

## **2 SIERRA PLACE, UPPER COOMERA**

### **SPECIFICATION OF MATERIALS AND FINISHES**

#### **1 SUB STRUCTURE AND SLABS**

- 1.1 Footings shall be Engineer designed reinforced 20 Mpa concrete.
- 1.2 Slabs on ground shall be Engineer designed 150 mm thick fabric reinforced concrete with a compressive strength of 25 Mpa.

#### **2 MEZZANINE FLOORS**

- 2.1 Engineer designed floor joists with termite treated 19mm particle board over.

#### **3 STAIR CASE AND BALUSTRADING**

- 3.1 Carpet Grade timber stair built to comply with BCA 3.9.2.1 and Balustrading to comply with AS 1428.1 with handrail complying with AS 1428.1.

#### **4 EXTERNAL WALLS**

- 4.1 Generally- fabric reinforced Tilt Panel concrete walls painted externally where facing communal areas.
- 4.2 Stud walling lined with green/ blue board, rendered and painted.

#### **5 ROOF STRUCTURE AND COVERING**

- 5.1 Engineer designed structural steel roof and purlins.
- 5.2 Zinalume Monoclad roof sheeting with fibreglass insulation under and isolated translucent acrylic roof panels in selected locations.

#### **6 EXTERNAL WINDOWS AND DOORS**

- 6.1 Generally powder-coated aluminium with grey tint glazing on West facing elevations.
- 6.2 Painted doors and frames in selected locations.

- 6.3 Powder-coated chain operated entry roller doors to warehouse areas.

## **7. EXTERNAL MEZZANINE SOFFITS**

- 7.1 Colorbond mini-orb or painted fibre cement sheeting.

## **8 INTERNAL WINDOWS AND DOORS**

- 8.1 Clear glazed powder coated windows.
- 8.2 Painted timber doors and frames.

## **9 INTERNAL WALL FINISHES**

- 9.1 Concrete Tilt Panel walls in warehouse areas.
- 9.2 Painted walls to the Mezzanine offices and lunch room areas.
- 9.3 Tiled skirtings to the WC and wet areas.
- 9.4 200mm high tiled splash back to the wash hand basin and sink.

## **10 INTERNAL FLOOR FINISHES**

- 10.1 19mm Particle board to the mezzanine areas.
- 10.2 Power floated concrete to the warehouse areas.
- 10.3 Tiling to the WC and wet areas.
- 10.4 Ceramic tiles to lunch rooms.

## **11 INTERNAL CEILING FINISHES**

- 11.1 Painted plaster board ceilings to mezzanine offices and lunch areas.

## **12. INTERNAL STAIRS**

- 12.1 Treads and risers painted with suitable hard wearing paint.
- 12.2 Balustrading painted in gloss paint.

### **13 SANITARY FIXTURES AND TAPWARE**

- 13.1 Disabled toilet suite where required.
- 13.2 Disabled basin mixer where required.
- 13.3 Stainless Steel disabled grab rails where required.
- 13.4 Vitreous china wall hung basin and waste.
- 13.5 Bathroom accessories including towel rail and soap dish holders.

### **14 FITTINGS**

- 14.1 Sink cabinet with drawer and post form top to Lunch rooms.
- 14.2 Stainless Steel sinks to lunch room cabinets.

### **15 ELECTRICAL**

- 15.1 Main switchboard assembly for unit development.
- 15.2 Three phase sub main and board to individual units.
- 15.3 Telephone main frame for unit development.
- 15.4 One telephone point per unit.
- 15.5 General security lighting to units on timer and on common power.
- 15.6 Exit lights to units switched from within each unit.
- 15.7 Double power points to mezzanine offices and warehouse/ workshop areas.
- 15.8 Power point and fridge point to sink areas.
- 15.9 Batten and Fluorescent lights to the mezzanine offices, lunch rooms and the toilet and ablution areas.
- 15.10 High bay lights to warehouse/ workshop areas.

### **16 WATER SUPPLY**

- 16.1 Individually metered water supply to units.

- 16.2 20mm cold water supply to all fittings.
- 16.3 Under bench instantaneous hot water unit to ground floor sinks only.
- 16.4 Where applicable sinks to mezzanine offices to be plumbed under bench for hot water units, but hot water units not provided.

## **17 BOUNDARY WALL, FENCING AND FOOT PATH**

- 17.1 Tilt Panel wall to accommodate post boxes for all units and entry lights over.
- 17.2 Chain wire fencing to boundary behind units as shown on plan. Applicable to units 5, 6 and 7 only.
- 17.3 Chainwire dividing fencing between units at rear as shown on plan. Applicable to units 5, 6 and 7 only.

## **18 OUTBUILDINGS**

- 18.1 Designated undercover bin area.
- 18.2 Designated bicycle racks.

## **19 LANDSCAPING**

- 19.1 Landscaping to comply with the Gold Coast City Council requirements and Building Approval.