULATION**

75 thick Anticon

**P MISCELLANEOUS**

1/- Fencing:

N/A.

2/- Driveway and Car park:

Bitumen laid to fall to soak wells as shown on site plan.

3/- Paving:

Boral 400x400x40 Limestone Rock paver to verandah as shown on Plan.

4/- Floor Cover:

- **a/- Office:** Low pile industrial carpet
- **b/- Ablutions:** Tiles

5/- Window Treatments:

By Owners.

6/- Security System:

Yes.

7/- Air Conditioning:

Evaporative to shop area and reverse cycle to office and kitchen

8/- Landscaping:

By Owners.

9/- Soakwells:

Yes.

10/- Other External Works:

N/A.

### END ###

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