

Colour Selection Schedule

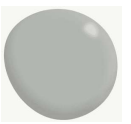
Client:	Syriac & Molly Sebastian	Job Ref:	811
Address:	12 Brereton Street, Gladesville		

BRICKS: *Common to suit render over*

ROOFING:

BRAND:	Colorbond		PROFILE:		Trimdek
COLOUR:	Shale Grey		SARKING:		60mm Anticon Insulation Blanket below roofing
PARAPET ROOF:	Colorbond	CAPPING:	Yes	COLOUR:	Surfmist to Dulux Lexicon Rendered Areas
PARAPET ROOF:	Colorbond	CAPPING:	Yes	COLOUR:	Monument to Dulux Monument Rendered Areas
			IMAGE:		

EXTERNAL FINISHES:

TYPE:	Sand & Cement Render with a painted finish	COLOUR:	Dulux Monument C29
LOCATION:	Refer to External Colour Plan for Location	IMAGE:	
TYPE:	Sand & Cement Render with a painted finish	COLOUR:	Dulux Lexicon Half
LOCATION:	Refer to External Colour Plan for Location	IMAGE:	
TYPE:	Sand & Cement Render with a painted finish	COLOUR:	Dulux Shale Grey
LOCATION:	Refer to External Colour Plan for Location	IMAGE:	

EXTERNAL MISCELLANEOUS:

	PROFILE / SIZE		
GUTTER:	COLORBOND	COLOUR:	Shale Grey
FASCIA:	COLORBOND	COLOUR:	Shale Grey
WATERTANK:	OSD - Refer to Hydraulic Engineering	COLOUR:	Surfmist
COLOUR SWATCHES:			

WINDOWS:

SUPPLIER:	Westal	COLOUR:	Black
GLAZING:	Clear Glazed		
OTHER GLAZING:	Translucent Glazing	LOCATION:	All Wet Areas
NOTES:	Square set windows. Entry Unit & stacking / sliding doors Paragon & Ascend Range.		
COLOUR SWATCHES:			
WINDOW & EXTERNAL DOOR OPERATIONS:	I/We understand the configuration and operation of all windows & external doors as shown on plans at time of colour appointment		Client Initial & Date:

FLYSCREENS:

TYPE:	Nylon Mesh	COLOUR:	Black
LOCATION:	All Openable windows Excluding bi-folding kitchen servery window		
TYPE:	Security Mesh	COLOUR:	Black
LOCATION:	Hinged Laundry Door		

GARAGE DOOR:

SUPPLIER:	TBC	PROFILE:	Flat Woodgrain	RF. NOTE:	x2
COLOUR:	Monument	FINISH		Woodgrain Texture	
COLOUR SWATCHES:					

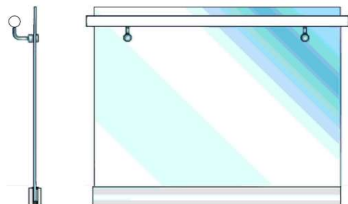
DRIVEWAY: Not Included**LANDSCAPING: Not Included**

Signature:

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Date:

EXTERNAL HANDRAIL/S:

TYPE:	Stainless Steel & Toughened Glass		
LOCATION:	Alfresco	COLOUR:	<i>Not Applicable</i>
COLOUR SWATCHES:			

EXTERNAL DOOR SCHEDULE:

LOCATION:	Front Entry	TYPE:	Corinthian VMAD 104 (Pivot Door System)
MATERIAL:	Powdercoated Aluminium	GLAZING:	<i>Translucent</i>
LOCATION:	Laundry	TYPE:	Corinthian No. 7
MATERIAL:	Painted Pine	GLAZING:	<i>Translucent</i>

EXTERNAL DOOR FURNITURE:

LOCATION:	Front Entry	TYPE:	Gainsborough Freestyle Trilock Smart Lock in Matt Black GFS8951AURMB & Gainsborough Freestyle Wi-Fi Bridge and Door Sensor Kit GFS001WHV
LOCATION:	Laundry External	TYPE:	Trilock Contemporary Angular Dummy Trim Entrance Lever Set in Matt Black 8201ANGMB

EXTERNAL PAINT SCHEDULE:

LOCATION:	SUPPLIER:	FINISH:	NAME / CODE:
EAVES:	DULUX	Flat	Ceiling White
EXTERNAL CEILINGS:	DULUX	Flat	Ceiling White
METERBOX:	DULUX	Satin	Lexicon Half
DOWNPIPES:	DULUX	Satin	Lexicon Half
AC TRUNKING:	DULUX	Satin	Lexicon Half
FRONT DOOR & FRAME	DULUX	Satin	Monument
LAUNDRY DOOR & FRAME	DULUX	Satin	Lexicon Half

KITCHEN:**BASE CUPBOARDS: (Oven Side)**

MATERIAL:	Polytec Ravine	COLOUR:	Black Wenge
PROFILE:	Square Edge	FINISH:	Textured
HINGE:	Soft Close Hinges		
HANDLE:	Push Catch to Open	PLACEMENT:	
		IMAGE:	

TALL CUPBOARDS: (Oven Side)

MATERIAL:	Polytec Venette	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
		IMAGE:	

OVERHEAD CUPBOARDS: (Oven Side)

MATERIAL:	Polytec Ravine	COLOUR:	Black Wenge
PROFILE:	Square Edge	FINISH:	Textured
HINGE:	Soft Close Hinges		
HANDLE:	Extended no handle finger pull	PLACEMENT:	
		IMAGE:	

TALL CUPBOARDS: (Media Side - Integrated Fridge Panels & Above)

MATERIAL:	Polytec Venette	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	As per fridge specifications. Push catch hings to cupboards above fridge.		
HANDLE:	Gallant GALLANT 320MM	PLACEMENT:	Vertical
	HANDLE – BRUSHED BRASS Product Code: 400.320.35	IMAGE:	

OVERHEAD CUPBOARDS: (Open Shelves) 40mm THICK, SQUARE EDGES

MATERIAL:	Polytec Ravine	COLOUR:	Black Wenge
PROFILE:	Square Edge	FINISH:	Textured
		IMAGE:	

BASE & OVERHEAD CUPBOARDS: (Media Room Side)

MATERIAL:	Polytec Ravine	COLOUR:	Black Wenge
PROFILE:	Cove 50mm Round	FINISH:	Textured
HINGE:	Soft Close Hinges		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
		IMAGE:	

BASE CUPBOARDS: (Island Bench & Drawers at Servery)

MATERIAL:	Polytec Venette	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges & Runners		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
		IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone	PROFILE:	Pencil Round 40mm
WATERFALL:	3x 40mm waterfall ends with barback to have matching waterfall.	COLOUR:	Smartstone Sintered Calacatta Lusso (Deluxe Range)
BENCHTOP HEIGHT:	Approximately 920mm	FLOORING THICKNESS / TYPE:	Laminate. 17mm Total thickness.
		IMAGE:	

MISCELLANEOUS:

KICKBOARDS:	Various	COLOUR / TYPE:	To match cupboards above
BULKHEADS:	Yes	COLOUR / TYPE:	Concealed behind matching joinery panels
RANGEHOOD PANEL:		COLOUR / TYPE:	
SPLASHBACK KITCHEN:	Stone	COLOUR / TYPE:	Smartstone Sintered Calacatta Lusso (Deluxe Range)
SPLASHBACK BAR:	Glass	COLOUR / TYPE:	Black Mirastar
ADDITIONAL:	Bin Drawer Below Sink	COLOUR / TYPE:	Hafele Hideaway Waste Bin Compact Soft-Close 2x15 Ltr (Floor Mount, Handle Pull) 503.54.822
ADDITIONAL:	Warm LED Strip light to either side of rangehood		
ADDITIONAL:	Warm LED Strip Light to 2x shelves & bulkhead of bar area within kitchen		

APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
COOKTOP:	Miele	Miele 81cm Natural Gas Cooktop KM3034	
		IMAGE:	
OVEN:	Miele	60cm Oven H 7260 BP	
		IMAGE:	
RANGEHOOD:	Miele	Miele Rangehood DA 2390	
		IMAGE:	
MICROWAVE:	Miele	M 7244 TC VitroLine Obsidian Black Built-in Microwave Oven	
		IMAGE:	
DISHWASHER:	Miele	G 5000 SCI CLST Dishwasher	
		IMAGE:	
HOT WATER SYSTEM:	Cooks Plumbing	2x B26 Rinnai Gas Instantaneous Hot Water Systems	
		IMAGE:	
SINK:	ABI Interiors	ABI Interiors Seba Single Kitchen Sink 550mm - Stainless Steel SKU: 10248 (undermount)	
		IMAGE:	

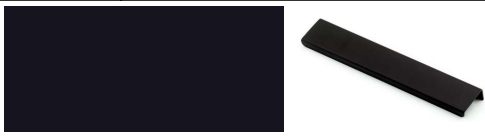
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Date:

TAPWARE:	Cooks Plumbing	Envy Kitchen Mixer with Round Spout Pull Out Spray Brushed Brass CODE: PP.07-1HRO.46	
		IMAGE:	
FRIDGE:	Miele	Miele Integrated Refridgerator KS 37472 iD (RH Hinge)	
		IMAGE:	
FREEZER:	Miele	Miele Integrated Freezer FNS 7794 E (LH Hinge)	
		IMAGE:	
TAPWARE:	Cooks Plumbing	Zip HydroTap G5 Classic Plus Boiling Chilled and Sparkling Filtered Tap H55783Z03AU-91295 SKU: H55783Z03AU-91295	
		IMAGE:	

BUTLER'S PANTRY:**BASE CUPBOARDS**

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges & Runners		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Horizontal
		IMAGE:	

OVERHEAD CUPBOARDS:

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Horizontal
		IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone Sintered 40mm	PROFILE:	Pencil Round
COLOUR:	Grafite Titanio (Deluxe Range)		
BENCHTOP HEIGHT:	Approximately 920mm	FLOORING THICKNESS / TYPE:	Laminate. 17mm Total thickness.
		IMAGE:	

MISCELLANEOUS:

KICKBOARDS:	Polytec Melamine	COLOUR / TYPE:	Black Matt
BULKHEADS:	Gyprock Flush	COLOUR / TYPE:	Dulux Lexicon Half
SPLASHBACK:	Glass	COLOUR / TYPE:	Smokey Black Mirrastar
ADDITIONAL:	Bin Drawer	COLOUR / TYPE:	Hafele Hideaway Waste Bin Compact Soft-Close 2x40 Ltr (Door Pull) 503.52.784
		COLOUR / TYPE:	2x Hafele Dispensa Junior III 545.11.614, 450mm wide each, to either side of the oven in the pantry.
ADDITIONAL:	Accessory Drawer		

APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
COOKTOP:	Miele	Miele 81cm Natural Gas Cooktop KM3034	
		IMAGE:	
OVEN:	Miele	60cm Oven H 7260 BP	
		IMAGE:	
DISHWASHER:	Miele	G 5000 SCI CLST Dishwasher	
		IMAGE:	
RANGEHOOD:	Miele	Miele Rangehood DA 2390	
		IMAGE:	
SINK:	Cooks Plumbing	Zalo Double Kitchen Sink 815mm - Stainless Steel (undermount)	
		IMAGE:	
TAPWARE:	Cooks Plumbing	Envy Kitchen Mixer with Round Spout Chrome CODE: PP.07-1HR	
		IMAGE:	

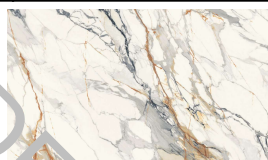
ALFRESCO KITCHEN:**BASE CUPBOARDS**

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Horizontal
		IMAGE:	

RANGEHOOD FLUE

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
		IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone Sintered 40mm	PROFILE:	Pencil Round
COLOUR:	Calacatta Lusso (Deluxe Range)		
BENCHTOP HEIGHT:	Approximately 920mm	FLC GRINDING THICKNESS / TYPE:	Tiled as per CTM Paperwork
		IMAGE:	

MISCELLANEOUS:

KICKBOARDS:	Polytec Venette	COLOUR / TYPE:	Black Matt
BULKHEADS:		COLOUR / TYPE:	
SPLASHBACK:	Tiled	COLOUR / TYPE:	As per CTM Paperwork
ADDITIONAL:	Hafele Hideaway Waste Bin Compact Soft-Close 2x40 Ltr (Door Pull) 503.52.784		

APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BARBEQUE:	Winning Appliances	Artusi Built-In LPG BBQ ABBQ1B with Artusi BBQ Flat Lid ABFLAT	
		IMAGE:	
RANGEHOOD:	Miele	Miele Rangehood DA 2390	
		IMAGE:	
SINK:	ABI Interiors	Vera- Single Sink 560mm - Black Granite SKU: 11558 (Undermount)	
		IMAGE:	
TAPWARE:	Cooks Plumbing	Envy Kitchen Mixer with Round Spout Pull Out Spray Matt Black CODE: PP.07-1HRO.02	
		IMAGE:	

LAUNDRY:**BASE CUPBOARDS**

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Horizontal
		IMAGE:	

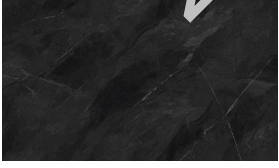
OVERHEAD CUPBOARDS:

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Horizontal
		IMAGE:	

TALL CUPBOARDS:

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella LEDGE 200MM LIP PULL – MATT BLACK (099.200.04)	PLACEMENT:	Vertical
		IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone Sintered 40mm	PROFILE:	40mm Pencil Round
COLOUR:	Grafite Titanio (Deluxe Range)		
		IMAGE:	

APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
SINK:	Cooks Plumbing	Quadro Single Bowl Sink 550mm Stainless Steel (undermount)	
		IMAGE:	
SINK MIXER:	Cooks Plumbing	Envy Kitchen Mixer with Round Spout Chrome CODE: PP.07-1HR	
		IMAGE:	
DRYER:	Client	Miele 7kg Condenser Dryer T8823C SKU: T8823C	
WASHING MACHINE:	Client	Miele Washing Machine W 5741	

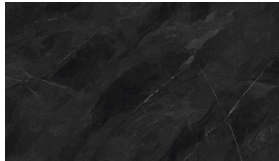
MISCELLANEOUS:

KICKBOARDS:	Polytec Melamine	COLOUR / TYPE:	Black Matt
BULKHEADS:	Gyprock Flush	COLOUR / TYPE:	Dulux Lexicon Half
SPLASHBACK:	Glass	COLOUR / TYPE:	Smokey Black Mirrastar
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste		
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between laundry & butler's		

GF POWDER:**BASE CUPBOARDS:**

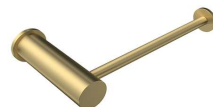
MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Runners		
NOTE:	Warm strip lighting to rear of underside of vanity		
KICKBOARD:	N/A Wall Hung		
HANDLE:	Push Catch	PLACEMENT:	
		IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone Sintered 40mm	PROFILE:	40mm Pencil Round
COLOUR:	Gráfico Titanio (Deluxe Range)		
		IMAGE:	

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BASIN:	Cooks Plumbing	2x PILL SURFACE MOUNTED BASIN CHARCOAL	
		IMAGE:	
BASIN TAPWARE:	Cooks Plumbing	2x Slim II Mid Basin Mixer Brushed Brass S2.01-1HH60.46	
		IMAGE:	
TOILET:	Cooks Plumbing	Fienza Koko Rimless Wall-Hung Toilet Suite Matte Black K2376MB with Tondo Push Panel Brushed Brass CODE: PA220.46	
		IMAGE:	

TOWEL RING:	Cooks Plumbing	Envy Single Towel Rail 220mm Brushed Brass CODE: PP.TR22.46
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Envy Toilet Roll Holder Brushed Brass CODE: PP.RH.46
		IMAGE: 
MIRROR:	Luxe Mirrors	Rear Soft Glow Oval LED Backlit Mirror 100cm x 50cm Warm Option
FLOOR WASTE:	Black Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between laundry & bathroom	

GF ENSUITE:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Perugian Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
HINGE:	Soft Close Hinges		
KICKBOARD:	N/A Wall Hung		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
NOTE:	Recessed Strip Lighting to underside of vanity	IMAGE:	

BENCHTOP:

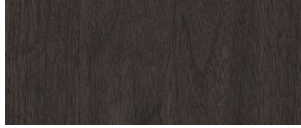
MATERIAL:	40mm Smartstone Sintered	PROFILE:	Pencil Round
COLOUR:	Super White (Deluxe Range)		
		IMAGE:	

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BASIN:	Cooks Plumbing	Fino Round Solid Surface 38 Wash Basin CODE: FI-38-SCW	
		IMAGE:	
BASIN TAPWARE:	Cooks Plumbing	Envy II High Basin Mixer Chrome P2.01-1HH120	
		IMAGE:	
TOILET:	Cooks Plumbing	Inwall Concealed Cistern PA110 (CODE: PA110) with Linfa Wall Faced Pan (CODE: PN770) & Tondo Push Panel in Chrome	
		IMAGE:	

SHOWER HEAD:	Cooks Plumbing	Envy Shower Column with Sliding Rail CODE: PP.08-D2W Brushed Nickel
		IMAGE: 
SHOWER MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless Showerscreen with Chrome Fixtures
		IMAGE: 
TOWEL RAIL:	Cooks Plumbing	Phoenix Radiani Towel Rail 600mm in Chrome RA813 CHR
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Radiani Toilet Roll Holder Chrome RA892 CHR
		IMAGE: 
MIRROR:	Custom Built W.	Polished Edge Mirror to suit width of vanity & 750mm high
NICHE:	1200mm high ledge to shower as per internal elevations	
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between laundry & butler's	

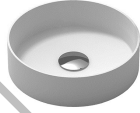
MASTER BEDROOM ENSUITE:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Perugian Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
HINGE:	Soft Close Hinges		
KICKBOARD:	N/A Wall Hung		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
NOTE:	Recessed Strip Lighting to underside of vanity	IMAGE:	

BENCHTOP:

MATERIAL:	Smartstone Sintered 40mm	PROFILE:	40mm Pencil Round
COLOUR:	Super White (Deluxe Range)		
		IMAGE:	

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
BASIN:	Cooks Plumbing	2x Finto Round Solid Surface 38 Wash Basin CODE: FI-38 SCW
		IMAGE: 
BASIN TAPWARE:	Cooks Plumbing	2x Envy II High Basin Mixer Chrome P2.01-1HH120
		IMAGE: 
TOILET:	Cooks Plumbing	Inwall Concealed Cistern PA110 (CODE: PA110) with Linfa Wall Faced Pan (CODE: PN770) & Tondo Push Panel in Chrome
		IMAGE: 

SHOWER HEAD:	Cooks Plumbing	Envy Shower Column with Sliding Rail CODE: PP.08-D2W Brushed Nickel
		IMAGE: 
SHOWER MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
BATH:	Cooks Plumbing	Ellisse 1700 Freestanding Bath ABF17080E
		IMAGE: 
BATH MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
BATH SPOUT:	Cooks Plumbing	Elli II Wall Spout 190mm Chrome CODE: E2.02WF190
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless Showerscreen with Chrome Fixtures
		IMAGE: 

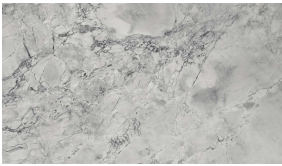
TOWEL RAIL:	Cooks Plumbing	Phoenix Radii Towel Rail 600mm in Chrome RA813 CHR
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Radii Toilet Roll Holder Chrome RA892 CHR
		IMAGE: 
MIRROR:	Custom Built W.	Polished Edge Mirror to suit width of vanity & 750mm high
NICHE:	1200mm high ledge to shower as per internal elevations	
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between ensuite & master bedroom.	

SA. INTERIOR DESIGN

BEDROOM 2 ENSUITE:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Perugian Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
HINGE:	Soft Close Hinges		
KICKBOARD:	N/A Wall Hung		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
NOTE:	Recessed Strip Lighting to underside of vanity	IMAGE:	

BENCHTOP:

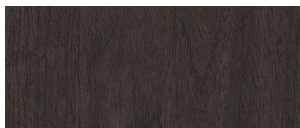
MATERIAL:	Smartstone Sintered 40mm	PROFILE:	40mm Pencil Round
COLOUR:	Super White		
	IMAGE:		

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
BASIN:	Cooks Plumbing	Fino Round Solid Surface 38 Wash Basin CODE: FL-38-SJ-W
	IMAGE:	
BASIN TAPWARE:	Cooks Plumbing	Envy II High Basin Mixer Chrome P2.01-1HH120
	IMAGE:	
TOILET:	Cooks Plumbing	Inwall Concealed Cistern PA110 (CODE: PA110) with Linfa Wall Faced Pan (CODE: PN770) & Tondo Push Panel in Chrome
	IMAGE:	

SHOWER HEAD:	Cooks Plumbing	Envy Shower Column with Sliding Rail CODE: PP.08-D2W Brushed Nickel
		IMAGE: 
SHOWER MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless Showerscreen with Chrome Fixtures
		IMAGE: 
TOWEL RAIL:	Cooks Plumbing	Phoenix Radiani Towel Rail 600mm in Chrome RA813 CHR
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Radiani Toilet Roll Holder Chrome RA892 CHR
		IMAGE: 
MIRROR:	Custom Built W.	Polished Edge Mirror to suit width of vanity & 750mm high
NICHE:	1200mm high ledge to shower as per internal elevations	
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between ensuite & Bedroom.	

BEDROOM 3 ENSUITE:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Perugian Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
HINGE:	Soft Close Hinges		
KICKBOARD:	N/A Wall Hung		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
NOTE:	Recessed Strip Lighting to underside of vanity	IMAGE:	

BENCHTOP:

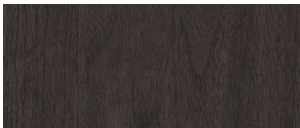
MATERIAL:	40mm Smartstone Sintered	PROFILE:	Pencil Round
COLOUR:	Super White (Deluxe Range)		
	IMAGE:		

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BASIN:	Cooks Plumbing	Fino Round Solid Surface 38 Wash Basin CODE: FI-38 SCW	
		IMAGE:	
BASIN TAPWARE:	Cooks Plumbing	Envy II High Basin Mixer Chrome P2.01-1HH120	
		IMAGE:	
TOILET:	Cooks Plumbing	Inwall Concealed Cistern PA110 (CODE: PA110) with Linfa Wall Faced Pan (CODE: PN770) & Tondo Push Panel in Chrome	
		IMAGE:	

SHOWER HEAD:	Cooks Plumbing	Envy Shower Column with Sliding Rail CODE: PP.08-D2W Brushed Nickel
		IMAGE: 
SHOWER MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless Showerscreen with Chrome Fixtures
		IMAGE: 
TOWEL RAIL:	Cooks Plumbing	Phoenix Radiani Towel Rail 600mm in Chrome RA813 CHR
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Radiani Toilet Roll Holder Chrome RA892 CHR
		IMAGE: 
MIRROR:	Custom Built W.	Polished Edge Mirror to suit width of vanity & 750mm high
NICHE:	1200mm high ledge to shower as per internal elevations	
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between ensuite & Bedroom.	

BEDROOM 4 ENSUITE:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Perugian Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
HINGE:	Soft Close Hinges		
KICKBOARD:	N/A Wall Hung		
HANDLE:	45 Degree No Handle Finger Pull	PLACEMENT:	
NOTE:	Recessed Strip Lighting to underside of vanity	IMAGE:	

BENCHTOP:

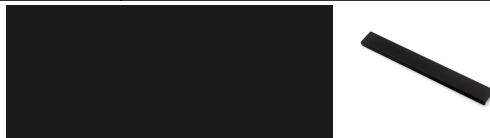
MATERIAL:	Smartstone Sintered 40mm	PROFILE:	40mm Pencil Round
COLOUR:	Super White (Deluxe Range)		
	IMAGE:		

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BASIN:	Cooks Plumbing	Fino Round Solid Surface 38 Wash Basin CODE: FI-38 SCW	
		IMAGE:	
BASIN TAPWARE:	Cooks Plumbing	Envy II High Basin Mixer Chrome P2.01-1HH120	
		IMAGE:	
TOILET:	Cooks Plumbing	Inwall Concealed Cistern PA110 (CODE: PA110) with Linfa Wall Faced Pan (CODE: PN770) & Tondo Push Panel in Chrome	
		IMAGE:	

SHOWER HEAD:	Cooks Plumbing	Envy Shower Column with Sliding Rail CODE: PP.08-D2W Brushed Nickel
		IMAGE: 
SHOWER MIXER:	Cooks Plumbing	Elli II Wall Mixer Chrome CODE: E2.05
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless Showerscreen with Chrome Fixtures
		IMAGE: 
TOWEL RAIL:	Cooks Plumbing	Phoenix Radiani Towel Rail 600mm in Chrome RA813 CHR
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Radiani Toilet Roll Holder Chrome RA892 CHR
		IMAGE: 
MIRROR:	Custom Built W.	Polished Edge Mirror to suit width of vanity & 750mm high
NICHE:	400mm high x 600mm wide niche	
FLOOR WASTE:	Chrome Smart Tile Insert Floor Waste	
ADDITIONAL NOTES:	Wet Area to be stepped down to allow for zero transition between ensuite & Bedroom.	

FIREPLACE JOINERY:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella Ledge 300mm Lip Pull - Matt Black (099.30.04)	PLACEMENT:	Vertical
		IMAGE:	

BENCHTOP:

MATERIAL:	40mm Smartstone Sintered	PROFILE:	Pencil Round
COLOUR:	Calacatta Lusso (Deluxe Range)		
		IMAGE:	

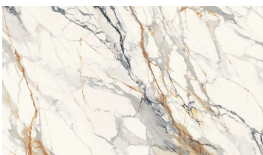
STUDY JOINERY:**BASE CUPBOARDS:**

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	Castella Ledge 300mm Lip Pull - Matt Black (099.30.04)	PLACEMENT:	Vertical
		IMAGE:	

OPEN SHELVES (40mm THICK):

MATERIAL:	Polytec Melamine	COLOUR:	Black
PROFILE:	Square Edge	FINISH:	Matt
		IMAGE:	

BENCHTOP:

MATERIAL:	40mm Smartstone Sintered	PROFILE:	Pencil Round
COLOUR:	Calacatta Lusso (Deluxe Range)		
		IMAGE:	

INTERNAL DOOR SCHEDULE: *All Door s 2340mm high. Width of each to be as per plan.*

TYPE:	Corinthian Motive MOTP 3D	MATERIAL:	Painted Pine
LOCATION:	All Internal Doors Not Listed Below (Robe Doors)		
HINGE TYPE:	Standard	HINGE COLOUR:	Chrome

TYPE:	Corinthian Motive MOTP 3D	MATERIAL:	Painted Pine
LOCATION:	Hinged Bathroom Doors		
HINGE TYPE:	Lift Off Hinges	HINGE COLOUR:	Chrome

INTERNAL DOOR FURNITURE:

TYPE:	LOCATION:	PRODUCT / CODE:	
HINGED PASSAGE:	All Doors Not Listed Below	Choice Lianna Passage Lever Set in Bright Chrome 105LIABC	
		IMAGE:	
HINGED PRIVACY:	2x Internal Garage Doors, GF Powder, Bed 4 Ensuite Master Bedroom, Entry & Master Ensuite	Choice Lianna Privacy Lever Set in Bright Chrome 115LIABC	
		IMAGE:	
CAVITY SLIDING PRIVACY:	Bedroom 2 Ensuite, Bedroom 3 Ensuite & Guest Ensuite	Rectangular Privacy Sliding Cavity Set in Bright Chrome 393BCC	
		IMAGE:	
CAVITY SLIDING PASSAGE:	Pantry / Laundry, Bedroom 4 Robe, Bedroom3 Robe, Bedroom 2 Walk-In Robe, FF Linen & Master Walk-In Robe	Rectangular Passage Sliding Cavity Set in Bright Chrome 394BCC	
		IMAGE:	

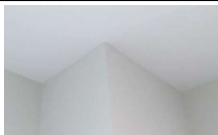
INTERNAL PAINT SCHEDULE:

LOCATION:	SUPPLIER:	FINISH:	NAME / CODE:
CEILINGS:	DULUX	FLAT	Ceiling White
CORNICE:	DULUX	FLAT	Ceiling White
MAIN WALLS:	DULUX	MATT	Lexicon Half
ARCHITRAVE:	DULUX	SEMI-GLOSS	Lexicon Half
SKIRTING:	DULUX	SEMI-GLOSS	Lexicon Half
DOORS:	DULUX	SEMI-GLOSS	Lexicon Half
MEDIA WALLS, SKIRTING ARCHITRAVES & INTERNAL FACE OF DOOR	DULUX	SEMI-GLOSS	Domino

SHELVING:

LOCATION:	Master Walk-in robe	DESCRIPTION:	<i>Yet to be finalised.</i>
LOCATION:	GF Shoe Storage	DESCRIPTION:	4x Equally Spaced fixed white melamine shelves.
LOCATION:	FF Linen	DESCRIPTION:	4x Equally Spaced fixed white melamine shelves.
LOCATION:	Bedroom 2 Walk-in Robe	DESCRIPTION:	4 x drawers, 3 x shelves and 3 x sides double hanging space in white melamine inclusive of backing panels & side panels.
LOCATION:	Guest Bedroom Robe, Bedroom 3 & 4 Built-in Robes	DESCRIPTION:	1x bank of 3x drawers with 3x shelves above. Remainder of robe to be split in to half double hanging, half single hanging with one continuous shelf above.
LOCATION:	Garage Store	DESCRIPTION:	4x Fixed white melamine shelves

CORNICE, SKIRTING & ACCESSORIES:

CORNICE TYPE:	Square Set	LOCATION:	All Areas	IMAGE:	
SKIRTING TYPE:	138mm x 18mm half splay skirtings	LOCATION:	All Skirted Areas	IMAGE:	
ARCHITRAVE TYPE:	92mm x 18mm half splay architraves	LOCATION:	All Internal Doors	IMAGE:	
ARCHITRAVE TYPE:	Square Set	LOCATION:	All Internal Windows	IMAGE:	
WALL STOPS:	Gainsborough 45mm Floor Stop in Satin Chrome 6205SCC	LOCATION:	All Hinged Doors	IMAGE:	

STAIRCASE:

HANDRAIL:	HR50S S/Steel 316 Satin 50mm Ø	COLOUR:	Stainless Steel
BALUSTRADE:	Toughened Glass	COLOUR:	
SPINE:	Monostring (P'coat: TBC) Mildsteel 150 x 100	COLOUR:	Black
TREAD:	Victorian Ash	COLOUR:	Clear Finish
FLOORING THICKNESS:	Direct stuck tile to plinth with 17mm Hybrid to the first floor & ground floor areas	MATERIAL:	Hybrid

VOID:

HANDRAIL:	HR50S S/Steel 316 Satin 50mm Ø	COLOUR:	Stainless Steel
BALUSTRADE:	Toughened Glass	COLOUR:	
NEWEL POST:	Not Applicable	COLOUR:	

INSULATION:

TYPE:	LOCATION:
R2.0	External Wall Frames Inclusive of Internal Garage Wall
R3.5	Ceiling Voids
Sisal Foil Wrap	All External Walls

FLOORING:

CARPET:	Persia: Vizier 97	THICKNESS:	13mm Total Thickness
LOCATION:	Media Room		
LAMINATE:	Prestige Oak: Sauvignon 15mm 1900x190	THICKNESS:	17mm Total Thickness
LOCATION:	Kitchen, Lounge, Dining, Study, Entry, Entrance to Guest & Shoe Cupboard to GF & Hallway & Living Room to FF.		
TILING:	As per signed Beaumont Tiles documentation.		

ALARM SYSTEM:

TYPE:	Ness Security System with 5x PIR's, 2x Keypads, 1x External Siren, 1x Internal Siren & 1x Reed Switch to Garage Door
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INTERCOM:

TYPE:	8 Channel CCTV Kit with 4x Dome Cameras 6MP, 1x NVR, 1x Viewing Monitor. Intercom from Front door with 2x screens.
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HOME AUDIO FEATURES:

TYPE:	Home Theatre fit out to be completed by Lifetysle Home Audio during construction
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AIR CONDITIONING:

TYPE:	Supply and Install One (1) new 3 PHASE ACTRON CRA230T/EVA230S (22.3kw) CLASSIC reverse cycle ducted system with 7 zones and 13 outlets. •Includes 2 x LR7-1W Wall Controllers Lineal grate & media room upgrades as per the below: Downstairs Living / Dining / Kitchen – 3 off 1200mm x 150mm in Standard White Pantry – 1 off 600mm x 150mm in Standard White Hallway / Void – 1 off 1200mm x 150mm in Standard White Media – 1 off 900mm x 150mm and get it specially power coated in Black Colour		
ZONE:	LOCATION:	ZONE:	LOCATION:
1	Kitchen, pantry, lounge, dining, hallway	5	Bedroom 2
2	Media	6	Bedroom 3
3	Guest bedroom	7	Bedroom 4
4	Master & first floor living		

FANS:

TYPE:	2x White Eglo Noosa 60" 152cm ceiling fans
LOCATION:	Alfresco

HEATING PANEL:

TYPE:	Beacon Lighting Lucci Connect 1840mm 3000W Radiant Heater
LOCATION:	Alfresco

ELECTRICAL:

NOTES:	Refer to signed Clipsal Documentation for specific electrical detail.
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FIREPLACE:

	10 H-SLR-X-AU-L, SLR-X FIREPLACE NAT GAS INCLUDES COSMO42 LOGSET Line Notes: INCLUDES STD COSMO42 LOGSET & BURNER, 20 CFT-42-BK+LINERS, SLR-X BLACK FRONT & REFLECTIVE LINERS, 40 H-SLP12, SLP12/305 FLUE, 50 H-SLP90, SLP90 deg BEND, 60 H-SLP-HORIZONTAL, STLEPR-TMR02 + SLP6, SLR X, 70 SLR-X STONES+B
TYPE:	SLR-X MEDIA STONES & BURNER
LOCATION:	Lounge Room
NOTES:	Refer to BC Internal Elevation for specific installation requirements & location.