

Colour Selection Schedule



Client:		Job Ref:	
Address:			

BRICKS:

BRAND:	PGH	EXP GRADE:	Yes
RANGE:	Revive	COLOUR:	Red Texture
SLURRY FACE:	N/A	MORTAR:	Off-white round ironed
		IMAGE:	

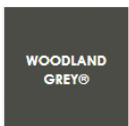
ROOFING:

BRAND:	Colorbond	PROFILE:	Standard
COLOUR:	Woodland Grey	SARKING:	55mm Anticon Blanket
WHIRLY BIRD:		QTY:	
PARAPET ROOF:		CAPPING:	
		IMAGE:	

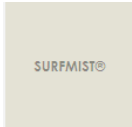
EXTERNAL CLADDING:

SUPPLIER:	James Hardie	TYPE:	Scyon Linea Weatherboard - 180mm
LOCATION:	All new external walls to upper floor		
		IMAGE:	

EXTERNAL MISCELLANEOUS:

	PROFILE / SIZE		
GUTTER:	COLORBOND	COLOUR:	Woodland Grey
FASCIA:	COLORBOND	COLOUR:	Woodland Grey
BARGE CAPPING:	COLORBOND	COLOUR:	Woodland Grey
BARGE FASCIA:	COLORBOND	COLOUR:	Woodland Grey
COLOUR SWATCHES:			

WINDOWS:

SUPPLIER:	TBC	COLOUR:	Surfmist
GLAZING:	Clear		
OTHER GLAZING:	Clear	LOCATION:	Wet Area Windows
COLOUR SWATCHES:			
WINDOW & EXTERNAL DOOR OPERATIONS:	I/We understand the configuraion and operation of all windows & external doors as shown on plans at time of colour appointment	Client Initial & Date:	

FLYSCREENS:

TYPE:	Fibre Glass Mesh	COLOUR:	Surfmist
LOCATION:	All openable windows & sliding doors		

EXTERNAL HANDRAIL/S:

TYPE:	Timber handrail & newel posts with stainless steel horizontal balustrade wires		
LOCATION:	New Deck	COLOUR:	Clear Finish on Timber
COLOUR SWATCHES:			

SKYLIGHTS:

TYPE:	Velux Fixed 700x1140mm	QTY:	1
LOCATION:	Ensuite	COLOUR:	Woodland Grey

DECK:

LOCATION:	Existing Ground Floor		
MATERIAL:	Ekodeck 5400x137 composite deck board flooring. "Koko Brown"		

EXTERNAL PAINT SCHEDULE:

LOCATION:	SUPPLIER:	FINISH:	NAME / CODE:
EAVES:	TAUBMANS	Flat	Ceiling White
EXTERNAL CEILINGS:	TAUBMANS	Flat	Ceiling White
CLADDING:	TAUBMANS	Satin	Apache Stone
DOWNPIPES:	TAUBMANS	Satin	Apache Stone
EXTERNAL FACE OF FRONT ENTRY DOOR	Dulux	Semi Gloss	Black Water A298

External window trims to first floor to be Taubmans Surfmist CB 23

AWNING

TYPE:	Powdercoated Aluminium	QTY:	1
LOCATION:	Sunroom	COLOUR:	Surfmist

KITCHEN:**BASE CUPBOARDS**

MATERIAL:	Polyurethane	COLOUR:	Dulux S45A9 Zues Palace
PROFILE:	Polytec Chifley	FINISH:	Matt
HINGE:	Soft Close Hinges & Runners. Push Catch hinges to island barback with no handle.		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	

OVERHEAD CUPBOARDS:

MATERIAL:	Polyurethane	COLOUR:	Dulux S45A9 Zues Palace
PROFILE:	Polytec Chifley	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	

OPEN SHELVING:

MATERIAL:	Polytec Melamine 40mm	COLOUR:	Florentine Walnut
PROFILE:	Square Edge	FINISH:	Wood matt
		IMAGE:	

TALL CUPBOARDS:

MATERIAL:	Polyurethane	COLOUR:	Dulux S45A9 Zues Palace
PROFILE:	Polytec Chifley	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	

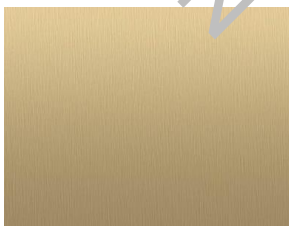
POCKET DOORS: (Appliance Cupboard)

MATERIAL:	Polyurethane	COLOUR:	Dulux S45A9 Zues Palace
PROFILE:	Polytec Chifley	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	
SPECIFIC DETAILS:	Internal carcass of Appliance Cupboard to be Florentine Walnut Woodmatt with stone being separately cut for inside of the pocket cabinetry & drawer runners to be Blum Terra Black.		

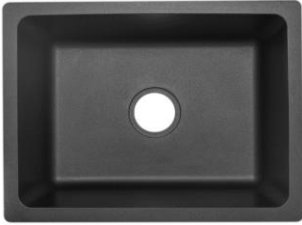
BENCHTOP:

MATERIAL:	Quantum Quartz 40mm	PROFILE:	Pencil Round
WATERFALL:		COLOUR:	Naturele Concrete
DRAINING BOARD:		LOCATION:	
BENCHTOP HEIGHT:	Approx 920mm	FLOORING THICKNESS / TYPE:	As per flooring documentation
		IMAGE:	

MISCELLANEOUS:

KICKBOARDS:	Polyurethane	COLOUR / TYPE:	Dulux S45A9 Zues Palace
BULKHEADS:	Gyprock 30mm Shadowline	COLOUR / TYPE:	Dulux Summer Cloud HalfSW1H3
RANGHOOD PANEL:	Feature Rangehood		
MATERIAL:	Laminex	COLOUR:	Brushed Brass Metallix
		IMAGE:	
SPLASHBACK:	Quantum Quartz Naturele Concrete		
ADDITIONAL ITEMS:	Lincoln Sentry SOUS CHEF GREY drawer accessory insert to pull out drawer beside cooktop / oven		
ADDITIONAL ITEMS:	Lincoln Sentry TAL LARDER KIT 300CW 1900-2150 SAPHIR BASKETS X5 to left hand side of kitchen tall pull out kitchen cabinet		
ADDITIONAL ITEMS:	450mm wide bin drawer to the cupboard to the left of the sink cupboard.		
ADDITIONAL ITEMS:	Cold water point to fridge space		

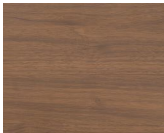
APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
COOKTOP:	Client	N 90 Flex induction cooktop 90 cm Black T59TS61N0
OVEN:	Client	ELE SOV 90CM M/F(13) PYRO IOI
RANGEHOOD:	Client	SL906 L850 85CM UNDERMOUNT HOOD
FRIDGE:	Client	Mitsubishi Electric 710L French Door Fridge MR-L710EN-GBK-A2 SKU: MR-L710EN-GBK-A2
DISHWASHER:	Client	ASK DW BUILT-IN BLACK STEEL
MICROWAVE:	Client	Westinghouse 44L Built-in combination Microwave
BEVERAGE FRIDGE	Client	VIN 100 BTL BEV CENTRE BLACK
SINK:	ABI Interiors	VERA- SINGLE SINK 560MM – BLACK GRANITE SKU: 11558
		IMAGE: 
SINK WASTE:	ABI Interiors	SINK BASKET WASTE – BRUSHED BRASS SKU: 11333
		IMAGE: 
TAPWARE:	ABI Interiors	ELYSIAN COMMERCIAL PULL OUT KITCHEN MIXER – BRUSHED BRASS
		IMAGE: 

PANTRY:**BASE CUPBOARDS**

MATERIAL:	Polyurethane	COLOUR:	Dulux S45A9 Zues Palace
PROFILE:	Polytec Chifley	FINISH:	Matt
HINGE:	Soft Close Hinges		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	

OPEN SHELVES:

MATERIAL:	Polytec Melamine 40mm	COLOUR:	Florentine Walnut
PROFILE:	Square Edge	FINISH:	Woodmatt
		IMAGE:	

BENCHTOP:

MATERIAL:	Quantum Quartz 40mm	PROFILE:	Pencil Round
WATERFALL:		COLOUR:	Naturelle Concrete
DRAINING BOARD:		LOCATION:	
BENCHTOP HEIGHT:	Approx 920mm	FLOORING THICKNESS / TYPE:	As per flooring documentation
		IMAGE:	

MISCELLANEOUS:

KICKBOARDS:	Polyurethane	COLOUR / TYPE:	Dulux S45A9 Zues Palace
BULKHEADS:	Gyprock 30mm Shadowline	COLOUR / TYPE:	Dulux Summer Cloud HalfSW1H3
SPLASHBACK:	Tiles provided by client.		

APPLIANCES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
DISHWASHER:	Client	Omega ODW702WB/XB
SINK:	ABI Interiors	BELFAST FARMHOUSE KITCHEN SINK – BRUSHED BRASS SKU: 10736
		IMAGE: 
SINK WASTE:	ABI Interiors	SINK BASKET WASTE – BRUSHED BRASS SKU: 11333
		IMAGE: 
TAPWARE:	ABI Interiors	ELYSIAN COMMERCIAL PULL OUT KITCHEN MIXER – BRUSHED BRASS
		IMAGE: 

LOWER FLOOR BATHROOM:**VANITY & BENCHTOP:**

SUPPLIER:	Cooks Plumbing	TYPE:	Ancona 1200mm Wall Hung Vanity in White Oak.
KICKBOARD:	N/A Wall Hung		
		IMAGE:	

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:	
BASIN TAPWARE:	Cooks Plumbing	Clark Basin Mixer Round Square CL10018.B5A	
		IMAGE:	
TOILET:	Cooks Plumbing	Clark Toilet Suite Round to Wall CL30009.W4S bottom inlet	
		IMAGE:	
SHOWER HEAD:	Cooks Plumbing	Krome 120 Rail Shower Matte Black. Note: Top of shower outlet to reach a height of 2100mm from FFL.	
		IMAGE:	
SHOWER MIXER:	Cooks Plumbing	Clark Round Square Mixer CL10032.B	
		IMAGE:	

SHOWER SCREEN:	Custom Built	Black Framed showerscreen - single panel
		IMAGE: 
TOWEL RAIL:	Cooks Plumbing	Radii Double Towel Rail 800mm Round Plate RA812 MB Matte Black
		IMAGE: 
TOWEL RING:	Cooks Plumbing	Phoenix Radii Hand Towel Holder in matte black RA893 MB
		IMAGE: 
TOILET ROLL HOLDER:	Cooks Plumbing	Phoenix Toilet Roll Holder RA892 MB
		IMAGE: 
ROBE HOOKS:	Cooks Plumbing	2X Radii Robe Hook Round Plate RA897 MB Matte Black
		IMAGE: 
MIRROR:	Cooks Plumbing	1200mm wide Mirror Cabinet with Gloss White Side Panels,
NICHE:	800mm wide x 450mm high tiled niche with matte black trim	
FLOOR WASTE:	Matt black smart tile inserts	
EXHAUST FAN:	Electrician	3-in-1 exhaust fan, light & heat
		IMAGE: 

FIRST FLOOR BATHROOM:**VANITY:**

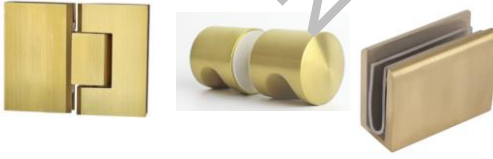
MATERIAL:	Early Settler (Client Supply) - Nate Single Vanity 1100mm
IMAGE:	

BENCHTOP:

MATERIAL / COLOUR:	Early Settler (Client Supply) - Built in to vanity
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ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
BASIN:	Early Settler (Client Supply)	Built in to vanity
BASIN TAPWARE:	Early Settler (Client Supply)	Kason basin Mixer Brushed Brass
		IMAGE: 
TOILET:	Cooks Plumbing	Urbane Compact Invisible Wall faced Toilet Suite with CAR1273 CAROMA INVISIBLE ROUND METAL D/FLUSH BUTTON PANEL - BRUSH BRASS
		IMAGE: 
SHOWER HEAD:	ABI Interior	VINO HAND SHOWER – BRUSHED BRASS SKU: 11771
		IMAGE: 

SHOWER RAIL:	ABI Interior	Otto shower rail in brushed brass
		IMAGE: 
SHOWER HOSE:	ABI Interior	ALIAH SHOWER HOSE – BRUSHED BRASS SKU: 10378 with ZANA ROUND SHOWER BP – BRUSHED BRASS SKU: 10381
		IMAGE: 
SHOWER MIXER:	ABI Interior	ELYSIAN – MINIMAL MIXER – BRUSHED BRASS SKU: 14212
		IMAGE: 
SHOWER SCREEN:	Custom Built W.	Frameless showerscreen, with: - Kenzie glass to glass shower hinge in brushed brass - Livio Shower Door Handle in Brushed Brass - Pius Glass Panel Clip in Brushed Brass
		IMAGE: 
TOWEL RAIL:	Client Supply	Linsol Spirit 6 Bar Heated Towel Rail - Brushed Brass Product code: JY-S600-BB
TOWEL RING:	ABI Interior	OTTO HAND TOWEL HOLDER – BRUSHED BRASS SKU: 11680
		IMAGE: 
ROBE HOOKS:	ABI Interior	2X Otto robe hook in brushed brass
		IMAGE: 

TOILET ROLL HOLDER:	ABI Interior	Otto Toilet Roll Holder in brushed brass
		IMAGE: 
MIRROR:	Client Supply	Nate Vanity Mirror 700mm
NICHE:	450mm high x 750mm wide starting at a height of 1200mm from the FFL with brushed gold angles.	
FLOOR WASTE:	Brushed brass smart tile insert floor wastes	
EXHAUST FAN:	Beacon Lighting	2-in-1 exhaust fan & light
		IMAGE: 

SA. INTERIOR DESIGN

ENSUITE:**BASE CUPBOARDS**

MATERIAL:	Polytec Laminate	COLOUR:	Florentine Walnut
PROFILE:	Calcutta 25mm Profile	FINISH:	Woodmatt
HINGE:	Standard Hinges		
HANDLE:	IMES CABINETRY PULL 98MM – BRUSHED BRASS SKU: 12340	PLACEMENT:	Refer to EBG Internal Elevation
		IMAGE:	

BENCHTOP:

MATERIAL:	Quantum Quartz 20mm	PROFILE:	Pencil Round
COLOUR:	Midnight Black		
		IMAGE:	

ACCESSORIES:

ITEM:	SUPPLIER:	PRODUCT / CODE:
BASIN:	Cooks Plumbing	Caroma Luna Above counter 450x320 basin with no tap hole & black pop-up waste.
		IMAGE: 
BASIN TAPWARE:	ABI Interior	T32356 - ELYSIAN MINIMAL MIXER (10370) & Spout Set (10369) Brushed Brass SKU: PACK02
		IMAGE: 

TOILET:	Cooks Plumbing	Urbane Compact Invisi II Wall faced Toilet Suite with CAR1273 CAROMA INVISI II ROUND METAL D/FLUSH BUTTON PANEL BRSH BRASS
		IMAGE: 
SHOWER HEAD:	ABI Interior	DANA ROUND SHOWER HEAD 250MM – BRUSHED BRASS SKU: 10380 with PHILI SHOWER ARM 400MM – BRUSHED BRASS SKU: 103821
		IMAGE: 
SHOWER MIXER:	ABI Interior	Elysian Shower mixer diverter in brushed brass to the shower
		IMAGE: 
HANDHELD SHOWER TO SHOWER:	ABI Interior	* MILA FIXED HAND SHOWER HOLDER & BP – BRUSHED BRASS SKU: 11420; * VINO HAND SHOWER – BRUSHED BRASS SKU: 11771; * ALIAH SHOWER HOSE – BRUSHED BRASS SKU: 10378
		IMAGE: 

SHOWER SCREEN:	Custom Built W.	Semi-Frameless matt black showerscreen (Single panel screen)
		IMAGE: 
BATH:	Cooks Plumbing	1700mm Lion Freestanding Clawfoot Bath with black feet
		IMAGE: 
BATH MIXER & SPOUT:	ABI Interior	WALL MOUNTED SPOUT – BRUSHED BRASS SKU: 10369 & ELYSIAN SHOWER DIVERTER – BRUSHED BRASS SKU: 10377
		IMAGE: 
HANDHELD SHOWER TO SHOWER:	ABI Interior	* MILA FIXED HAND SHOWER HOLDER & BP – BRUSHED BRASS SKU: 11420;
		IMAGE: 

TOWEL RAIL:	Client Supply	Linsol Spirit 6 Bar Heated Towel Rail - Brushed Brass Product code: JY-S600-BB
TOWEL RING:	ABI Interior	OTTO HAND TOWEL HOLDER – BRUSHED BRASS SKU: 11680
		IMAGE: 
TOILET ROLL HOLDER:	ABI Interior	Otto Toilet Roll Holder in brushed brass
		IMAGE: 
ROBE HOOK:	ABI Interior	2X Otto robe hook in brushed brass
		IMAGE: 
MIRROR:	Client Supply	Specific model not yet known.
NICHE:	Tiled ledge @ 1200mm high, 2090 from the extern wall corner to the showerscreen	
FLOOR WASTE:	1x matt black tile insert floor wastes & 1x matt black lineal tile insert floor waste to open shower / bath area from shower screen to external wall as per plan.	
TILE TRIM:	Brushed Gold	
STEP DOWNS:	No Step downs to wet areas allowed.	
EXHAUST FAN:	Beacon Lighting	Tempair 3 -in-1 with LED light in White
		IMAGE: 

FIREPLACE JOINERY:

FIREPLACE MODEL:	Jetmaster H-6X-AU-LPG 6000 (6X) FIRE LPG GAS with standard face to be supplied & installed by the client. Framework & surrounds to be completed by Executive Building Group.
NOTES:	Refer to EBG Elevation for details on chimney breast size & location.

WALL PANELLING - BED HEAD

LOCATION:	Wall opposite entry door
SUPPLIER:	InTrim
MATERIAL:	In Trim Half Round to either side of wallpaper
MATERIAL:	In Trim IN13 to mouldings either side of bed area
SPECIFICATIONS	Layout of decorative timbers is shown on EBG Internal Elevation "Master Bedroom Feature Wall Detail"
IMAGE:	

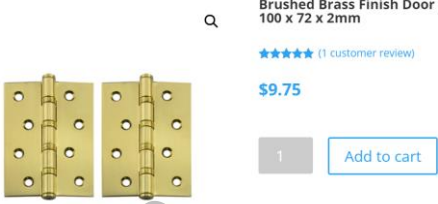
WALL PANELLING - STUDY

LOCATION:	Wall opposite entry door
SUPPLIER:	InTrim
MATERIAL:	In Trim IN13 to mouldings
SPECIFICATIONS	Layout of decorative timbers is shown on EBG Internal Elevation "Master Bedroom Feature Wall Detail"
IMAGE:	

WALL PANELLING - UNDER STAIR FEATURE WALL

LOCATION:	2x Walls below stringers.
SUPPLIER:	InTrim
MATERIAL:	In Trim IN13 to mouldings
SPECIFICATIONS	Layout of decorative timbers is shown on EBG Internal Elevation "Master Bedroom Feature Wall Detail"
IMAGE:	

INTERNAL DOOR SCHEDULE: 2040mm High Builder's Range

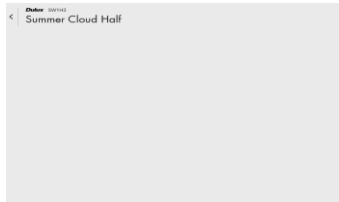
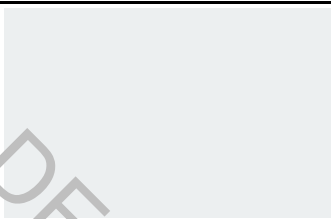
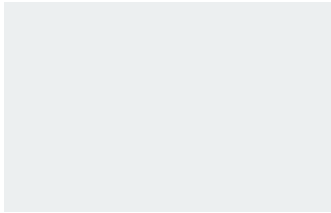
TYPE:	Corinthian Impressions CMB	MATERIAL:	Painted Pine
LOCATION:	All internal doors excluding the below. Old doors are to be replaced to match new doors.		
HINGE TYPE:	Standar. LO to existing Laundry & WC	HINGE COLOUR:	nBat: Brushed Brass Finish Door Hinges (pair) – 100 x 72 x 2mm SKU: hinge72-B Categories
IMAGE:			
LOCATION:	Lower Ground Hinged Doors		
HINGE TYPE:	Standard	HINGE COLOUR:	Matt Black
<i>Note: Do not replace door to ground floor linen. Only re-paint.</i>			
<i>Note: Remove and enclose existing door to new study.</i>			
TYPE:	Square Set Opening		
LOCATION:	Pantry		
TYPE:	Corinthian Moda Barn PBD1 double door with 2x BARN DOOR ROLLER KIT 2M J STYLE 2mtr J Style roller Kit		
LOCATION:	Media		

INTERNAL DOOR FURNITURE:

TYPE:	LOCATION:	PRODUCT / CODE:
HINGED PRIVACY:	Bed 1, Bed 2, Bed 3, Bed 4, Main Bed, Existing WC, Existing Laundry, First Floor Main Bathroom	nBat: St Clair Series Privacy Lever Set – Brushed brass Finish SKU: 3333B-PR
		IMAGE: 
CAVITY SLIDING PRIVACY:	Main Bedroom Ensuite	nBat: Brushed Brass Finish Sliding Privacy Set (1124) – Barlee Series SKU: 1124B
		IMAGE: 

CAVITY SLIDING PASSAGE:	Master Bedroom WIR	Brushed Brass Finish Sliding Passage Set (1124) – Barlee Series SKU: 1124PS-B
		IMAGE: 
CAVITY SLIDING PRIVACY:	LOWER FLOOR BATHROOM	Delf Architectural Rectangular Cavity Sliding Privacy Set Matt Black VCRET815MB
		IMAGE: 
HINGED PRIVACY:	Lower Floor Bedroom	nBat: St Clair Series Privacy Lever Set – Matt Black Finish SKU: 3333MB-PR
		IMAGE: 
HINGED DUMMY:	Under Stairs & First Floor Linen	nBat: St Clair Series Dummy Handle – Brushed Brass Finish SKU: 3333B-DH
Note: Do not change handles on ground floor linen.		IMAGE: 
CAVITY SLIDING PASSAGE:	Study	2x sets of Matt Black Entry Door Pull Handle (Pair) 800mm – Bisset Series
		IMAGE: 

INTERNAL PAINT SCHEDULE:

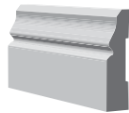
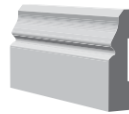
LOCATION:	SUPPLIER:	FINISH:	NAME / CODE:
CEILINGS (ALL WET AREAS)	DULUX	FLAT	Dulux Ceiling White +PLUS Kitchen&Bathroom PRODUCT CODE: 615D0118
CEILINGS (EXCLUDING ALL WET AREAS)	DULUX	FLAT	Dulux Ceiling White PRODUCT CODE: 615D0115
CORNICE:	DULUX	FLAT	Ceiling White - Specific areas to match the above
CORNICE:	DULUX	FLAT	Walter SG5G7
ALL PAINT BELOW TO BE DULUX WASH & WEAR			
(ALL WALLS UNLESS SPECIFIED) DINING, KITCHEN, PANTRY, UPSTAIRS ALSO INCLUSIVE OF GF STAIRCASE & STAIR WELL SIDE OF HALLWAY AS PER LAYOUT PLAN	DULUX	MATT	Summer Cloud Half SW1H3
		IMAGE:	
ARCHITRAVE & SKIRTING: (UNLESS SPECIFIED ELSEWHERE)	DULUX	SEMI GLOSS	White on White SW1E2
		IMAGE:	
FEATURE ARCHITRAVE & SKIRTING: FIREPLACE WALL (CHIMNEY BREAST ONLY) & BARN DOOR, STUDY DOOR, GF LINEN & BED 1 & BED 2 EXISTING DOORS.	DULUX	SEMI GLOSS	Black SG6G9
		IMAGE:	
DOORS: (EXCLUDING ABOVEMENTIONED)	DULUX	SEMI GLOSS	White on White SW1E2
		IMAGE:	
FEATURE WALL - FIREPLACE WALL (CHIMNEY BREAST ONLY INCLUSIVE OF CHIMNEY BREAST RETURNS)	DULUX	MATT	Black SG6G9
		IMAGE:	

FEATURE WALL - ALL WALLS TO MASTER BEDROOM INCLUSIVE OF SKIRTINGS & ARCHITRAVES	DULUX	MATT	Oolong SG6D8
		IMAGE:	
FEATURE WALL - ALL WALLS TO MASTER BEDROOM	DULUX	MATT	Oolong SG6D8
		IMAGE:	
MASTER BEDROOM SKIRTINGS & ARCHITRAVES (INCLUSIVE OF INTERNAL FACE OF BEDROOM ENTRY DOOR & BOTH SIDES OF ENSUITE & WIR DOORS)	DULUX	SEMI GLOSS	Oolong SG6D8
		IMAGE:	
FEATURE WALLS - OFFICE (ALL WALLS).	DULUX	MATT	Walter SG5G7
		IMAGE:	
FEATURE SKIRTINGS & ARCHITRAVES - OFFICE.	DULUX	SEMI GLOSS	Walter SG5G7
		IMAGE:	
FEATURE WALLS - REMAINING PORTION OF FIREPLACE SECTION, PORTION OF WALL BETWEEN LIBRARY & STAIRCASE, ENTRY WALL OF STUDY, WINDOW & MAIN ENTRANCE WALL.	DULUX	MATT	NIMROD SG5
		IMAGE:	

SHELVING:

LOCATION:	Linen	DESCRIPTION:	4x equally spaced, fixed white melamine shelves
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CORNICE, SKIRTING & ACCESSORIES:

CORNICE TYPE:	Square Set Cornice	LOCATION:	All new upper areas	IMAGE:	
CORNICE TYPE:	90mm Cove Cornice	LOCATION:	All new lower floor areas	IMAGE:	
SKIRTING TYPE:	97mm Colonial	LOCATION:	First Floor Only	IMAGE:	
SKIRTING TYPE:	97mm Colonial	LOCATION:	Entire ground & Lower Floor Only	IMAGE:	
ARCHITRAVE TYPE:	67mm Colonial	LOCATION:	All Architrave locations both new & existing locations.	IMAGE:	
WALL STOPS:	nBat: Moon Shaped Door Stop – Brushed Brass Finish SKU: 1122B	LOCATION:	All hinged internal door locations to the FF & upper floor.	IMAGE:	  Moon Shaped Door Stop – Brushed Brass Finish \$5.95

WALL STOPS:	Delf Architectural Door Stop Floor Stop Half Circle 23mm with 12mm Rise DDS002MB	LOCATION:	Lower ground floor bedroom
		IMAGE:	
WALL STOP NOTE:	Additional notes - existing laundry not required as towel rail stops the door. And existing WC not required		
NOTE:	Scotia has been allowed in existing house portion where new flooring is to be laid on top of existing flooring		

STAIRCASE to FIRST FLOOR:

HANDRAIL:	Victorian Ash 88 x 40	COLOUR:	Quantum Ebony Stain
BALUSTRADE:	Powder Coated Steel 16 x R	COLOUR:	
NEWEL POST:	Victorian Ash 88 x 40	COLOUR:	Quantum Ebony Stain
STRINGER:	MDF Sawtooth String	COLOUR:	White on White SW1E2
TREAD:	Victorian Ash 280 x 30	COLOUR:	Quantum Ebony Stain
RISER:	MDF 200 x 18	COLOUR:	White on White SW1E2
BULLNOSE TREAD:		COLOUR:	
BULLNOSE RISER:		COLOUR:	
FLOORING THICKNESS:	To be confirmed in construction		
Refer to client signed Designer Staircase Layout 54381			

INSULATION:

TYPE:	LOCATION:
R2.5	New Upper walls and new rear walls to the lower floor
R4.0	All new roof areas

BLINDS:

As per 6. Variation Certificate - Window Furnishings - Rev B
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FLOORING:

LAMINATE:	Visionary Living Chevron "Nortic Oak Smoked"	THICKNESS:	8.5mm
LOCATION:	Family Room, Kitchen, Pantry, Dining Room, Living Room, Study, Hallway, Bedroom 1 + Bedroom 2		
TILING:	As per Beaumont Tiles Documentation dated 26.08.21		
CARPET:	Nouveau "Flax"	THICKNESS:	Approximately 22.5mm
LOCATION:	Master Bedroom + WIR, Bedrooms 2 - 4 Inc Robes, Spare Room		

AIR CONDITIONING:

TYPE:	Reuse existing Air Conditioning unit to lower floor. o New Ducted Air Conditioning system to upper floor and ground floor (Samsung) comprising 1 x unit, 16 kw single phase with 4 zones and 13 outlets. Note – considered to retain existing ducting and outlets to be retained in existing ground floor portion.		
ZONE:	LOCATION:		
1	Living & Study		
2	Family & Dining		
3	Bed 1 & Bed 2		
4	Master Bedroom, Bed 3, Bed 4 & Retreat		

FEATURE LIGHTING / FANS:

TYPE:	FLUGBO CHANDELER, 5-ARMED, BRASS-COLOUR/GLASS AUD 129		
LOCATION:	Study	QTY:	1
SUPPLIER:	Client		
TYPE:	Stylux PADUA Satin Brass (Art No. PLU75777) (Already assembled - install only needed)		
LOCATION:	Lounge / Fireplace	QTY:	1
SUPPLIER:	Client		
TYPE:	BAROMETER Ceiling track, 5-spots, brass-colour		
LOCATION:	Library	QTY:	1
SUPPLIER:	Client		
TYPE:	BAROMETER Ceiling track, 5-spots, brass-colour		
LOCATION:	Staircase	QTY:	1
SUPPLIER:	Client		
TYPE:	EVEDAL Pendant lamp, grey		
LOCATION:	Master Bedroom	QTY:	2
SUPPLIER:	Client		
TYPE:	29-8-2021 - SOLKLINT Pendant lamp, brass/grey clear glass 22 cm \$39 https://www.ikea.com/au/en/p/solklint-pendant-lamp-brass-grey-clear-glass-90464095/		
LOCATION:	Ensuite	QTY:	1
SUPPLIER:	Client		
TYPE:	29-8-2021 - SOLKLINT Pendant lamp, brass/grey clear glass 22 cm \$39 https://www.ikea.com/au/en/p/solklint-pendant-lamp-brass-grey-clear-glass-90464095/		
LOCATION:	Small Dining Area	QTY:	1
SUPPLIER:	Client		
TYPE:	Temple & Webster Martec Elite Ceiling Fan		
LOCATION:	Kitchen / Living / Common Area	QTY:	1
SUPPLIER:	Client		