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

Learner's Resource
(CPC40108)(CPC50208)

BC1576



Government of **Western Australia**
Department of **Training**
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Diploma of Building and Construction
(Building) and Certificate IV in
Building and Construction (Building)
– Residential Contracts Pack 1

CPC40108
CPC50208

Learner's Resource

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Document 1



Pack 1 documents

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1	Document list	Version 1, 2010
2	Specification – low-rise residential	Version 1, 2010
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Document 2

SPECIFICATION

for

Proposed Single Storey Residence

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SPECIFICATION

PROJECT: Single storey house – 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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- P – THERMAL INSULATION
- Q – MISCELLANEOUS

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ADDENDA

A PRELIMINARIES

- 1/- Main ground floor level 0c to be at RL: 3.750 as shown on plans.
- 2/- Garage floor level -2c to be at RL: 3.578 as shown on plans

B DEMOLITION

All plumbing and electrical work to be disconnected by a licensed tradesperson and left safe and tidy before demolition commences.

- | | |
|---------------------|---|
| 1/- Garage existing | Remove and cart away single brick and iron garage attached to existing house. Retain slab and drive for access and remove just before new driveway at the completion of construction. |
| 2/- Large shed | Remove and cart away timber framed shed clad with asbestos cement sheeting and iron roof including concrete slab. |
| 3/ - Small shed | Remove and cart away timber framed shed clad with asbestos cement sheeting and iron roof including concrete paving slabs. |
| 4/- Existing bore | Decommission remove from site and fill in. |
| 5/- Fibro fence | Remove existing asbestos cement fence cart away and dispose of in accordance with the WorkSafe code of practice. |

C SITEWORKS

- | | |
|--|---|
| 1 /- Earthwork: | Clearing, excavation, sand fill and compaction. Remove 3 existing medium size trees Including all roots |
| 2/- Hard Digging or Blasting: | Not in the contract. |
| 3/- Council Crossover: | Included in new driveway to shire requirements. |
| 4/- Stormwater: | To be connected to Soak wells as shown on Site Plan. |
| 5/- Sewer connection: | To main sewer by licensed plumber. |
| 6/- Underground Main & power connection: | Underground from new consumer pole. |

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D	CONCRETOR	
	1/- Footing:	As per engineer's drawings.
	2/- Ground Floor Slab:	As per engineer's drawings.
	3/- Columns:	As per engineer's drawings.
E	BRICKWORK	
	1/- Bricklaying	
	a- External Walls:	Maxi or Verticor with painted render.
	b- Internal Walls:	Maxi or Verticor with hardwall plaster
	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:	Sloping render on 2c sill bricks.
	b- Internal Sills:	MDF nosing to living areas with tiled sills in wet areas.
F	METAL WORK	
	1/- Internal Door Frames:	Standard metal door frames.
	2/- Windows –	:Jason or similar powder coated aluminium windows. - Anotech Dark Grey colour. - Key locks and fly screens. - Clear glazing / obscure to bathrooms ensuite and powder room
	3/- External Entrance Door:	Selected 28c x 1200 wide pivot Door.
	4 /- Balustrades:	N/A
	5/- Meter box:	Combination gas/ electric meter box
	6/- Clothes lines:	N/A.
	7/- Garage Door:	Colorbond panel door cream colour with electronic opening.
G	CARPENTER	
	1/- Sill linings:	M.D.F nosing to all living rooms
	2/- Skirtings:	M.D.F splayed skirting
	3/- Capping:	No capping.
	4/- Door furniture:	Lockwood - Ovation® Series Door Furniture – Style - Cuji® – H08 Finish Stainless Steel
	a- Main Entrance:	Entry set..
	b- Internal door:	Passage set except bathroom, ensuite & toilet to be privacy set

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- 5/- Towel rails: Sunny Bathroom Ware - chrome.
- 6/- Toilet paper holders: Sunny Bathroom Ware - chrome.
- 7/- BIR: Full height sliding mirror doors
- 8/- Linen: Dummy handles to match passage set.
- 9/- Store: No shelf.

H JOINER

- 1/- External Entrance Frame:
 - a- Main Entrance: Powder coat commercial aluminium frame to suit pivot door.
- 2/- External doors:
 - a- Main Entrance Doors: 28c x 1200 pivot door solid core external door.
 - b- Garage Doors: Matching entrance door only hinged
 - c- Alfresco Door: 28c Bi-fold stacking 6mm clear laminated glass doors.
- 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

I ROOFER

- 1/- Main Roof Covering: Colorbond sheet metal roofing @ 30° pitch.
- 2/- Roof Insulation: Sarking to underside of roof sheeting with ceiling insulation to energy assessors requirements.
- 3/- Ceiling Height: As shown on plan.
- 4/- Roof Lights: N/A.

J ROOF PLUMBER

- 1/- Gutters: 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

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K SANITARY PLUMBER

1/- Drainage and Water Service:

- Connect to main sewer
- Drainage:
- i- Sewage 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 instantaneous gas 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.
- d- Main Kitchen Sink: Oliveri S/S 1½ bowl sink with 1 tap hole.
- e- Hot water system: Instantaneous gas Hot Water system connected to all point required.
- f- Tapware: Sunny Bathware–Flickmixer chrome to kitchen sink and Basins

L PLASTERER & TILER

- 1/- External Walls: Painted rendered finish.
- 2/- Internal Walls: Plaster smooth float and set.
- 3/- Ceilings:
 - a- Internal: Gyprock ceilings raised in areas shown on plan.
 - b- Eaves: Selected "Glosswood" eaves lining on the rake.
- 4/- Cornices: Selected cornice – owner to select.

- 5/- Tiling: PC sum \$50/m² based on 200x 200 tiles laid in white grout.
- * Bath & W.C:
- a- Walls: 200mm high skirting tiles with 2 tiles over hand basins and bath. 1800 high to showers.
 - b- Floors: Floor tiles.
- * Kitchen:
- a- Walls: 2 tiles high above bench top.
 - b- Floors: N/ A.

M ELECTRICIAN

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

N GLAZIER

- 1/- Frameless Mirrors: 800mm high full width of vanity to bathrooms.
- 2/- Shower screens: Clear pivot doors & fixed panels.

O 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 acathane.
 - c- Rendered brick : Apply 2 coats of weathershield.
 - d- Paint Colour:
 - i- Wall Colour: Dulux Cargo River.
 - ii-Gutter Facia: Deep Ocean Colorbond.
 - iii-Corbels: Dulux Calf skin.
- 2/- Internal:
 - a- Wood/ Metalwork: Prepare and sand down for one coat of primer or one undercoat and one coat of gloss.
 - b- Ceilings: Seal all over with pigmented sealer and apply 2 coats of white painting.
 - c- Wet areas: Apply 2 coats of semi gloss enamel to ceilings.
 - d- Walls: 2 Coats of low sheen acrylic wall paint.

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P THERMAL INSULATION

Sarking to underside of roof sheeting with ceiling insulation to energy assessors requirements.

Q MISCELLANEOUS

- | | |
|------------------------|---|
| 1/- Fencing: | Supply and install new 1800 high colorbond fence as indicated on plan |
| 2/- Driveway: | Lifestyle paving liquid limestone laid to fall to soak wells as shown on site plan. |
| 3/- Paving: | Lifestyle paving liquid limestone laid to fall to soak wells as shown on site plan. |
| 4/- Floor Cover: | By owner |
| 5/- Window Treatments: | By owners. |
| 6/- Security System: | N/A. |
| 7/- Alfresco: | CCA treated pine reeded decking boards fixed with galvanized screw-nails to CCA sub floor frame |
| 8/- Landscaping: | By Owners. |
| 9/- Soakwells: | As shown on site plan. |
| 10/- Retaining walls: | To Engineers details where shown on plan. |
| 11/- Swimming pool: | To Engineers details including safe gate and fence. |
| 12/- Water feature: | As detailed on plans. |

END

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