

3 Northward Street, 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.