Diploma of Building and Construction (Building) and Certificate IV in Building and Construction (Building) Residential Contracts Pack 2
Learner’s Resource
(CPC40108)(CPC50208)

BC1572
Diploma of Building and Construction (Building) and Certificate IV in Building and Construction (Building) – Residential Contracts Pack 2

CPC40108
CPC50208

Learner’s Resource
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SPECIFICATION

for

Proposed Two Storey Residence

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SPECIFICATION

PROJECT: Two Storey Brick and Tile Residence.

PROPRIETOR:

ADDRESS:

SITE:

CERTIFICATE OF TITLE:

LOCAL AUTHORITY: City of Swan.

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 2008

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: 10.75 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: Paving.
4/- Stormwater: To be connected to Soakwells as shown on Site Plan by Owners.
5/- Sewer connection: Yes.
6/- Underground Main & power connection: Yes.

C  CONCRETOR
1/- Footing: As per engineers drawings.
2/- Ground Floor Slab: As per engineers drawings.
3/- Suspended Floor Slab: As per engineers drawings.
4/- Garage & Portico: 100mm Grano in grey with no reinforcement.
5/- Columns: FRC 250ø Columns with Twin and Ornate accessories.

D  BRICKWORK
1/- Bricklaying
   a- External Walls: Midland Ultramax.
   b- Internal Walls: Midland Ultramax.
   c- Feature Walls: N/A
2/- Joints
   a- External Walls: N/A.
   b- Internal Walls: N/A.
   c- Feature Walls: N/A.
   d- Mortar Colour: Grey.
3/- Sills
   a- External Sills: 1c Sill brick.

E  METAL WORK
1/- Internal Door Frames: Standard metal door frames.
2/- Windows & Sliding Doors: Jason or similar powder coated aluminium windows.
   - Anotech Dark Grey colour.
   - Key locks and fly screens.
   - Clear glazing.
3/- Balustrading:
   a. Staircase: Wrought iron balustrades black powder coat with sand finish with Victorian Ash oval profile timber handrails.
   b. Balconies: Wrought iron balustrades black powder coat with sand finish and flat bar handrails.

4/- Meter box: Combination gas/electric meter box with view/locks.

5/- Clothes lines: Hills Paraline folded clothes line.

F CARPENTER
1/- Sill linings: MDF170x 25 nosing painted finish to all window sills except the wet areas.
2/- Skirtings: MDF E37 92x18.
3/- Capping: MDF 170x 25 to internal low walls.
4/- Door furniture: Q Products & Services Albany series polish chrome) with single deadlocks with lever handle for Entry set and round knobs for internal doors.
   a- Main Entrance: Entry set.
   b- Internal door: Passage set except bathroom, ensuite & toilet to be privacy set and dummy to all robes doors.

5/- Towel rails: Sunny Bathroom Ware - chrome.
6/- Toilet paper holders: Sunny Bathroom Ware - chrome.
7/- BIR: Provide 1 melamine shelf at 1800 high with Ex 50mm rebated framing.
8/- Pantry & Linen: Provide 4 equal melamine shelves with 45mm framing.
9/- Store: No shelf.

G JOINER
1/- External Entrance Frame:
   a- Main Entrance: 105x 40 Single rebated jarrah frame.
2/- External doors:
   a- Main Entrance Doors: Corinthian Madison PMAD 111 Obscure glazed.
   b- Garage Store: Corinthian Milan 111 & metal door frames.
3/- Internal Doors:
   a- General: Corinthian Milan 111 & metal door frames.
   b- Games & Family: Corinthian Infinity INF 40 with 10 lite french doors and clear glazed & metal door frames.

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4/- Cupboards
   a- Kitchen Cabinets: Laminated bench tops with melamine internal finish and standard Vinyl Wrapped Doors with no pattern and standard door handles.
   b- Overhead Cabinets: N/A
   c- Vanity Basins: Laminated bench tops with melamine internal finish and standard Vinyl Wrapped Doors with no pattern and standard door handles.

H ROOFER
1/- Main Roof Covering: Prime roof tiles – Swiss Onyx at 25° & 21° pitches.
2/- Roof Insulation: R3.0.
3/- Ceiling Height: As shown on plan.
4/- Roof Lights: N/A.

I ROOF PLUMBER
1/- Gutters: Ironstone Colorbond Ovolo profile gutters.
2/- Downpipes: Standard 90x45 Zincalume downpipes to where shown on plans.

J SANITARY PLUMBER
1/- Drainage and Water Service:
   Drainage:
      i- Sewerage connection.
      ii- All inslab plumbing.
      iii- Provide all fixture points and connection.
   Stackwork:
      i- All stackwork pipework to upper floor bathroom, toilet & ensuite.
      ii- Allow for pipework to be cast in slab with appropriate fixture venting.
      iii- Provide all venting in ducts and brickwork as required.
   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- Two external garden taps/each.
      iii- Connect hot water service with 15mm copper pipe to all points required.
      iv- Standard cold tap to dishwasher.
2/- Fixtures & Fittings:

a- Toilet Suites: Coroma Trident white vitreous china toilet suite.
b- Cisterns: Coroma Trident Dual Flush in white.
c- Spa - Ensuite: 1500mm Multiform Eutopia- Acrylic corner spa bath in white with hot water system.
d- Bathroom: 1590mm Multiform Mystery bath in white.
e- Vanity Basins: 500 Coroma Concorde ceramic basin in white.
f- Wall Basin: 500 Coroma Concorde ceramic basin in white.
g- Kitchen Sink: S/S Clark double bowl sink with 1 tap 1530mm.
h- Wash Trough: 46 litre stainless steel trough & subs with cabinet.
i- Hot water system: Rinnai Infinity 20 Instant Gas HWU.
j- Tapware: Sunny Bathware – chrome.
  * Flickmixer: kitchen sink, Basins, and Laundry, Spa, Bath, Showers.

K PLASTERER & TILER

1/- External Walls: Render with sand finish.
2/- Internal Walls: Plaster smooth float and set with wall corner guards to trafficking area.

3/- Ceilings:

a- Gyprock plasterboard:
  i- Ground & First Floor: 10mm Gyprock plasterboard lining smooth finish.
  ii- Bulkhead: 4c Bulkhead to Kitchen and Games Room.
  iii- Recessed Ceiling: 4c Recessed ceiling to Living.
  v- External Ceilings: 10mm Aquachek (moisture resistance ceiling) to Garage, Alfresco and Balcony.

b- Aquachek ceiling: Alfresco and Balcony 10mm Aquachek (moisture resistance ceiling).

4/- Cornices:

Standard 75x75 Gyprock Cornics for the whole house.

Note: No cornice to Balcony.

5/- Tiling:

PC sum $45/m2 based on 200x200 tiles including glue & grout.

* Bathrooms & Ensuite:
  a- Walls: Full high wall tiles.
  b- Floors: Floor tiles.
Specification – medium-rise residential

* Toilets:
  a- Walls: 1000mm high dado tiles.
  b- Floors: Floor tiles.
* Laundry:
  a- Walls: 1000mm high dado tiles
  b- Floors: Floor tiles.
* Kitchen:
  a- Walls: 750mm high wall tiles above bench top.
  b- Floors: N/A.
* Portico, Alfresco & Balcony:
  a- Walls: N/A.
  b- Floors: 300x300 Floor tiles.

L ELECTRICIAN
1/- Supply and install underground power.
2/- Supply and install all light points, power points as shown on electrical plans.
3/- All light fittings to be installed by owner.
4/- Supply and install exhaust fans to bathroom, ensuite and toilet as shown on plan.
5/- Kitchen appliances:
  a- Wall Oven: 600mm Blanco Oven.
  b- Gas Hotplate: 900mm Blanco Cooktop.
  c- Rangehood: 900mm Blanco Canopy.

M GLAZIER
1/- Frameless Mirrors: Full width of vanity x 800mm height to Ensuite and Bathroom.
2/- Shower screens: Clear laminated glass with pivot or sliding doors.

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.
  c- Fibrous cement: Apply 2 coats of weathershield. Use exterior acrylic white paint.
  d- Walls: Taubmans Stucco Velvet paint.

External Paint Colour:
  a- Wall Colour: Taubmans Stucco Velvet paint.
  b- Gutter Facia: Dulux Anotec Dark Grey - 51275.
  c- Main Entrance Doors: Dulux Anotec Dark Grey - 51275.

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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.

**Internal Paint Colour:**

a- Main Area: Haynes Beige Mirage 2869W.

   Including the following areas:
   
   # Ground Floor Level: Lobby, Lounge, Dining, Void, Kitchen, Meals, Family, Staircase.
   
   # First Floor Level: Activities, Studies, Bedrooms 2&3(except feature walls) & Passage.

b- All Ceilings: White.
c- Others: Haynes China Doll 2898w.
   - Doors and Frames,
   - Skirting and Cornices.

O **THERMAL INSULATION**

R3.0 to first floor ceiling.

P **MISCELLANEOUS**

1/- Paving: Midland Stylestone 300x300( Charcoat & Sandstone) paver to Driveway, Crossover and Drying Area.

2/- Garage Door: B&D Colorbond sectional tilt up panel door with no window cream colour with remote control.

3/- Fencing: Reneder brick fence with Taubmans Stucco paint finish to match main building with black powder coat wrought iron infill panel and automatic garage gate, as shown on drawings.

4/- Dust vacuum system: Yes

5/- Intercom: Yes.

6/- Security System: Yes.

7/- Air Conditioning: N/A.

8/- Landscaping: N/A.

9/- Soakwells: By Owners.

10/- Floor Cover: By Owners.

   a/- Ground Floor: Floor Tiles.
   b/- First Floor: Timber.

### END ###
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