
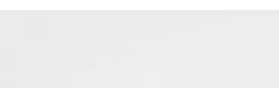
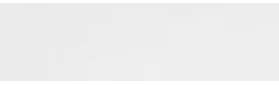
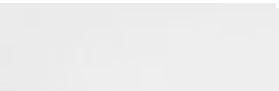

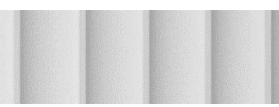
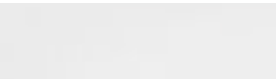



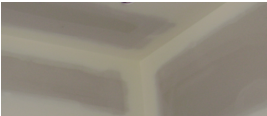


UNIT 3 - GUIDE FOR SCHEDULES - MODERN AUSTRALIAN (White, Light timbers, Brushed nickel, Scallop details)





PAINT SCHEDULE

Surface	Room/ Area (& Feature wall location)	Paint Colour Name & Code	Paint Type & Finish	Image
FRONT DOOR	Entrance/ Front door	Flax Pod	Powder Coated	
INTERNAL DOORS, ARCHITRAVES & SKIRTING BOARDS	Throughout	Resene Half Black White	Resene Lustacryl semi-gloss	
CEILING	Throughout	Resene Half Black White	Resene Flat	
CEILING	Bathrooms	Resene Half Black White	Resene kitchen and bathroom Spacecote flat	
WALLS	Throughout	Resene Half Black White	Resene Low Sheen	
FEATURE WALLS	Main bedroom bedhead 1200 high and 2nd bedroom full wall	Scallop White	Laminex - Placemakers/ ITM	
FEATURE WALLS	Stairs wall in dining area	Slats	Resene Lustacryl semi-gloss	



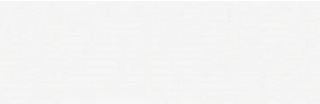




TRIM AND MOULDINGS SCHEDULE






Item (& Room if app.)	Product Name	Details: Profile & Size	Supplier	Image
SKIRTING BOARD	Moulding Profiles	Profile: Square Size: 90mmx10mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
ARCHITRAVE	Moulding Profiles Bathrooms	Profile: Square Size: 60mmx18mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
ARCHITRAVE	Moulding Profiles Bedrooms	Profile: Square Size: 60mmx10mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
CORNICE (N/A)	Square Stop	Square Stop	Note for Builder and Plasterer	

FLOORING SCHEDULE



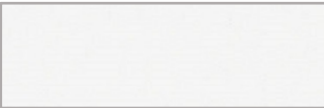





Room	Item, Product Name & Code	Details: Size, Colour, Finish & Pattern	Supplier	Image
ENTRY, BOTTOM STAIRS, LIVING, DINING, KITCHEN,	Euro Delux - Natural Varnished Oak	Size: 2200mm x 145mm Random Lay - Prime Floors (Neil)	Quick Step - Prime Floors	
GARAGE	Garage Carpet - Charcoal	Endure UV - 100% solution dyed nylon	Urban Flooring	
TOP STAIRS/ BEDROOMS/ HALLWAY	Carpet - Alabama Truffle with Sleepyhead 90kg 10mm foam underlay	Solution dyed nylon cut pile twist with fade resistance	Godfrey Hirst and Sleepyhead	
BATHROOM/ LAUNDRY/ BINS	Floor and Wall Tiles	Colour: Lime Stone Matt White 600mm x 600mm	Tile Depot	

KITCHEN SCHEDULE


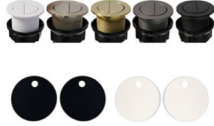
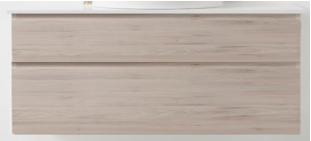




Item	Product Name & Code	Details: Profile, Size, Colour & Finish	Supplier	Image
BENCHTOPS	Metropolis Steel Benchtop	Colour: Steel Size: 20mm Finish: Smooth	Archant	
SPLASHBACK	Metropolis Steel	Colour: Steel Size: 20mm Finish: Smooth	Archant	
CABINETRY FINISH BASE CABINETS & DRAWERS	Munns	Colour: Builders White	Builders White - Munns	
HANDLES (N/A)	Handleless	Shadow line with wood backing	Munns Kitchens	
SINK	ABI - Seba 550mm	Colour: Stainless Steel Size: 550mmx450mm	ABI Interiors - Direct	
WASTE	ABI - Sink Basket Waste (with overflow)	Finish: Stainless Steel Size: 40mm	ABI Interiors - Direct	
TAPWARE	ABI - Elysian Commercial Pull Out Kitchen Mixer	Finish: White	ABI Interiors - Direct	









FRIDGE	Samsung Bottom Mount SRL336NW	W595xD663xH1700 310L White	100% Electric Albany	
COOKTOP	Bosch Series 4 Induction PUE611BB5E	600mm	100% Electric Albany	
OVEN	Bosch Series 4 Built In Oven HBA534BB0A	W594xD548xH595 Black	100% Electric Albany	
DISHWASHER	Bosch Series 2 SMS2ITW01A	W600xD600xH845 White	100% Electric Albany	
RANGEHOOD	Bosch Series 4 Integrated DHL555BAU	Stainless	100% Electric Albany	

LAUNDRY SCHEDULE









Item	Product Name & Code	Details: Profile, Size, Colour & Finish	Supplier	Image
BENCHTOPS	Metropolis Steel Benchtop	Colour: Steel Size: 20mm Finish: Smooth	Archant	
SPLASHBACK	Metropolis Steel	Colour: Steel Size: 20mm Finish: Smooth	Archant	
CABINETY FINISH BASE CABINETS & DRAWERS	Munns	Colour: Builders White	Builders White - Munns	
HANDLES (N/A)	Handleless	Shadow line with wood backing	Note for Kitchen Joinery	
SINK	ABI - Ohelu Single Sink	Size: 440mmx380mm Finish: Stainless Steel	ABI Interiors - Direct	
WASTE	ABI - Sink Basket Waste (with overflow)	Finish: Stainless Steel Size: 40mm	ABI Interiors - Direct	
TAPWARE	ABI - Elysian Kitchen Mixer	Finish: White	ABI Interiors - Direct	
WASHER/DRYER	Bosch Series 6 WNA254U1AU	W598xD590xH848 White	100% Electric Albany	






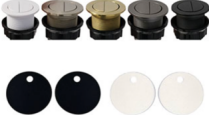
MAIN BATHROOM SCHEDULE

Room	Item, Product Name	Details: Size, Colour, Finish	Supplier	Image
BATHROOM	Toilet - Elementi Uno back to wall toilet suite	Size: W380mm, D520mm Finish: White	Robertson - Chesters	
BATHROOM	Toilet - Button and toilet hinge covers	White	Robertson - Chesters	
BATHROOM	Vanity - Soft Solid Slim 1000, 2 drawer, wall hung, solid surface	Size: W1000mm, H610mm, D360mm Colour: French Oak	Bath and Co - Chesters	
BATHROOM	Basin - Arlo Kordura Semi - recesses basin	Size W490 x H105 x D250	Bath and Co - Chesters	
BATHROOM	Mini wall mounted spout	60mm White	ABI Interiors - Direct	
BATHROOM	Elysian minimal mixer	White	ABI Interiors - Direct	
BATHROOM	Basin Waste - pop up	Size: Diameter 32mm overflow Finish: Mat White	ABI Interiors - Direct	







BATHROOM	Milani hand towel holder	Size: W220mm Finish: White	ABI Interiors - Direct	
BATHROOM	Toilet roll holder	Size: 170mm universal Finish: White	Elite Bathroomware	
BATHROOM	Ambience backlit round mirror	Size: D800	Newtech - Chester	
BATHROOM	Shower all in one set	Lamone round shower column - White	Code - Elite Bathrooms	
BATHROOM		Size: 1420mm Type: Tile insert Colour: White	Allproof - Chesters	
BATHROOM	Floor grate	Size: 100mm Type: Elegance Straight Colour: White	Allproof - Chesters	
BATHROOM	Elysian Shower Diverter	Bottom Diverter - White	ABI Interiors - Direct	
BATHROOM	Heated towel ladder	Code Round heated towel rail 900Hx500W - White	Code - Elite Bathrooms	

ENSUITE BATHROOM SCHEDULE






Room	Item, Product Name	Details: Size, Colour, Finish	Supplier	Image
ENSUITE	Vanity - Soft Solid Slim 800, 2 drawer, wall hung, solid surface	Size: W800mm, H610mm, D460mm Colour: French Oak	Bath and Co - Chesters	
ENSUITE	Miska thin edge basin sink	D360, H130 - Matte white	ABI Interiors - Direct	
ENSUITE	Elysain minimal mixer and standard spout set	Size: W150mm, H151mm Finish: White	ABI Interiors - Direct	
ENSUITE	Basin Waste - pop up	Size: Diameter 32mm overflow Finish: Mat White	ABI Interiors - Direct	
ENSUITE	Milani hand towel holder	Size: W220mm Finish: White	ABI Interiors - Direct	
ENSUITE	Toilet roll holder	Size: 170mm universal Finish: White	Elite Bathroomware	
ENSUITE	Shower all in one set	Lamone round shower column - White	Code - Elite Bathrooms	
ENSUITE	Elysian minimal mixer	White	ABI Interiors - Direct	

ENSUITE	Ambience backlit arch mirror	Size: 600x1000	Newtech - Chester	
ENSUITE	Code round heated towel ladder	Size: 900x650mm Finish: White	Code - Elite Bathrooms	
ENSUITE	Toilet - Elementi Uno back to wall toilet suite	Size: W380mm, D520mm Finish: White	Robertson - Chesters	
ENSUITE	Custom shower channel waste	Size: 995mm Type: Tile insert Colour: White	Allproof - Chesters	
ENSUITE	Floor grate	Size: 100mm Type: Elegance Straight Colour: White	Allproof - Chesters	
ENSUITE	Toilet -Button and toilet hinge covers	White	Robertson - Chesters	



LIGHTING SCHEDULE

Room	Lighting Type	Product Name & Code	Details: Dimensions, Colour & Finish	Image
ALL	Downlights	Ambius 12W LED - warm (dimmable)	Colour: White 900mm cut out	
BATHROOMS	Recessed Downlight	9W - warm	Colour: White 750mm cut out	
STAIRS	LED strip lighting	Ledlux strip 5M 5W warm white CR190 2M tail (or similar)	5W per metre	
EXTERNAL	Byron up/down wall light	10W	Colours: Black	
KITCHEN FEATURE	Bar	Ledlux Minota CCT Pendant - Lighting Direct	Colour: White Size: 1800mm	
STAIR FEATURE	Pendant	Song Ceiling Pendant Freedom Furniture	Colour: White Size: 50mm x 50mm	





HARDWARE SCHEDULE

Room	Hardware Type	Product Name & Code	Details: Dimensions, Colour & Finish	Image
ALL	Hinges	Placemakers: Windsor Hardware	Colour: Stainless	
ALL CUPBOARDS	Dummy Door Handles	Placemakers: Windsor Hardware (Hydra)	Colour: Stainless	
BEDROOMS	Passage Door Handles	Placemakers: Windsor Hardware (Hydra)	Colour: Stainless	
BATHROOMS	Passage Lockable Door Handles	Placemakers: Windsor Hardware (Hydra)	Colour: Stainless	
BEDROOMS	Wardrobe/Cavity Slider	Placemakers: Windsor Hardware	Colour: Stainless	


OTHER INTERNAL FIXTURES

Room	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
ALL	Smoke Alarms	Arma wireless smoke alarms	Supplied by Bunnings and installed by A&A Fotheringhame Builders	
ALL	Blinds	Everyday thermal colour Amour with white chains, rails and brackets	Supplied by Windoware and installed by 3 Little Birds	


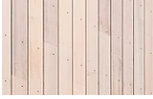


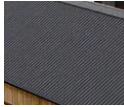





HEATING AND COOLING SCHEDULE

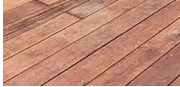
Room	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
GARAGE	Hot Water Cylinder	Rheem 180L	Supplied by Chesters and installed by Flow On Plumbing	
LIVING	Heatpump	Mitsubishi MXZ4F80 heat-pump 11.6kw of heating, 9.2 kw cooling capacity, 1 x cassette in ceiling 6kw heating, 5kw cooling (capacity to add additional cassette upstairs)	Supplied by Mitsubishi and installed by Elextec	
ALL	Insulation	Knauf insulation as per plan - r.2,6 walls, r5.2 roof, r1.8 underfloor	Supplied by Knauf and installed by Snug	
BATHROOMS	Underfloor heating	Programmable thermostat HT2, 400w	Supplied by and installed by Techni tiling	

PLANTING SCHEDULE

Position	Plant Type	Description	Quantity	Image
ENTRANCE	TECOMANTHE SPECIOSA	Three Kings Climber - Native to NZ	4	

EXTERNAL SPECIFICATIONS

Position	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
EXTERIOR	Cladding: Nuwall	Dulux Mannex Flaxpod: E200	Nuwall	
EXTERIOR	Cladding: Cedar	Wood x Damper HP52 Vertical Shiplap Fingerjointed	Hempac	
EXTERIOR	Windows	Double Glazed Powder Coated Aluminium - Flaxpod	Composite Joinery	
EXTERIOR	Skylights	FCM 1430 Lowpitch 895x488	Velux	
EXTERIOR	Roof	Long run Coloursteel - Flaxpod	Metal Down Roofing	
EXTERIOR	Gutter and downpipes	Coloursteel - Flaxpod	Continuous Group	
EXTERIOR	Window Shrouds	Custom Aluminium - Flaxpod	LightingBolt Engineering	
EXTERIOR	Front Door	T&G Aluminium Door with E-lock handle Series 8	Composite Joinery	
EXTERIOR	Letterbox	Box design, wall mount letter box, black	Placemakers	
EXTERIOR	Lower and Upper Deck	Aluminium Balustrade	Glass Vice	

EXTERIOR	Lower Deck	Kwila Decking	ITM	
EXTERIOR	Upper Deck	Abodo, Vulcan decking (2 clear coats)	Abodo/ITM	