

BUILDING WORKS SPECIFICATION

of works to be performed and materials to be used in the erection and completion of

PROPOSED NEW RESTAURANT - BAR TENANCY 3 & 4, SOUTH MELBOURNE MARKET

For Claypots, Renan Goksin

All works to be executed in accordance with this specification, the accompanying plans, detail drawings and written instructions issued during the progress of the works.

To be read in conjunction with:

- Architect's Demolition plans, Floor plans, Elevations, Reflected ceiling plans, Wall Elevations, Bathroom Elevations. Drawings, A01-A12
- Structural Drawing Preliminary Drawings No EC154 – 1 & 2
- Nominated Contract in Tender
- Building Works Specification (This document)
- Fittings Schedule
- Finishes Schedule

BUILDING WORKS SPECIFICATION

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- A Vectron Ticketing system
- B Portugese Tiling

**BUILDING WORKS SPECIFICATION
0100 TENDER FORM - FIXED LUMP SUM**

Project: **Claypots Bazaar Restaurant, Tenancy 3 & 4m South Melbourne Market**

Proprietor: Claypots, Renan Goksin

Architect:: WJFA Architects

TENDER FOR BUILDING WORKS

The tenders will subject City of Port Philip Requirements, Governance Department.

BUILDING WORKS SPECIFICATION 0200 TENDER CONDITIONS

CONDITIONS OF TENDERING

The tenders will subject City of Port Philip Requirements, Governance Department.

BUILDING WORKS SPECIFICATIONS

0300 MONETARY ITEMS

MONETARY ITEMS

Prime Cost Amounts

The Prime Cost Amounts included in this contract shall be those listed in the

Specification and shall be normal trade prices including gst. If applicable, normal trade discounts shall be allowed in favour of the Proprietor. Any other discounts for bulk purchasing, prompt payment or other reasons shall be allowed in favour of the Builder.

The Builder shall take delivery of P.C. items & owner supplied items, allow for cartage, fixing, installation and profit on all items and shall be responsible for any damage or loss, up to the handing over of the completed works.

Once a final cost has been established a variation certificate shall be made out and the Contract Amount amended accordingly

The builder shall allow for the following PC items

| | |
|--|--------------|
| Oyster and Shell Display | \$ 4,000.00 |
| Flake Ice Machine (x2) | \$ 10,000.00 |
| Cold Well | \$ 2,000.00 |
| Upright Fridge for fish produce | \$ 3,000.00 |
| Custom Made Display Fridges for seafood and tapas and underbars | \$ 50,000.00 |
| Hot plate and Grill plate, 6 burners with oven (x2), and crab boiler | \$ 50,000.00 |
| single wok burners (x2) | \$ 6000.00 |
| Combi oven - | \$ 30,000.00 |
| Beer Taps - | \$ 0.00 |
| Docketing System Vectron | \$ 15,000.00 |
| Dishwashers | \$ 10,000.00 |
| Cool Room (1700w Cool Room) | \$ 10,000.00 |
| 44 Steel Stools @ 250ea | \$ 11,000.00 |

The builder shall allow for this the Mechanical PC to be firmed up
Prior to signing the contract, with applicable design to be provided and
Negotiated prior to contract signing.

\$ 30,000.00

Total PC Amount (Inc GST)

\$231,000.00

BUILDING WORKS SPECIFICATION

SECTION 0400 GENERAL CONDITIONS

Description

The proprietor is Renan Goksin, Claypots.

The works comprises Construction of a new restaurant fitout.

Contract & General Conditions

The general conditions will be nominated by the City of Port Philip, Governance Department.

BUILDING WORKS SPECIFICATIONS 0500 PRELIMINARIES

Final Certificate

After practical completion the Builder is to supply the following certificate's from sub contractors and any other certificate's required to enable the Building Surveyor to issue the final certificate.

- Plumbing Industry compliance certificate, in accordance with Part 221ZH of the building Act 1993
- Certificate of Electrical Safety, compliance with Electrical Safety Act 1998, Electrical regulations 1999
- Confirmation that all glazing has been installed in accordance with AS 1288-1994
- Letter from Installer confirming thermal insulation has been installed in accordance with the drawings and the Building Control act.
- A certificate of installation (Part A & Part B) for the installation of a required termite barrier in accordance with AS 3660 Part 1 or any other accredited barrier system.

BUILDING WORKS SPECIFICATION

SECTION 0600 DEMOLITION

Generally

The Builder has inspected the site and made his own assessment of all prevailing site conditions including the position of all existing services, the extent of all demolitions etc, together with the requirements of all other works necessary to facilitate the completion of the works and accepts the site as existing at the date of possession.

Take the precautions necessary to protect the health of persons on, or within, the vicinity of the site from conditions which are or may be dangerous to health including the noxious effects of dust, fumes, liquids, infection, fire, explosion, radiation or other hazards.

Remove all demolished materials from site unless otherwise specified.

Requirements of Authorities

Before commencing demolition, submit evidence that:

Requirements of authorities relating to the work under the contract have been ascertained.

All precautions necessary for protection of persons and property have been taken and suitable protective devices provided to the approval of the relevant authority. All fees and other costs have been paid.

Obstructions

Redundant service lines or other obstacles over the site shall be removed by the contractor.

The contractor is to carry out works with care to avoid damage to existing services in use around the site and is to support and protect same during the progress of the works and take all responsibility for and make good at his own expense any damage done.

Making Good

All disturbed work and all damage that may occur as the result of these works shall be made good by the contractor at no cost to the Proprietor to the entire satisfaction of the Architect. On completion of demolition work remove all debris, clean site and leave in tidy condition.

Clean Up

All demolition material shall be removed immediately from site and site left in a clean and orderly manner.

BUILDING WORKS SPECIFICATION

SECTION 0700 GROUND WORKS

Generally

Cut slab for installation of new sub floor drainage and water supply

Excavate as required for installation of drainage, conduits and services

Protection of foundations of Existing Building

Protect foundations to remain. Use appropriate means including shoring, protective screens, sheeting and the like.

Restore and make good to an approved standard to match existing damage and defacement caused by excavation work.

Soil Classification

NA

Existing Conditions

The site is required to have been visited and an assessment made of conditions likely to be encountered. The site conditions including the position of all services, the nature of the ground to be excavated etc., together with the requirements of all other works necessary to facilitate the completion of the contract shall be deemed 'existing' at the date of possession.

Protection

All due care shall be taken to protect existing vegetation accordance with Environmental Protection Specification.

Setting Out

Prior to any excavation the general area of all building works, services and siteworks within the contract shall be set out by suitable hurdles, pegs or markers. Levels shall be established and pegged from a common datum.

All setting out shall be carefully checked against the drawings prior to commencement and any discrepancies clarified before construction commences.

Surplus Excavated Material

All excavated material not required shall be disposed of and removed from site at no increase to contract sum.

BUILDING WORKS SPECIFICATION

SECTION 0700 GROUND WORKS

Compacting

Prior to placement of any fill the exposed subgrade shall be compacted to AS Standard compaction for top 300mm. Any soft spots shall be removed and replaced with sand fill and compacted as per note below.

All areas under paved areas are to be compacted. The material used in filling shall be free of deleterious material and free of clay balls. It shall be placed in even layers not exceeding 150mm loose depth and compacted to a density of 95% in accordance with AS 1289.

Site Levels

The site must be left self draining without isolated ponding and must also be self draining around the building.

BUILDING WORKS SPECIFICATION

SECTION 0800 CONCRETE

Generally

This section of the specification sets out the requirements in regard to the quality of materials and standards of workmanship to be employed in constructing works in both plain and reinforced Portland cement concrete.

Scope of Works

Patch and repair concrete slab after installation of floor outlets and services.
Allow to level slab as indicated

Approvals

As per bulding Inspectors requirements

No concrete is to be placed until works have been inspected and approved.

Prior to any inspection the foreman shall check all excavation, formwork, reinforcement is correctly laid and that in-slab ducting , cables, pipes and the like have been placed in accordance with the drawings.

Standards-

Work to comply strictly with these codes:AS 1379 Ready mixed Concrete, AS 3600 Formwork, AS 1304 Welded Wire Reinforcing Fabric for Concrete.

Cement

Cement unless otherwise specified shall be Type A Portland cement complying with AS 1315.

Aggregate

All aggregates shall comply with AS 1465 and be clean and free of alkali, salts, vegetable matter and foreign substances. Aggregate shall be 20mm max. size.

Water

Water shall be clear water free from earth or organic matter held in suspension.

Admixtures

No admixtures will be allowed, unless approved in writing by the Architect.

BUILDING WORKS SPECIFICATION SECTION 0800 CONCRETE

Water Proof Membrane

Concrete to be poured over 0.2 mm thick approved polyethylene sheeting. Lap joints 300 mm minimum and seal with approved pressure sensitive tape. Turn up at penetrations and vertical abutments to provide a continuous waterproof membrane. make good all tears, defects and the like immediately before concrete placing.

Ready Mixed Concrete

General concrete shall be Class 25 - 20 with a minimum characteristic strength of at least 25 Mpa at 28 days and maximum aggregate to size of 20mm unless otherwise shown on the drawings. The nominal slump of the concrete shall be 80mm subject to the tolerances specified in AS 3600.

Reinforcement

All steel reinforcement shall comply with the requirements of AS 3600, AS 1304 and AS 1302. At the time of placing concrete around it , all reinforcement is to be clean and free from oil, mud paint, loose scale , rust or other deleterious matter.

Reinforcement Placement

Reinforcement is to be accurately placed in position as shown on the drawings, securely wired together at all intersections and supported on approved bar chairs at frequent centers so that concrete cover shown on the drawings can be accurately maintained.

Splices and Laps

Splices and laps to be in accordance with AS 3600.

Construction joints

Construction joints shall only be made at locations shown on the drawings.

Protection and Curing

Freshly cast concrete surfaces shall be protected from premature drying and excessively hot or cold temperatures or damage from rain. Curing shall be commenced as soon as the exposed surface has hardened sufficiently but no later than two hours after finishing. Curing shall be continuous for seven (7) days.

BUILDING WORKS SPECIFICATION

SECTION 0900 BLOCKWORK/BRICKWORK

Generally

Workmanship and materials shall be in accordance with this specification and AS 3700.

Scope of Works

Allow to lay new Blockwork as per Architectural documents.

Bricks

Construct walls to location per architectural drawings with materials as follows:

| |
|--|
| 90mm thick x 190 high x 390 mm solid concrete blocks |
|--|

Brick and Block work Mortars

Mortar shall be mixed in proportions measured by volume in accordance with As123 - Mortar for Masonry Construction.

Packaged cement and lime are to be delivered to the site in the Manufacturer's waterproof lined paper bags with seal unbroken and name shown and are to be stored in dry condition.

Sand is to be fine aggregate to AS 2758, Part 1 and AS 2701.

Setting Out

Bed joints and vertical joints shall be of uniform width.

Bonding

To AS 3700 stretcher bond generally. Bond walls to intersecting walls by tie bonding.

Building In

Make provisions as work proceeds for the incorporation of items to be built in or keyed to the brickwork. Wherever practicable provide holes, sleeves or chases for services during the erection of brickwork to avoid cutting away and making good.

Jointing

Lay bricks on a full bed of mortar and fill vertical joints solidly with mortar. Point up joints around flashing as necessary. Leave the joints un-struck in brickwork where finish is cement render / solid plaster.

Wall Ties

To AS 2699. Installation to AS 3700.

BUILDING WORKS SPECIFICATION

SECTION 0900 BLOCKWORK/BRICKWORK

Lintels

Lintels as per engineers drawings or otherwise specified.

Mild steel flat or angled lintels galvanized to AS 1650, coating Mass 600/g/Sq.m. Complying with the following table:

- Up to 900mm span: 10mm x 100mm plate for 110mm brickwork
10mm x 80mm plate for 90mm blockwork
(150mm minimum end bearing)
- Up to 1500mm span: 90 x 90 x 8L for 110 brickwork
(150mm minimum end bearing)
- Up to 2500mm span: SL3 -3 course deep reinforced concrete lintel with 100 x 100 x 8L as manufactured by SVC Precast Pty. Ltd. 50mm minimum cover to reinforcement.

Weep holes

Provide weep holes in the form of open perp ends to external leaves of cavity walls in the course above damp proof courses, flashing's and cavity fill and at the bottoms of unfilled cavities. Spacing not exceeding 1200mm centres.

Damp Proof Course

To AS 3700 build damp proof course of approved material (cavity walls) in the first course of the outer leaf, continuous across the cavity and up the inner face, turned 30mm into the first course of the inner leaf above the slab. Project 10mm beyond

External slab edges and turn down 45 degrees. Build damp proof course (internal Walls) in first course above floor level.

Lay in long lengths to full width of walls. Lap full width at angles and intersections and 150mm at joints. Step as necessary, but not exceeding 2 courses per step. Preserve continuity of damp proof courses and waterproof membrane.

Flashings and Weatherings

Unless otherwise specified or shown on drawings build flashing's and weatherings into the following locations where applicable:

Under sills: 50mm into first joint below sill, extending up across cavity and under sill.

Over lintels to openings: Full width of outer leaf immediately above lintel, continuous across cavity, 50mm into inner leaf, two courses above.

Over roofs: Full width of external brickwork, stepped to roof slope. Turn down not less than 50mm over base flashing. Turn up within cavity, sloping inwards across cavity and fixed to or built in to the inner leaf at least 75mm above.

At abutments with structural frames or supports: Approved vertical flashing in cavity from 150mm wide material, wedged and grouted into groove in frame opposite cavity.

BUILDING WORKS SPECIFICATION

SECTION 1000 CARPENTRY

Generally

Do all setting out, framing, housing and fitting necessary in accordance with recognized good trade practices.

Scope of Works

Construct framework from materials specified and sized to locations per Architectural Drawings.

Construct partitions and built in furniture as per drawings.

Locate all appliances other than those to be installed by Joiner or by specialized contractor.

Install internal window and door frames and hang doors.

Fit on site joinery cupboards, boxing etc.

Hang all internal linings unless to be carried out by specialized contractor.

Fit skirts and architrave's.

Supply and fit New Clear line Roller shutter AE/CP/155 available Mirage 95871999

Wall Framing Members

All members not called up on the Engineers Drawings shall be in accordance with AS 1684 - Timber Framing Code.

Structural Beams

REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.

Door Hanging

Provide and fit:

| |
|--|
| Three butt hinges - 10 x 75 mm; to match standard. Fixed pin to outward opening external doors, otherwise loose pin. |
|--|

Door and Window locks, latches, handles and stops.

Install and supply all window and door hardware as part of, or to match window manufacturers extrusions.

Provide and fit all door hardware as shown, specified, scheduled or later selected.

Skirting boards

40 x 15 MDF, to rooms other than noted on Wall Elevations

Architraves

40 x 15 MDF, to rooms other than noted on Wall Elevations

Window Schedule

Refer to drawing A11

Roller Shutters

Supply and fit New Clear line Roller shutter AE/CP/155 available Mirage 95871999

BUILDING WORKS SPECIFICATION

SECTION 1100 JOINERY

Generally

Provide and fit timber bar tops as detailed.

Provide cut-outs to all benches where basins and sinks occur. Install all inset sinks and basins onto bench tops using fungicidal silicon sealant and fixing clips as provided by the fitting Manufacturer.

Finish all edges with matching edge strip.

Provide brass lugs to support shelf and drill holes for adjustable shelves.

Joinery Finishes Schedule

| <u>Location</u> | <u>Item</u> | <u>Int. board type</u> | <u>Ext. Board type</u> |
|---------------------|-----------------------|------------------------|---|
| J01 - Bar. | Bar Unit | Stainless steel | Top: Stainless steel Bar Top: Polished Iron bark (Iroko) Bar face: Portugese tiling "fish/game blue" Available from : Aeria Country floors – 9690 9292 Info@aeria.com.au |
| J02 - Display | Cold Display | Proprietary | Bar Top: Polished Iron bark (Iroko) |
| J03 – Wok Bench | Wok Burners | Proprietary | Bar Top: Stainless steel (Proprietary) Bar Front (Ext): Portugese tiling "fish/game blue" Available from : Aeria Country floors – 9690 9292 Info@aeria.com.au |
| J04 – Seating (x2) | High Seats | Steel frame | Bench top: Polished Iron bark (Iroko) Stressed steel finish |
| J05 – Seating (x2) | Severy Bar Top | | Bench top: Polished Iron bark (Iroko) |
| J06 – Shelving Unit | Solid timber Shelving | | Shelving: Aged Oregon stained timber with stressed Metal facing to front edge. |
| J07 – Shelving Unit | Solid timber Shelving | | Shelving:Aged Oregon stained timber with Stressed Metal facing to front edge. |
| J08 – Prep bench | Stainless Steel | | Bar Top: stainless steel Shelving under: stainless steel Shelving over: stainless steel |

BUILDING WORKS SPECIFICATION

SECTION 1200 ROOFING & STORMWATER DRAINAGE

Generally

Provide a fully weather tight and bird proof system to areas described in the working drawings. The system shall include thermal insulation and adequate means of dealing with vapor pressure and condensation.

Provide all necessary, flashings, spreaders, gutters, downpipes, rainheads etc. to carry stormwater to the ground and discharge to street or stormwater catchment to the satisfaction of the Relevant Authority.

Scope of Work

Re use existing zincalume colorbond tray roof decking and matching cappings, new gutters and downpipes. Lay stormwater pipes to carry water to Council designated outfall locations.

Allow for downpipes to be enclosed in structural steel columns where indicated

Stormwater drains beneath buildings

PVC approved 100 dia stormwater pipes laid to fall. (connected to existing)

Stormwater drains across Council footpaths

Where discharge of drains across Council footpaths to kerb and channel, construction between the building line and the kerb and channel is to be of cast - iron construction and a pit provided at the building line with a minimum internal dimension of 450mm x 450mm.

Existing Underground Drains or other Underground Pipes

There are no known drains or other underground pipes passing through the subject property other than those shown on application drawings and Melbourne Water Drainage Plan.

Stormwater Pipes

Stormwater pipes external to the building shall be 100mm diameter stormwater pipes or 90mm diameter drains installed strictly in accordance with the relevant AS Codes for UPVC Pipes including bedding and cover.

Downpipes

Install downpipes to provide drainage from the metal deck roof as per Architectural Drawings. The down pipes shall be attached to rendered blockwork or stud frame walls with Architect approved brackets. Allow to build in downpipes into structural steel posts and wall cavities where indicated.

BUILDING WORKS SPECIFICATION

SECTION 1200 ROOFING & STORMWATER DRAINAGE

Apron flashings

Fabricate from 0.6mm zincalume steel to Roofing Manufacturer's instructions.

Parapet flashings

Provide and install flashing from 0.6mm zincalume steel or from lead as appropriate and to Roofing Manufacturer's instructions.

Sarking and Insulation for Roof.

| |
|--|
| 3.0 Rvalue BRADFORD ANTI-CON 701 75 mm thickness foil faced mineral fibre blanket or similar |
|--|

The insulation material shall be kept dry at all times.

The insulation material shall be rolled out over the top of the rafters allowing an even sag between them, to provide sufficient space for the thickness of the insulation.

The foil facing shall be laid down to provide the vapour barrier.

The insulation shall be cut where necessary to ensure an adequate fit. All joints between the insulation shall be tightly butted together to ensure there are no air gaps.

Energy Report

Refer to energy report for additional insulation requirements for roofing.

BUILDING WORKS SPECIFICATION

SECTION 1200 ROOFING & STORMWATER DRAINAGE

Generally

Provide a fully weather tight and bird proof system to areas described in the working drawings. The system shall include thermal insulation and adequate means of dealing with vapor pressure and condensation.

Provide all necessary, flashings, spreaders, gutters, downpipes, rainheads etc. to carry stormwater to the ground and discharge to street or stormwater catchment to the satisfaction of the Relevant Authority.

Scope of Work

Re use existing zincalume colorbond tray roof decking and matching cappings, new gutters and downpipes. Lay stormwater pipes to carry water to Council designated outfall locations.

Allow for downpipes to be enclosed in structural steel columns where indicated

Stormwater drains beneath buildings

PVC approved 100 dia stormwater pipes laid to fall. (connected to existing)

Stormwater drains across Council footpaths

Where discharge of drains across Council footpaths to kerb and channel, construction between the building line and the kerb and channel is to be of cast - iron construction and a pit provided at the building line with a minimum internal dimension of 450mm x 450mm.

Existing Underground Drains or other Underground Pipes

There are no known drains or other underground pipes passing through the subject property other than those shown on application drawings and Melbourne Water Drainage Plan.

Stormwater Pipes

Stormwater pipes external to the building shall be 100mm diameter stormwater pipes or 90mm diameter drains installed strictly in accordance with the relevant AS Codes for UPVC Pipes including bedding and cover.

Downpipes

Install downpipes to provide drainage from the metal deck roof as per Architectural Drawings. The down pipes shall be attached to rendered blockwork or stud frame walls with Architect approved brackets. Allow to build in downpipes into structural steel posts and wall cavities where indicated.

BUILDING WORKS SPECIFICATION

SECTION 1200 ROOFING & STORMWATER DRAINAGE

Apron flashings

Fabricate from 0.6mm zincalume steel to Roofing Manufacturer's instructions.

Parapet flashings

Provide and install flashing from 0.6mm zincalume steel or from lead as appropriate and to Roofing Manufacturer's instructions.

Sarking and Insulation for Roof.

| |
|--|
| 3.0 Rvalue BRADFORD ANTI-CON 701 75 mm thickness foil faced mineral fibre blanket or similar |
|--|

The insulation material shall be kept dry at all times.

The insulation material shall be rolled out over the top of the rafters allowing an even sag between them, to provide sufficient space for the thickness of the insulation.

The foil facing shall be laid down to provide the vapour barrier.

The insulation shall be cut where necessary to ensure an adequate fit. All joints between the insulation shall be tightly butted together to ensure there are no air gaps.

Energy Report

Refer to energy report for additional insulation requirements for roofing.

BUILDING WORKS SPECIFICATION

SECTION 1300 GLAZING

Generally

All glass shall be first quality, free from flaws, bubbles or other imperfections..

All clear glass to conform to A.S. 1288 - 1989.

Works to be carried out by professional glazing company.

Scope of Works

As shown on Architectural drawings

Generally Timber Framed Windows

Marking

Mark glass after glazing with soap or marking compound, not with advertising stickers.

Cleaning and replacement

Immediately before handing over, clean and polish all glass, replace any damaged broken glass, and leave the whole of the works in a good condition. During the progress of the works keep the glass clean by prompt removal of foreign matter, particularly cement products. Hard objects which may result in cuts, scratches or marks on the surface of the glass should not be used for removing cement, labels or paint.

Storage

All windows to be stored on site as required by manufacturer.

BUILDING WORKS SPECIFICATION

SECTION 1400 INTERNAL WALL & CEILING LININGS

Plasterboard

Scope

Supply and install a complete installation of plasterboard including but not limited to:

Plasterboard.

Hard plaster/masonry walls. (Patch and Repair)

Lining of stud walls.

Lining with water-resistant plasterboard.

Replace existing salvaged tiles where required in Imperial Ceiling Grid.

References

GYPROCK plasterboard shall be installed in accordance with the instructions detailed in the GYPROCK Installation Manual, Brochure No. 547 and the Australian Standard AS 2589-1983-The Application and Finishing of Gypsum Plasterboard in Framed Dwelling Construction.

Comply with applicable portions of the following Australian Standards; current edition:

| | |
|---------|---|
| AS A43 | Gypsum Plaster for Building Purposes. |
| AS 2329 | Mastic Adhesives for Fixing Wallboards. |
| AS 2185 | Fibrous Plaster Products |
| AS 2589 | Application and Finishing of Gypsum Plasterboard in Framed Dwelling |

Construction

| | |
|---------|--|
| AS 2186 | Code of Practice for Erection and fixing of Fibrous Plaster Products |
| AS 2588 | Gypsum Plasterboard. |
| AS 2592 | Gypsum Plaster for Building Purposes. |

General

13 mm Plasterboard to all timber stud walls (WR to wet areas)

13 mm Plasterboard to ceilings

All plasterboard to be installed, stopped and sanded in compliance with Australian standards listed above.

BUILDING WORKS SPECIFICATION

SECTION 1500 EXTERNAL WALL LININGS

Generally

Wall linings to be applied or fixed by appropriate tradesmen.

Scope of Work

Provide water tight and resistant surfaces to all external walls.

Patch and repair existing corrugated iron walls

Schedule of Finishes

Tiled finish to brick work base

9mm Cement Sheet, Blue board or Hardies Board with concealed joints (walk way)

Locations

Provide finishes to locations per architectural drawings.

General finishes

External brickwork rendered, Powder coated zincalume, Paint all new timber fascias and stained external timber work, New Natural Anosised aluminum windows finished in powder coat paint finish. Zincalume powdercoated wall cladding. (lysaght multi clad profile)

Plaster Accessories

Contractor is to make himself aware & use Rhondo or similar accessories, such as Exangle edge beads to window edges and external corners including openings and heads. Lathing were required.

Mixes

Render over fibre cement sheet substrates: not greater than 6 parts sand, 1 part lime 1 part cement, by volume. Machine mix all materials.

Blueboard

Blue board to be installed strictly to manufacturerers specifications and relevant Australian Standards.

Shadowclad

Shadowclad is to be installed strictly to manufacturerers specifications and relevant Australian Standards.

BUILDING WORKS SPECIFICATION

SECTION 1600 STEELWORK

Generally

This section of the specification sets out the requirements in regard to the quality of materials and standards of workmanship which shall be adopted in the supply, fabrication, erection and corrosion protection of steelwork. Refer to engineers details for steel fixing details.

Unless otherwise specified each metal work to masonry fixing shall be RAMSET dynabolt or similar approved masonry anchor.

Scope of Works

Structural Steelwork

Refer to Engineers Drawings for fabrication details and locations of Structural Steelwork

Lift and re install existing steel framed ceiling, supply and install new connections as per engineering Drawings No EC154 – 1 & 2

Fabrication

All fabrication shall conform to the requirements of AS 1250 except where otherwise specified.

Materials

All structural steel is to comply with the requirements of AS 3679 - Ordinary Weldable Grades, grade 250 (nominal), and is to be free of cracks, twists and other defects.

Inspection / Rejection

All steel, materials and procedures shall be subject to inspection by the Architect and Engineer and acceptance or rejection by either party shall be final.

Defective materials shall be removed from the site by the Steel Contractor and the Contractor shall be responsible for any delays caused by rejection.

The Steel Contractor shall, after having had any material or work rejected, repair or replace steelwork as directed without delay at Contractor's own expense.

Splices

Splices and joints in structural steel members shall be made in single lengths except as shown on the drawings and permitted by the Architect and Engineer.

Connections

Connections and joints shall be as detailed on Engineer's drawings. In the absence of a specific detail the Contractor shall request a detail by way of site instruction.

Bolting

All bolts to be as specified by the engineers , and if unspecified shall be grade 8.8/s bolts complete with hardened nuts and washers to AS 1112.

Welding

All welding is to conform with the requirements of AS 1554. Welding shall only be performed by personnel that have had suitable training and experience in this form of construction.

Camber

Structural steel members are to have a natural camber upwards, unless otherwise noted.

BUILDING WORKS SPECIFICATION SECTION 1600 STEELWORK

Drilling and Punching

Drilling and Punching holes shall be placed in steel in accordance with AS 1250. Holes for bolts etc shall not be made by gas or similar cutting process.

BUILDING WORKS SPECIFICATION

SECTION 1700 PAINT FINISHES

Generally

Ensure that all surfaces are in a fit and proper condition to receive the coatings specified.

Clean down, remove all foreign matter including grease, dust, dirt, fill cracks and holes, fine sand and leave smooth. The whole surface must be thoroughly dry unless otherwise specified before coating commences. If there is mould or moss on the surface treat it with an appropriate fungicide.

All surfaces shall be finished with the appropriate coating system to produce a satisfactory result. No variation will be made for alleged additional work or alternative finish without prior approval from the Architect.

Scope of Works

All plasterboard surfaces.

All timber surfaces.

All cement sheet surfaces.

All metal surfaces where noted on Architectural Drawings and in schedules

All external rendered surfaces

Porters "Rust paint" to steel columns and downpipes.

Materials

All materials shall be approved proprietary products of first quality brought on site in sealed containers branded with manufacturer's name and type of contents. Brands and colours nominated by Architect shall be adhered to.

Application

Internal coatings on flat ceiling and wall surfaces may be applied by roller; otherwise apply all coatings by brush

Remove furniture, switch plates, light fittings, etc., before coating, and replace on completion. Allow each coat to harden thoroughly, then sand down and dust clean before re-coating.

Cutting in between different colours shall be done neatly in straight lines to satisfaction of Architect.

Manufacturer's instructions shall be strictly followed.

**BUILDING WORKS SPECIFICATION
SECTION 1700 PAINT FINISHES**

Schedule of Paint Finishes :

| Plasterboard | Coats | Recoat time (hr) | sqm / l |
|------------------------------------|--------------|---------------------------|----------------|
| Dulux Acrylic sealer Undercoat | 2 | 2 | 12 |
| Dulux Wash 'n' wear flat acrylic 2 | 2 | | 16 |

| Custom wood as joinery | Coats | Recoat time (hr) | (sqm / l |
|---------------------------------|--------------|---------------------------|-----------------|
| Dulux Exterior Acrylic Primer 1 | 2 | | 14 |
| Dulux Wash & Wear Gloss Acrylic | 2 | 6 | 16 |

| Internal Trims | Coats | Recoat time (hr) | Sqm / l |
|-------------------------------|--------------|---------------------------|----------------|
| Dulux Oil Based Primer | 1 | 16 | 16 |
| Dulux Super Enamel High Gloss | 2 | 16 | 16 |

External Steelwork

| | | | |
|-----------|-----------------------|------|-----|
| Undercoat | ROZC | 75um | DFT |
| Finish | industrial enamel | 75um | DFT |
| | 100 % gloss | | |
| | maximum 10 % thinners | | |

BUILDING WORKS SPECIFICATION

SECTION 1800 HYDRAULIC - SANITARY

Generally

All sewerage works shall be carried out by a Plumber registered and licensed by the Local Authority in accordance with the requirements of the most recent by-laws and regulations thereto of the Local Authority.

Scope of Works

Install necessary piping to provide water supply to all fixtures.

Install four waste's

Fit off taps and fittings.

Allow for connection to Centre Hot Water Service

Allow to extend hot water supply to Sinks, dishwasher, prep sink and basins.

Allow to extend cold water supply to Sinks, dishwasher, preparation sink, hand basin, wok burner and ice maker.

stop taps to cool room, and main area for washing.

Gas Appliances

Provide & maintain gas supply to the following:

Hot Water Service (supplied)

6 burner Cook tops (x2)

Grill Burner

Crab Boiler

Wok burners

Combi Oven

Sprinklers

Allow to relocate the existing sprinklers

BUILDING WORKS SPECIFICATION

SECTION 1900 ELECTRICAL & MECHANICAL

Generally

Supply, install, test, modify and commission all electrical and Mechanical services shown in the Consultants drawings and specifications, and described herein, including all equipment and or incidental works necessary to complete the installation. The installation shall comply with the relevant SAA Standards and Local Authority requirements.

The mechanical system (refer to PC list) shall be designed and agreed by the builder prior to signing contracts. The builder shall provide design, details and specifications for permits prior to contract signing firming up the PC from tender.

Scope of Works

The Architectural drawings show the general layout and specifications as to the design intent.

Allow to install new switchboard to suit requirements

Extend the existing 3 Phase to the Dishwasher.

Extend 20amp power to cool room,
and allow power supply cool room lighting and ventilation system.

Extend Data point from market server to Docketing system

Extend power to exhaust range hoods and equipment including concealed range lighting.

Lighting and Gpo's

Allow to supply power supply to compressors and fridge motors above cool room

Allow to supply and install full mechanical system, including stainless steel canopies with concealed lighting,
Concealed ductwork, exhaust grilles, in line motors and fans.

Electrical System

Contractor is to allow to install a fully operational and complying electrical system. Architectural layouts reflect desired locations and scope.

Mechanical Exhaust System

Allow to supply and install full mechanical system, including stainless steel canopies with concealed lighting,
Concealed ductwork, exhaust grilles, in line motors and fans.

Light Fittings

Refer to Architects Reflected Ceiling Plans for new lighting layout.

GPO's and Data Points

Refer to Architects Electrical Plans for new GPO and Data Point layout for Docketing system.

Electrical Drawing No. A09 has been issued and reflect the clients desired layout. Contractor is to allow to check the architects/client preferred layout and provide marked up drawings on a design and construct basis.

Switch Plates

**Claypots Bazaar,
South Melbourne Market**

WARREN J FOSTER ARCHITECTS
5 Inkerman Grove St Kilda Melbourne 3182

**BUILDING WORKS SPECIFICATION
SECTION 1900 ELECTRICAL & MECHANICAL**

Number and general locations to be as detailed. Select from HPM range. Allow for dimmers as indicated on drawings.

BUILDING WORKS SPECIFICATION SECTION 2000 FITTINGS SCHEDULE

The builder is to allow to install the following fittings purchased by the proprietor including, service connection and base works to allow the installation of the items.

Item 1 The builder is to allow for all sundry items. Stop Taps, washing machine taps, dishwasher tap sets etc.

The builder shall allow to install the following items:

Oyster and Shell Display

Flake Ice Machine (x2)

Cold Well

Upright Fridge for fish produce

Custom Made Display Fridges for seafood and tapas and underbars

Hot plate and Grill plate, 6 burners with oven (x2), and crab boiler

single wok burners (x2)

Combi oven -

Beer Taps -

Docketing System Vectron

Dishwashers

Cool Room (1700w Cool Room)

44 Steel Stools @ 250ea

BUILDING WORKS SPECIFICATION

SECTION 2100 FINISHES SCHEDULE

The Architect will supply a color schedule for the project and a full schedule of paint finishes will be prepared. The following schedule is to be used as a base schedule providing the scope of work.

Internal finishes

The Architect will supply a color schedule for the project and a full schedule of paint finishes will be prepared. The following schedule is to be used as a base schedule providing the scope of work.

| | | |
|---------------------|--------------|--|
| Main Bar R01 | Floors: | Polished and stained Concrete |
| | Walls: | Plasterboard with textured paint finish |
| | Ceiling: | plasterboard prepare for textured paint finish |
| | Doors: | Solid core glazed timber, Stained finish |
| | Windows | Timber glazed windows |
| | Architraves: | flush shadowline |
| | Skirting: | Aluminum Skirting |
| | Cornice: | Flush joint square |
| | Bar Tops | Polished Timber (internal) |
| | Bar Face" | Portugese tiled finish |
| | BenchTops | Stainless steel |

| | | |
|------------------|--------------|--|
| Prep Room | Floors: | Polished and stained Concrete |
| | Walls: | Plasterboard with oil paint finish Stainless steel cladding to 1800 |
| | Ceiling: | plasterboard prepare for oil paint finish |
| | Architraves: | flush |
| | Skirting: | Aluminum Skirting |
| | Cornice: | Flush joint |
| | BenchTops | Stainless steel |

| | | |
|-----------------|----------|--|
| External | Walls: | Existing Colorbond cladding/ Tiled base finish |
| | Doors: | Solid core timber, Stained finish |
| | Windows | Timber glazed windows |
| | Bar Tops | Polished Timber (external) |

Appendix A

A Vectron ticketing System

Vectron Systems Australia

Welcome!



The sound barrier has been broken: in the past 7 years Vectron has installed more than 75,000 POS systems all over the world. Vectron ranks among the "Top Ten" of European manufacturers of POS systems. Be it an optician in Dubai or a fine dining restaurant in Australia, the opera cellar in Stockholm, a fast-food restaurant in Las Vegas or the Southampton football stadium, be it in the skiing area Arosa in Switzerland or on the Munich Oktoberfest, the BMW spare parts store or a German broadcasting station: there and on many other places worldwide people rely on Vectron's top technology and apply the stable, fast and elegantly designed POS systems or comprehensive trade solutions.

Rely on the international experience and technical know-how of one of the leading manufacturers: Vectron - leading in POS technology

Appendix B

B Portugese Tiling

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STONE ■ **TILE** ■ **CERAMIC AND ANTIQUES** ■ **WHAT'S NEW**

Our Store Locations

| Woollahra, Sydney | | Melbourne | |
|--|--|---|--|
| 28 Moncur Street, Woollahra NSW 2025 | p: (02) 9326 2444 | 236 Coventry Street, South Melbourne VIC 3205 | p: (03) 9690 9292 |
| | f: (02) 9327 8559 | | f: (03) 9690 9393 |
| | e: info@aeria.com.au | | e: info@aeria.com.au |
| Store Hours | 8.30-5.30 - Mon-Fri 9.00-3.00 - Sat | Store Hours | 8.30-5.30 - Mon-Fri 9.00-3.00 - Sat |



Appendix C

C Mirage Shutters

MIRAGE OFFICES

HEAD OFFICE - VICTORIA, MELBOURNE

8 Walker Street
BRAESIDE, VIC 3195

Phone: 03 9587 1999

Fax: 03 9587 2546

Int'l. Phone: +61-3-9587 1999

State Manager: Tony Vivarelli

tony.vivarelli@miragedoors.com.au

CLEARLINE ROLLER SHUTTER EXTRUDED - POLYCARBONATE & ALUMINIUM

This new innovation in security has been developed to give the highest level of vision whilst providing security and natural light flow. No lost display or floor space after you have locked up, due to Clearline pilfer proof design, it also protects your stock from dust and vermin.

Application: Suitable for shopping centres, clubs, video shelves, entrances, book stores and especially good for food handling areas.



RECOMMENDED SPECIFICATIONS

Clearline Vision Roller Shutters, as manufactured by Mirage Industries Pty. Ltd., Australia. Product Code AE / CP / 115.

CURTAIN

Made of alternating full width extruded slats, 1.5mm thick x 98mm high clear polycarbonate, and rigid aluminium joining slats. Both ends of every aluminium slat are filled with a solid nylon clip that secures slats laterally and takes up wear. The Clearline may be installed forward roll or reverse roll, without affecting the appearance and function of the installation.

CLEARLINE BOTTOM RAIL

Shall consist of a robust extruded aluminium section, fitted with a rear Colourbond® steel coverplate, designed to completely house a key operated lock.