

HECTOR ABRAHAMAS

ARCHITECTS



SPECIFICATION AND SCHEDULE OF WORKS

of materials and workmanship for
works to address damp to the

ASC Sugarmill

LOCATION:

2-4 Sugar House Road, Canterbury

PROPRIETOR:

**Strata SP70958
c/- Bright & Duggan Pty Ltd
For the attention of Mr Dane Maclachlan**

ARCHITECTS:

Hector Abrahams Architects Pty Ltd
Studio 402, Reid House
75 King Street
SYDNEY NSW 2000

Telephone: (02) 9299 7959
Facsimile: (02) 9299 1884
Email: mailbox@hectorabrahamsarchitects.com

DATE: March 2013

1. STONEMASON and DPC installer

1. Generally

The stonemasonry of the works shall be carried out by a mason approved by the architect.

Approval of the use of a particular tradesman shall not relieve the contractor of any responsibilities regarding the performance of the works. Failure to approve a particular tradesman shall not constitute grounds for an adjustment to the contract sum.

Approval of a tradesman will be based on experience in this type of work.

Provide all accessories necessary for workmanlike installation of new stone including cramps, dowels, joggles and the like.

All materials to be new, defect free, the best of their respective kinds, in full compliance with the relevant S.A.A. Codes, except demolished materials approved for reuse. Protect and cover from weather all perishable materials fixed or unfixed.

All metal dowels and fixings shall be of non-corrodible non-ferrous metal or stainless steel of approved alloy.

Proportioning of materials to be made dry in proper gauge boxes before mixing, or in other approved manner.

In facework mortar colour shall match that of original mortar by the careful selection of sand.

2. Materials

Cement

NB: Cement must not be used other than where scheduled. Cement to be an approved brand of Portland cement to be AS 3972-1997 - Portland and blended cements.

Lime Putty

Prepared in accordance with AS CA27-1959 - Code of recommended practice for internal plastering on solid backgrounds, from quicklime as described in Section 2, Part 5(a) or from hydrated lime as described in Part 5(b).

Sand

Clean, sharp, free from impurities and salts, from an approved source.

Lime Mortar - use for bedding stones and all grouting works and pointing

- 3 parts sand
- 1 parts lime putty
- The mixture should be allowed to stand min. 14 days before using

3. Joints

Work to Existing Walls

Where rebuilding, repointing or making good to existing face work, match sound original joints as determined by examination of adjacent areas and approved by architect.

Generally

On no account is any joint to be widened to admit pointing. No electric angle grinders are to be used without approval of the architect. The repointing is intended purely as filling to prevent the permeation of water between units into the walling behind. Stronger mortar may be used only as directed in very exposed positions. Thoroughly wet down existing stone prior to pointing. Do not allow mortar to spread over stone arrises even where these are weathered. Following pointing joints are to be kept damp for min. 14 days to prevent premature drying out and consequent cracking and loosening of mortar.

Point up

Where scheduled 'point up', thoroughly wet open joints and flush up with mortar. Finish joint ABS JOINTS.

Repoint

Where scheduled 'repoint', cement or other jointing shall be removed/raked out to a minimum depth of 20mm, the joint thoroughly wetted and flushed up and finished as above.

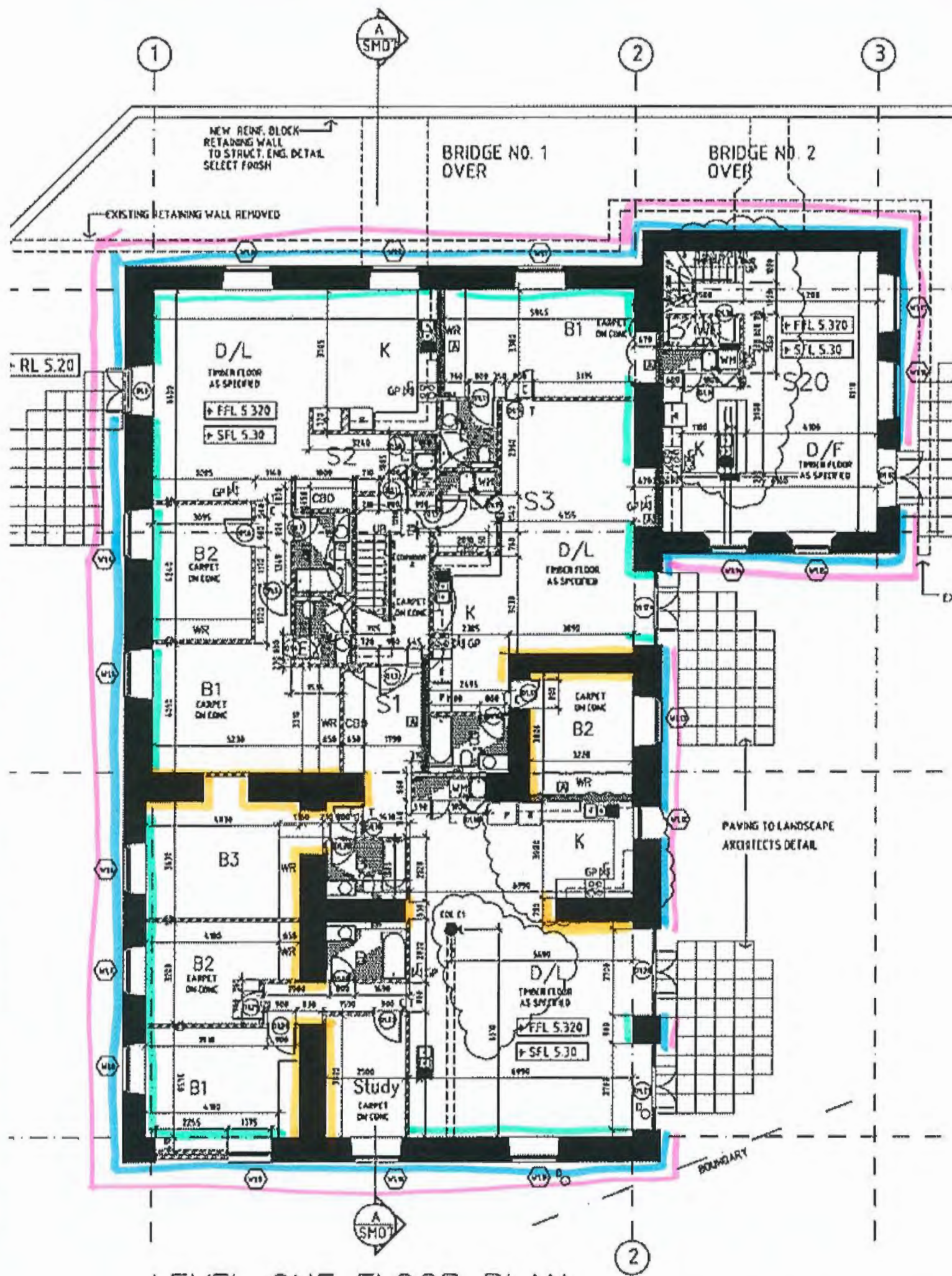
4. Desalination of Stonework

Where scheduled/shown to desalinate, apply Westox Cocoon in two applications, in accordance with the manufacturer's specification. Seek architect's approval before closing up the works.

5. Chemical Damp Proof Course (dpc)

Where scheduled/shown to install chemical dpc, supply and fit Westox 50 damp proof course to the level indicated and make good as indicated. Provide manufacturers warranty and installatio warranty to the architect prior to the closing up the works.

ASC SUGAR MILL 2-4 SUGAR HOUSE ROAD CANTERBURY.



LEVEL ONE FLOOR PLAN

LEGEND

- TYPICAL INTERNAL MASONRY WALL 110MM THICK LOADBEARING WALLS BETWEEN UNITS AND CORRIDOR AND BETWEEN UNITS AND UNITS STC 45 & FRL 90/90/90
- DIVIDING WALL 230MM THICK - 2 LEAVES 90MM MASONRY & 50MM CAVITY LOADBEARING DIVIDING WALL BETWEEN KITCHEN/BATH OF ONE UNIT AND LIVING / BED OF ANOTHER UNIT STC 50 & IMPACT & FRL 90/90/90
- PLUMBING STACK
- WINDOW DRAINER
- GAS OUT-LET/BAYONET
- JUNCTION BETWEEN TIMBER AND CARPET

SCHEDULE OF WORKS & KEY.

- REMOVE PLASTERBOARD LININGS
INSERT CHEMICAL DPC AT FLOOR LEVEL
DESALINATE STONE TO 1m ABOVE FLOOR
REINSTATE PLASTERBOARD LININGS
- OPEN UP LININGS, CLEANOUT CAVITY
REINSTATE LININGS
- REMOVE CEMENT POINTING FROM
LOWEST BED JOINT & REPOINT.
- INJECT DPC AT GROUND FLOOR LEVEL
DESALINATE STONE LOWER 500mm

BASE DRAWING: EXCERPT FROM WOODHOUSE & DANKS 0255/SM02-M.

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