

materials + finishes

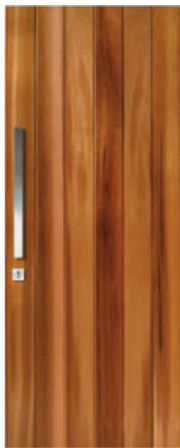
044-018
50-52 WINDSOR AVE
MAGILL

23rd NOVEMBER 2018

MATERIAL + FINISHES SCHEDULE


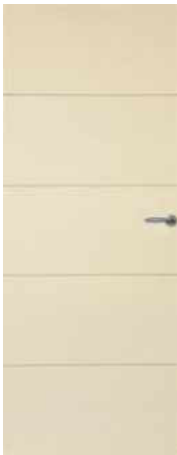

DOOR + DOOR HARDWARE SELECTIONS

External Front Door:



Supplier: Corinthian Doors
Type: Shiplap Shea Cedar
Material: Solid Western Red Cedar
Finish: Clear coat
Size: Refer to drawings

sofiaa

<p>External Front Door Handle:</p> 	<p>Range: Gainsborough Oblong pull handle Type: 600mm Pull Handle Finish: Matte Black Code: 9266 PH600MB Note: Privacy function to be applied</p>
<p>Internal Doors:</p> 	<p>Supplier: Hume Doors Type: Accent (Internal) Code: HA4 Finish: Painted Colour: to match adjoining frames and skirtings Note: refer to floor plan</p>
<p>Internal Door Handles:</p> 	<p>Range: Gainsborough Matt Black Range Type: Angular lever set Passage Round (rosette) Finish: Matte Black (MB) Note: Privacy function to be applied to bathrooms</p>

Dark Scheme - Dwellings 1, 3, 5 & 7

A	Entry, Ground Floor, Kitchen, Dining & Family	Opt. A: Laminate Flooring	Type: EcoFloor Europa Chestnut 12mm Laminate Size: 1830mm x 195mm x 12mm Colour: Chestnut Supplier: Goodwood floors
		Opt. B: Porcelain Floor Tile	Type: Porcelain Floor Tile Size: 600 x 300mm Colour: Classic Cement Lapatto Finish Supplier: Goodwood Flooring Grout: Ardex Magellan Grey 373
B	Wall	Paint	Type: Dulux Wash & Wear Colour: Dulux Lexicon Quarter SW1E1 Note: Colour to all walls
C	Doors, Frames, Skirting	Paint	Type: Satin finish Colour: Dulux Lexicon Quarter SW1E1
D	Ceiling	Paint	Type: Flat Colour: Dulux Lexicon Quarter SW1E1

E	Kitchen	Back Wall Joinery	<p>Doors& Overhead Cupboards:</p> <ul style="list-style-type: none"> -Material: Laminex Absolute Matte Black -Finish: Matte Black -Benchtop: 20mm thick Caesarstone White Attica 5143 -Handles: Artia Lastra (black) 131.39680.432 as required <p>Splashback:</p> <ul style="list-style-type: none"> -Type: Stone 20mm thick -Colour: Caesarstone White Attica 5143 -Supplier: Caesarstone <p>Island Joinery & Benchtop:</p> <ul style="list-style-type: none"> -Material: Laminex Absolute Matte Black -Colour: Matte Black -Benchtop: 20mm thick Caesarstone White Attica 5143 <p>Island Front & Side Panels:</p> <ul style="list-style-type: none"> -Material: easycraft 'easy vj' board. -Colour: 2Pack black Satin finish to match laminex absolute matte black -Format: Vertical <p>Island Bench timber leg:</p> <p>Material: Solid American Oak</p> <p>Finish: stain to match timber flooring, 0% gloss</p> <p>Note: no handles to overhead cupboards. Finger pull detail required. Kickboard finish to match corresponding doors</p>
F	Bedrooms, WIR & Stair	Carpet	<p>Type: Redbook Carpets- Radiance Carpet Cut Pile Twist</p> <p>Fibre: Nylon</p> <p>Colour: Warm Grey</p> <p>Supplier: Goodwood Floors</p>
G	WC, Ensuite, Bathroom & Laundry	Floor Tile	<p>Type: Majorca Petal 1007031</p> <p>Size: 200x200mm</p> <p>Finish: Matt</p> <p>Format: Stack bond</p> <p>Grout Colour: Ardex Misty Grey 241</p> <p>Spacing: 2mm</p> <p>Supplier: Beaumont Tiles</p>

H	WC, Bathroom & Ensuite	Main Wall Tile	<p>Type: Rectified Tile Size: 300 X 600mm Finish: Matt Colour: White Format: Stack Bond, horizontal Grout Colour: Ardex Ultra White 390 Spacing: 1.5mm Supplier: Beaumont Tiles</p> <p>Note: Wall tiles in Ensuite & Bathroom to ceiling height</p> <p>Note (WC): tiles to ceiling height to WC wall, skirting tiles to other 3 walls (100mm high)</p>
I	Bathroom & Ensuite	Joinery	<p>Size: Refer to Drawings Benchtop: 20mm Caesarstone Intense White 6011 Tapholes: 0 (note: tap ware to be wall mounted)</p> <p>Drawer Finish: -Material: Polytec Ravine Maison Oak -Finish: Ravine -Format: Horizontal grain</p> <p>Handles: Push catch mechanism to vanity drawers Mirror Above: Optimirror or similar (B&M Glass)</p> <p>Open Shelf finish: Material: Laminex absolute matte black Finish: absolute matte black</p>
J	Laundry	Wall Tile	<p>Type: Rectified Tile Size: 300 X 600 Finish: Matt Colour: White Format: Stack Bond horizontal Grout Colour: Ardex Ultra White 390 Spacing: 1.5mm Supplier: Beaumont Tiles</p> <p>Note: laundry wall tile to extend over washing machine and trough at 600mm high. Set out from corner of trough (perimeter wall junction) & 100mm skirting tile to other walls</p>

K	Laundry	Joinery	<p>Doors: Polytec Venette Ultra White Benchtop: Polytec Venette Ultra White Overhead Doors: Polytec Ravine Maison Oak - vertical grain Kickboard: finish to match corresponding doors in Venette finish</p> <p>Handles: Artia Lastra (black) 131.39680.432 as required</p> <p>Note: no handles to overhead cupboards. Finger pull detail required.</p>
L	Bedroom 1, 2 & 3 Robes	Joinery	<p>Finish to be in white melamine internal Doors: mirror to sliding doors with a bright chrome frame</p> <p>Note: Joinery units to WIR to have white melamine internal finish</p> <p>Note: Masterbedroom full height doors to Robe to be in Polytec Ravine Maison Oak - vertical grain</p>

Light Scheme - Dwellings 2, 4, & 6

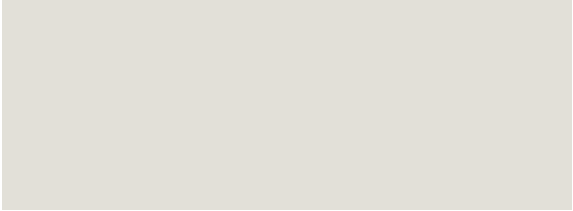
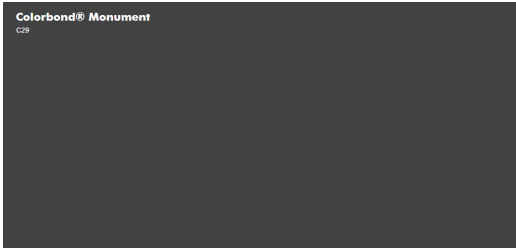
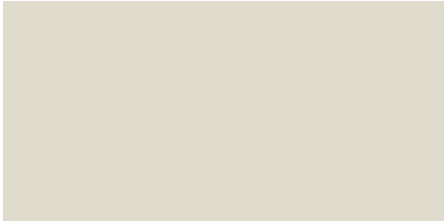
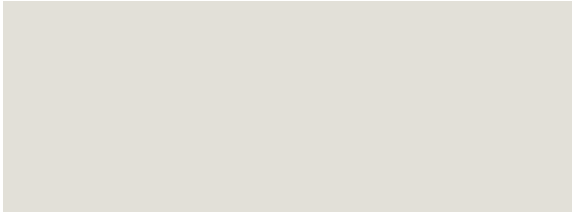
A	Entry, Ground Floor, Kitchen, Dining & Family	Opt. A: Laminate Flooring	Type: EcoFloor Europa Latte 12mm Laminate Size: 1830mm x 195mm x 12mm Colour: Latte Supplier: Goodwood floors
		Opt. B: Porcelain Floor Tile	Type: Porcelain Floor Tile Size: 600 x 300mm Colour: Classic Cement White Lapatto Finish Supplier: Goodwood Floors Grout: Ardex Magellan Grey 373
B	Wall	Paint	Type: Dulux Wash & Wear Colour: Dulux Natural White SW1F4 Note: Colour to walls, ceilings, doors & frames of WC, bathrooms and ensuite to be paint finish in Dulux Vivid White SW1G1
C	Doors, Frames, Skirting	Paint	Type: Satin finish Colour: Dulux Natural White SW1F4
D	Ceiling	Paint	Type: Flat Colour: Dulux Natural White SW1F4


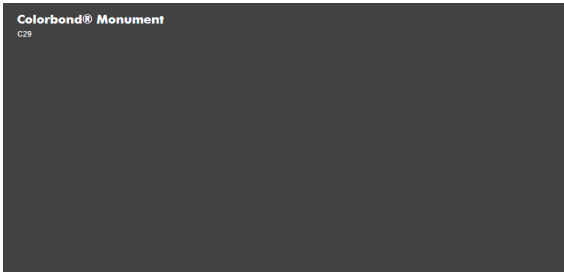
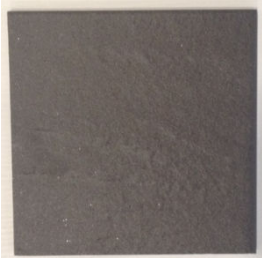

E	Kitchen	Back Wall Joinery	<p>Doors& Overhead Cupboards:</p> <ul style="list-style-type: none"> -Material: Laminex Absolute Matte White -Finish: Matte White -Benchtop: 20mm thick Caesarstone Calacatta Nuvo 5131 -Handles: Artia Lastra (Brushed Nickel) 131.39680.438 if required <p>Splashback:</p> <ul style="list-style-type: none"> -Type: Stone 20mm thick -Colour: Caesarstone Calacatta Nuvo 5131 -Supplier: Caesarstone <p>Island Joinery & Benchtop:</p> <ul style="list-style-type: none"> -Material: Laminex Absolute Matte White -Colour: Matte White -Benchtop: 20mm thick Caesarstone Calacatta Nuvo 5131 <p>Island Front & Side Panels:</p> <ul style="list-style-type: none"> -Material: easycraft 'easy vj' board. -Colour: 2Pack white Satin finish to match laminex absolute matte white -Format: Vertical <p>Island Bench timber leg:</p> <p>Material: Solid American Oak Finish: stain to match timber flooring, 0% gloss</p> <p>Note: no handles to overhead cupboards. Finger pull detail required. Kickboard finish to match corresponding doors</p>
F	Bedrooms, WIR & Stair	Carpet	<p>Type: Redbook Carpets- Radiance Carpet Cut Pile Twist Fibre: Nylon Colour: Haze Supplier: Goodwood Floors</p>
G	WC, Ensuite, Bathroom & Laundry	Floor Tile	<p>Type: Majorca Stripe glazed porcelian 1007030 Size: 200x200mm Finish: Matt Format: Stack bond Grout Colour: Ardex Misty Grey 241 Spacing: 2mm Supplier: Beaumont Tiles</p>

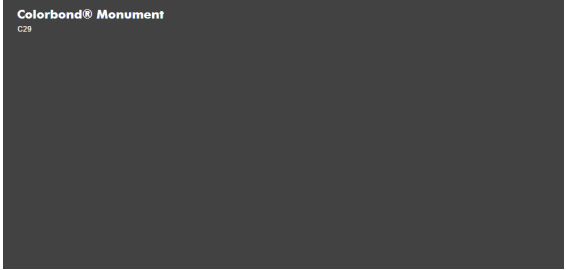
H	WC, Bathroom & Ensuite	Main Wall Tile	<p>Type: Rectified Tile Size: 300 X 600mm Finish: Matt Colour: White Format: Stack Bond, horizontal Grout Colour: Ardex Ultra White 390 Spacing: 1.5mm Supplier: Beaumont Tiles</p> <p>Note: Wall tiles in Ensuite & Bathroom to ceiling height</p> <p>Note (WC): tiles to ceiling height to WC wall, skirting tiles to other 3 walls (100mm high)</p>
I	Bathroom & Ensuite	Joinery	<p>Size: Refer to Drawings Benchtop: 20mm Caesarstone Intense White 6011 Tapholes: 0 (note: tap ware to be wall mounted)</p> <p>Drawer Finish: -Material: Laminex aged ash absolute grain 151 -Finish: absolute grain -Format: Horizontal grain</p> <p>Handles: Push catch mechanism to vanity drawers Mirror Above: Optimirror or similar (B&M Glass)</p> <p>Open Shelf finish: Material: Laminex absolute matte black Finish: absolute matte black</p>
J	Laundry	Wall Tile	<p>Type: Rectified Tile Size: 300 X 600 Finish: Matt Colour: White Format: Stack Bond horizontal Grout Colour: Ardex Ultra White 390 Spacing: 1.5mm Supplier: Beaumont Tiles</p> <p>Note: laundry wall tile to extend over washing machine and trough at 600mm high. Set out from corner of trough (perimeter wall junction) & 100mm skirting tile to other walls</p>

K	Laundry	Joinery	<p>Doors: Laminex absolute matte white Benchtop: Laminex absolute matte white Kickboard: finish to match corresponding doors in absolute matte white.</p> <p>Overhead Doors: Laminex absolute aged ash grain - vertical grain</p> <p>Handles: Artia Jay 30mm long in white 111.33030.001</p> <p>Note: no handles to overhead cupboards. Finger pull detail required.</p>
L	Bedroom 1, 2 & 3 Robes	Joinery	<p>Finish to be in white melamine internal Doors: mirror to sliding doors with a bright chrome frame</p> <p>Note: Joinery units to WIR to have white melamine internal finish</p> <p>Note: Master bedroom full height doors to Robe to be in Laminex absolute grain aged ash - vertical grain</p>

EXTERNAL FINISHES: RESIDENCE 1-7

Facade Render & Scyon Matrix Cladding	Supplier: Dulux Colour: Pipe Clay Quarter Code: S16A1Q	
Facade Feature Render –Matrix to inside of protruding spanrel boxes as per 3D render	Supplier: Dulux Colour: Colorbond Monument C29	
Panel Lift Garage Door	Colour: Colorbond Surfmist	
Downpipes	Finish: Painted Colour: to match, Dulux Pipe Clay Quarter S16A1Q facade render	

Aluminium Windows & Doors	Colour: Dulux Colorbond Night Sky C25	
Roof, Facia, & Gutters	Colorbond Monument C29	
Front Porch Tile	Type: Black Textured Grout Colour: Ardex Charred Ash 386 Supplier: Italia Ceramics Note: Tile slip rating required to align with Australian Building Standards (ABS) supplier to confirm suitable slip rating as per ABS.	
Bricks	Range: Urban One Colour: Cobalt Supplier: Austral Bricks	

Boundary Fences	Colorbond Monument C29	
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