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NOTES: All selections to comply with all relevant NCC and Australian Standards. Any prices are indicative and should not be used for pricing or tendering. Contractors to conatact suppliers for accurate project pricing. Builder to allow for and anticipate required approved methods of fixing and installation of all materials, fixtures, and appliances. Samples of all finishes to be provided to Ellivo Architects for sign-off prior to order. Any proposed substitution to equal quality and appearance must be submitted to Ellivo Architects for approval. To be read in conjunction with architectural drawings, and A7-500 Materials and Finishes specification.
Miscellaneous Items: Metal Angles to all tile junctions, tile floor threshold, and Bath/Ensuite Mirror Cabinet Surround in PC1 balck powdercoat finish.
Adjustable Shelving nodules to match adjacent joinery. Eg black where black shelving in bathroom/ensuite mirror cabinets
Refer townhouse type reflected celing plans for lighitng selections

CODE	IMAGE	DESCRIPTION	SUPPLIER	SPECIFICATION	COMMENTS
FP		**FLOORPLAN CONFIGURATION**			
FP1		**MPR / BEDROOM CONFIGURATION**			
FP1-A		Add Additional Bedroom / MPR	NA	Refer to drawings	
FP2		**JOINERY UPGRADES**			
FP2-A		Study Bench (type specific)		Study Desk; Key Drop (T4C); - Refer Plans	OT coded items not tagged in drawings.
FP2-B		Type T4b Kitchen joinery pack		Refer to T4B plans	OT coded items not tagged in drawings.
JH		**JOINERY HANDLES**			
JH1		**JOINERY HANDLES 1 - JOINERY**			
JH1-A		No handles	N/A	Finger Pull Detail - Refer to Interior Construction Details Series A5-401-A5-403.	
JH1-B		For Hamptons Joinery	Kethy	S225 MBK 280mm to Pantry, Broom + vanity drawers S225 MBK 64mm knobs to kitchen drawers Colour/Finish: Brushed Matt Black	Refer 3d artist's render
JH2		**JOINERY HANDLES 2**			
JH2-A		Matt Black Handles	Kethy	S225 MBK Length – 64mm Knobs/ 280mm Pantry, Broom and vanity drawers Colour/ Finish: Brushed Matt Black	Refer to Interior Joinery Drawings for locations and setouts

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JH2-B		Brushed Stainless Steel Handles	Kethy	S225 INX Length – 64mm Knobs/ 280mm Pantry Colour/ Finish:Inox	Refer to Interior Joinery Drawings for locations and setouts
JH2-C		Brass Handles	Kethy	S225 BB Length – 64mm Knobs/ 280mm Pantry Colour/ Finish: Brushed Brass	Refer to Interior Joinery Drawings for locations and setouts
JH2-D		Timber Handle	Kethy	Astrid BK L7806 Timber Handle 320mm length Colour: Walnut	Refer to Interior Joinery Drawings for locations and setouts

JH3 — JOINERY HANDLES 3 - MIRROR CABINETS BATH/ENSUITE

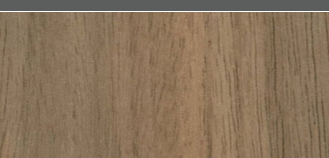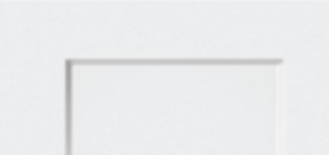|					
JH3-A		Black Lip Pull	Bauers Hardware Collection	Black Lip Pull Finish: Matt Black Length: 30mm Width: 11.5mm Back fixing	Refer to Interior Joinery Drawings for locations and setouts

JF — JOINERY FINISH
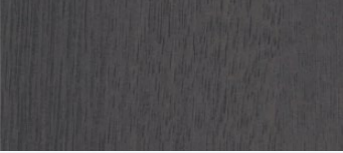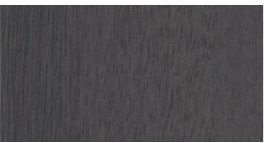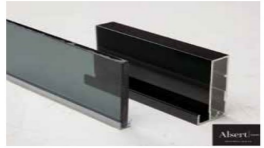
JF1 — JOINERY FINISH 1 - MAIN KITCHEN

JF1-A		Matt White Melamine	Polytec	Crisp White Finish: Legato Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF1-B		Pewter Laminate	Laminex	Pewter Code: 329 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF1-C		Storm Cloud Laminate	Laminex	Stormcloud Code: 8525 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF1-D		Walnut Timber Laminate	Laminex	Natural Walnut Code: 068 Finish: Chalk Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF1-E		Black Timber Laminate	Polytec	Empire Oak Finish: Woodmatt Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF1-F		White Hamptons Style	Laminex	Laminex Form Wrap Polar White Finish: Satin Substate: MR EO MDF Door Profile: Pocket Routed Settler	Cupboards and drawers to have handles, finger pull overhang to overhead cupboards

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JF2	JOINERY FINISH 2 - KITCHEN SECONDARY				
JF2-A		Matt White Melamine	Polytec	Crisp White Finish: Legato Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF2-B		Pewter Laminate	Laminex	Pewter Code: 329 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF2-C		Storm Cloud Laminate	Laminex	Stormcloud Code: 8525 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF2-D		Wallnut Timber Laminate	Laminex	Natural Walnut Code: 068 Finish: Chalk Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF2-E		Black Timber Laminate	Polytec	Empire Oak Finish: Woodmatt Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF2-F		White Hamptons Style	Laminex	Laminex Form Wrap Polar White Finish: Satin Substate: MR EO MDF Door Profile: Pocket Routed Settler	Cupboards and drawers to have handles, finger pull overhang to overhead cupboards
JF4	**JOINERY FINISH 4 - BATHROOMS**				
JF4-A		Matt White Melamine	Polytec	Crisp White Finish: Legato Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF4-B		Pewter Laminate	Laminex	Pewter Code: 329 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF4-C		Storm Cloud Laminate	Laminex	Stormcloud Code: 8525 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF4-D		Walnut Timber Laminate	Laminex	Natural Walnut Code: 068 Finish: Chalk Finish Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).

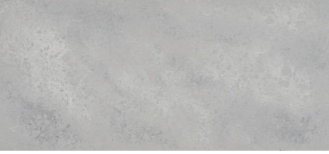| Code	Image	Description	Supplier	Specification	Notes
JF4-E		Black Timber Laminate	Polytec	Empire Oak Finish: Woodmatt Substrate: MR EO MDF ABS Edging to match	Cupboard and drawer fronts to have a bevel edge profile (standard profile door product in the Polytec Range).
JF4-F		White Hamptons Style	Laminex	Laminex Form Wrap Polar White Finish: Satin Substate: MR EO MDF Door Profile: Pocket Routed Settler	Cupboards and drawers to have handles, finger pull overhang to overhead cupboards

JF5 — JOINERY FINISH 5- LAUNDRY

Code	Image	Description	Supplier	Specification	Notes
JF5-A		LAMINATE	Polytec	Polar White Finish: Matt Substrate: MR EO MDF ABS edging to match	

JF6 — JOINERY FINISH 6- ROBES + STORAGE

Code	Image	Description	Supplier	Specification	Notes
JF6-A		MELAMINE	Polytec	Polar White Finish: Matt Substrate: MR EO MDF ABS edging to match	
JF6-B		MELAMINE	Laminex	Stormcloud Code: 8525 Finish: Natural Finish Substrate: MR EO MDF ABS Edging to match	
JF6-C		MELAMINE	Polytec	Notaio Walnut Finish: Woodmatt Substrate: MR EO MDF ABS edging to match	
JF6-D		MELAMINE	Polytec	Empire Oak Finish:Woodmatt Substrate: MR EO MDF ABS Edging to match	
JF6-E		Matt White Melamine	Polytec	Crisp White Finish: Legato Substrate: MR EO MDF ABS Edging to match	Note: Standard option for type 4B only

JF7 — JOINERY FINISH 7 - KITCHEN FEATURE

Code	Image	Description	Supplier	Specification	Notes
JF7-A		GLASS DOORS TO CABINETS	Alset Doors	50/08 mm Box Matt Black Aluminium Black Powdercoat Frame with 60% Transmission Toughened Grey Glass Door Insert	

JF8 — JOINERY FINISH 8 - BATHROOM MIRROR

Code	Image	Description	Supplier	Specification	Notes
JF8-A		MIRROR TO BATHROOM CABINETS		SILVER 6MM MIRROR, FIXING METHOD REFER DRAWINGS.	Refer Internal Details

JF8-B		RECTANGULAR POLISHED EDGE MIRROR	Samios	"JAZZ MIRROR" RECTANGULAR POLISHED EDGE MIRROR, SIZE: 400MM W X 1500MM H	Refer Internal Details

BT   BENCHTOP FINISH

BT1   BENCHTOP 1 - KITCHEN

BT1-A		Pure White Recon Stone	Silestone	Iconic Series Colour: Iconic White Finish: Suede Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.
BT1-B		Reconstituted Stone - Eternal Calacatta Gold	Silestone	Eternal Series Colour: Eternal Calacatta Gold Finish: Polished Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.
BT1-C		Reconstituted Stone - Airy Concrete	Cesarstone	Colour: Airy Concrete 4044 Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.

BT3   BENCHTOP 3- EN SUITE/BATHROOM

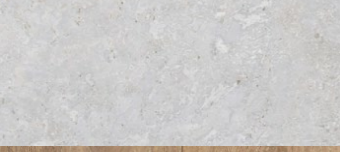|					
BT3-A		Pure White Recon Stone	Silestone	Iconic Series Colour: Iconic White Finish: Suede Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines
BT3-B		Reconstituted Stone - Eternal Calacatta Gold	Silestone	Eternal Series Colour: Eternal Calacatta Gold Finish: Polished Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.
BT3-C		Reconstituted Stone - Airy Concrete	Cesarstone	Colour: Airy Concrete 4044 Thickness: 20mm Edge Profile: 70mm mitred return, Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.

BT4   BENCHTOP 4 - LAUNDRY

BT4-A		Laminate	Polytec	Square Edge Benchtop, 33mm, Finish: Matt, Colour: Polar White	

SB   SPLASHBACK FINISH
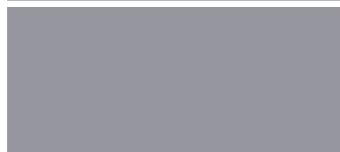
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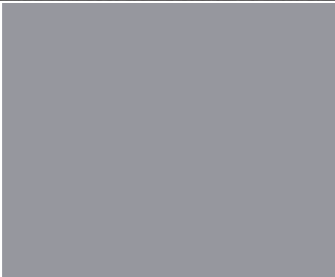| SB1	SPLASHBACK 1 - KITCHEN			
SB1-A		Tile Splashback	National Tiles	Carrara Herringbone honed mosaic 325 x 305 sheet Grout thickness to be 1-3mm Ardex Magellan Grey 373	
SB1-B		Pure White Recon Stone	Silestone	Iconic Series Colour: Iconic White Finish: Suede Thickness: 20mm Edge Profile: Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines
SB1-C		Reconstituted Stone - Eternal Calacatta Go	Silestone	Eternal Series Colour: Eternal Calacatta Gold Finish: Polished Thickness: 20mm Edge Profile: Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.
SB1-D		Reconstituted Stone - Airy Concrete	Caesarstone	Colour: Airy Concrete 4044 Thickness: 20mm Edge Profile: Pencil Edge Polish all exposed faces and joins to be matching resin to suppliers recommendations.	Refer to manufacturers installation guidelines Where a join is required, slabs to be bookmatched.

FF   FLOOR FINISH

FF1	INTERNAL FLOORING LOWER			
FF1-A		Tile - Rome Cement	Beaumont Tiles	Rome Cement Dark Grey Standard Finish 600 x 600 mm rectified tile Grout thickness to be 1-3mm Ardex Magellan Grey 373	
FF1-B		Vinyl Plank - Apollo Midnight	Godfrey Hirst	Apollo XL 790 Midnight 180mm wide System installed to manufacturers specification and if required to include acoustic underlay to comply with Australian Standard requirements.	
FF1-C		Vinyl Plank - Apollo Fumed Oak	Godfrey Hirst	Apollo XL 540 Natural Fumed Oak 180mm wide System installed to manufacturers specification and if required to include acoustic underlay to comply with Australian Standard requirements.	
FF1-D		Tile - Roden Perla	Earp Bros	Roden Perla, Natural Finish 450x900mm rectified tile Grout thickness to be 1-3mm Ardex Magellan Grey 373	10-12 week lead time
FF1-E		Engineered Timber - European Oak	Tounge and Groove	European Oak Eterno, Hekke 20mm thick x 220mm wide System installed to manufacturers specification and to include acoustic underlay to comply with Australian Standard requirements.	

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FF1-F		Engineered Timber - European Oak	Tounge and Groove	European Oak Eterno, Argento 20mm thick x 220mm wide System installed to manufacturers specification and to include acoustic underlay to comply with Australian Standard requirements.	
FF2		**EXTERNAL FLOORING**			
FF2-A		Tile - Rome Cement	Beaumont Tiles	Rome Cement Dark Grey Anti Slip Finish 600 x 600 mm rectified tile P4 Slip rating Grout to be 1-3mm Ardex Magellan Grey 373	
FF2-B		Tile - Roden Perla Non-Slip	Earp Bros	Roden Perla, Anti Slip Finish 450x900mm rectified tile P4 slip rating Grout to be 1-3mm Ardex Magellan Grey 373	10-12 week lead time
FF3		**UPPER LEVEL FLOORING**			
FF3-A		Carpet - Light Poly	Godfrey Hirst	Modern Living, 715 Platinum, cut pile twist nylon, installed on quality underlay	
FF3-B		Carpet - Dark Poly	Godfrey Hirst	Modern Living, 760 Shadow, Cut pile twist, nylon, installed on quality underlay.	
FF4		**WET AREA FLOORING**			
FF4-A		Tile - Standard	Beaumont Tiles	Rome Cement - Dark Grey 600 x 300mm rectified tile. P3 Finish Grout to be 1-3mm Ardex Magellan Grey 373	
FF4-B		Tile - Upgrade	Earp Bros	Roden Perla, Natural Finish 450x900mm rectified tile Grout to be 1-3mm Ardex Magellan Grey 373	10-12 week lead time
FF5		**STAIR FLOORING**			
FF5-A		Carpet - Light Poly	Godfrey Hirst	Modern Living, 715 Platinum, cut pile twist nylon, installed on quality underlay	
FF5-B		Carpet - Dark Poly	Godfrey Hirst	Modern Living, 760 Shadow, Cut pile twist, nylon, installed on quality underlay.	
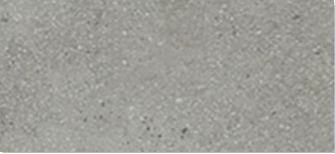
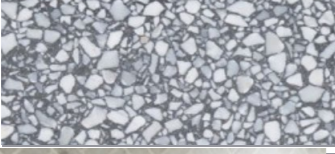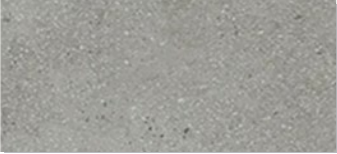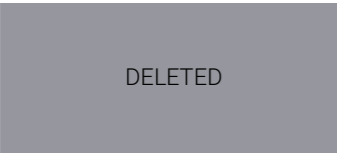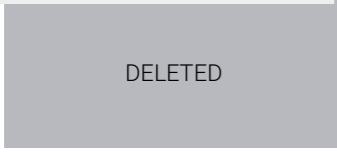|					
FF5-C		Timber		Stained to match floor selections: Roden Perla, Rome Cement, Apollo XL 540 Natural Fumed Oak Vinyl Plank, Tongue and Grrove, Hekke, Eurpean Ok Eterno to have Stain Finish - Tint base ee 0.75, m 2.5, g 0.25, c 2, w 5. Apollo XL 790 Midnight Vinyl Plank, Tongue and Groove, Argento, European Oak Eterno to have Stain Finish - Tint base Black + w5	
FF6	**GARAGE FLOORING**				
FF6-A		Concrete Finish	TBC	Finish - TBC	
FF6-B		Epoxy Finish - Plain	SEQ Epoxy FLooring	Light Grey Applied in accordance with manufacturers recommendations/ specification.	
FF6-C		Epoxy Finish - Flaked	SEQ Epoxy Flooring	Ash Grey large Applied in accordance with manufacturers recommendations/ specification.	

WF WALL FINISH

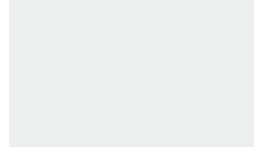|					
WF1	**BATHROOM WALL 1**				
WF1-A		Tile - Rome Cement	Beaumont Tiles	Rome Cement Dark Grey 600 x 300 mm rectified tile Grout thickness 1-3mm Ardex Magellan Grey 373	
WF1-B		Tile - Roden Perla	Earp Bros	Roden Perla Natural Finish, 450x900mm rectified tile Grout to be 1-3mm Ardex Magellan Grey 373	10-12 week lead time
WF1-C		Terrazzo - Light	National Tiles	Terrazzo Tile Nimbus 400x400mm Grout thickness 1-3mm Ardex Magellan Grey 373	
WF1-D		Terrazzo - Dark	National Tiles	Terrazzo Tile Smoke 400x400mm Grout thickness 1-3mm Ardex Charrred Ash 287	
WF1-E		Herringbone Tile Splashback	National Tiles	Carrara Herringbone honed mosaic. 325 x 305 sheet Grout thickness 1-3mm Ardex Magellan Grey 373	
WF2	**BATHROOM WALL 2**				

WF2-A		Tile - Rome Cement	Beaumont Tiles	Rome Cement Dark Grey Natural 600 x 300 mm rectified tile Grout thickness 1-3mm Ardex Magellan Grey 373	
WF2-B		Tile - Roden Perla	Earp Bros	Roden Perla Natural Finish 450x900mm rectified tile Grout thickness 1-3mm Ardex Magellan Grey 373	10-12 week lead time
WF3	**BATHROOM WALL 3**				
WF3-A	DELETED	DELETED	DELETED	DELETED	DELETED
WF3-B		Paint finish - wet area walls	Dulux	Lexicon Half SW1G23 3 Coat Internal grade 'Dulux' paint system. Walls: Matte finish Applied in accordance with manufacturers recommendations/paint specification. Ensure mold resistant in wet areas.	
WF3-C	DELETED	DELETED	DELETED	DELETED	DELETED
WF3-D	DELETED	DELETED	DELETED	DELETED	DELETED
WF4	**LAUNDRY WALL**				
WF4-A		TILE 300 X 600MM	Earp Bros	Cool White Matt finish rectified porcelain tile 300 x 600mm Grout thickness 1-3mm Ardex White 200	
WF5	**FEATURE PAINT**				
WF5-A		Paint Finish to Feature Walls / Door/Door Frames/Skirting	Dulux	Taihape NZ10H3 3 Coat Internal grade 'Dulux' paint system. Walls: Matte finish / Doors/ Architraves & Skirtings: Low-Sheen. Applied in accordance with manufacturers recommendations/paint specification. Ensure mold resistant in wet areas.	
WF6	**STANDARD PAINT**				
WF6-A		Paint - General Wall Colour. Also general doors, door frames, skirting,	Dulux	Lexicon Half SW1G23 3 Coat Internal grade 'Dulux' paint system. Walls: Matte finish / Doors/ Architraves & Skirtings: Low-Sheen. Applied in accordance with manufacturers recommendations/paint specification. Ensure mold resistant in wet areas.	
WF6-B		Paint - General Ceiling Colour. includes wet area ceilings.	Dulux	Ceiling White. Flat finish. 'Dulux' paint system. Applied in accordance with manufacturers recommendations/paint specificaiton. Ensure mold resistant in wet areas.	

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SK   SINK

SK1		SINK 1 - KITCHEN SINK			
SK1-A		Stainless Steel	Samios Bathrooms	Everhard Nugleam 1 1/2 bowls stainless steel sink , under counter code EVR72150 (sink only with basket wastes)	Note: This sink does not come with any accessories: chopping board, colander draining tray. These can be purchased seperately
SK1-B		Black	Samios Bathrooms	Blanco Sublime, Anthracite, undermount sink. SUB350350	

SK2		SINK 2 - BATHROOM AND ENSUITE BASINS			
SK2-A		Allure Matte WhiteCounter Basin	Samios Bathrooms	Sonata Opus Counter Basin No Taphole 360mm White, Vitreous China thin walled basin. Matching matt white pop up waste. Size: 360mm dia x 115mm (overall height) Finish: Matt White Code: 902201	No Taphole
SK2-B		Allure Matte Black Counter Basin	Samios Bathrooms	Allure Matte Black Counter Basin Code: BAS36AL-BM Size: 360mm Dia. x 120mm (overall height) with matching pop up waste Matte Black Code: PWTMBLLK	No Taphole

SK3		SINK 3 - POWDER ROOM			
SK3-A		Linea 500x250x144mm Slimline Wall Basin	Samios Bathrooms	Linea Slimline Wall Basin with 1x taphole. Vitreous China Matching matt white pop up waste. 1x taphole LH only. With overflow Finish: Matt White Code: FIETR4127 Size:500mm W x 250mm D x 144mm H	No Taphole

SK4		SINK 4 - LAUNDRY TUB			
SK4-A		Laundry Tub	Samios Bathrooms	Nugleam 35ltr Laundry Tub. Finish: Stainless Steel. Code; EVR73300	

BTH   BATH

BTH1		BATH TUB BUILT IN			
BTH1-A		Built in Bath	Samios Bathrooms	Bette Start Bath with Overflow B1500WOB 1500 x 700mm/ B1600WOB 1600 x 700mm / B1970WOB 1700 x 700mm - Refer plans for required size. Titanium Steel with enamel glazing	

BTH2		BATH FREE STANDING			

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Code	Image	Item	Supplier	Description
BTH2-A		Freestanding Bath	Samios Bathrooms	Opus Freestanding Oval Bath. 1700 x 800mm Sanitary Grade Acrylic, Finish Gloss White. Code: 902502

TT TOICET

TT1 TOILET 1

| TT1-A | | Wall Faced Floor Mount | Samios Bathrooms | Soprano Wall Faced Floor Mount Toilet Pan with Standard Soft Close Seat Code: 904102 Finish: Gloss White |

TT2 TOILET 2

| TT2-A | | Back to wall | Samios Bathrooms | Sonata Kore Plus Back to Wall Toilet Suite with Standard Soft Close Seat Code: 901105 Finish: Gloss White |

FX FIXTURES AND FITTINGS

FX1 FIXTURES AND FITTINGS MATERIAL SELECTION

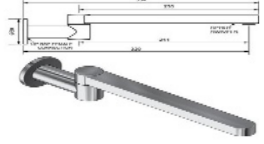| FX1-A | | Twin Shower Rail | Samios Bathrooms | Flow Dual Shower Rail with integrated Water Inlet. Finish: Chrome 3 star wells rated. Code: PKCSHCP |
FX1-B		Matte Black	Samios Bathrooms	Flow Dual Shower Rail with integrated Water Inlet. Finish: Chrome 3 star wells rated. Code: PKCSH Finish: Matte Black
FX1-C		Brushed Nikel	Samios Bathrooms	Flow Dual Shower Rail with integrated Water Inlet. Finish: Chrome 3 star wells rated. Code: PKCSH Finish: Brushed Nikel
FX1-D		Gunmetal	Samios Bathrooms	Flow Dual Shower Rail with integrated Water Inlet. Finish: Chrome 3 star wells rated. Code: PKCSH Finish: Gunmetal
FX1-E		Gold	Samios Bathrooms	Flow Dual Shower Rail with integrated Water Inlet. Finish: Chrome 3 star wells rated. Code: PKCSH Finish: Gold

FX2 SINK MIXER

Code	Image	Item	Supplier	Description	Location
FX2-A		Sink Mixer	Samios Bathrooms	Zenith Sink Mixer with swivel solid cast spout. Finish As Per FX1 Size: 265 H x 200 x 200 Code: ZSSMCP	To kitchen, ensuite, bathroom and laundry
FX3	**POWDER BASIN MIXER**				
FX3-A		Basin Mixer	Samios Bathrooms	Zenith Basin Mixer. Finish As Per FX1. Code: ZNBSMCP	
FX4	**SHOWER MIXER**				
FX4-A		Bath and Shower Mixer	Samios Bathrooms	Zenith Wall Basin/Shower/Bath Mixer. Finish As Per accompanying FX6 or FX7. Code: ZNSHMCP	
FX5	**SHOWER/BATH MIXER**				
FX5-A		Shower Mixer	Samios Bathrooms	Zenith Shower Mixer with Diverter. Finish As Per FX1. Code: ZNDSMCP	
FX6	**SHOWER 2**				
FX6-A		Bathroom Shower Rail	Samios Bathrooms	Park Hand Shower on Rail with Wall Union. 3 star wells rated. Finish As Per FX1. Code: HSEVBCP	
FX7	**BATH SPOUT**				
FX7-A		Bath Spout, Wall Mounted	Samios Bathrooms	Park Curved Wall Basin Outlet. 6 star wels rated. Finish As Per FX1 Size: 216mm overall length. Code: PKSPSWQCP6	
FX8	**BOTTLE TRAP**				
FX8-A		Bottle Trap	Samios Bathrooms	Santana Bottle Trap brass construction with bottom thread access to trip. Finish As Per FX1. Code: 901351	
FX9	**BASIN PLUG**				
FX9-A		Basin plug and waste	Samios Bathrooms	Santana Kore UP & Down Universal Mushroom Waste 32/40mm connection. Finish As Per FX1. Code: 293038	To all SK2 + SK3

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FX10	HAND TOWEL RAIL 230mm		
FX10-A		Hand Towel Rail 230mm	Samios Bathrooms	Beyond Hand Towel Rail. Finish As Per FX1 Code: BESTR230-CR

FX11	HAND TOWEL RAIL 650mm		
FX11-A		Bath Towel Rail 650mm	Samios Bathrooms	Beyond Single Towel Rail. Finish As Per FX1. Code: BESTR650-CR

FX12	TOILET ROLL HOLDER		
FX12-A		Toilet Roll Holder	Samios Bathrooms	Beyond Paper Holder. Finish As Per FX1 Code: BESTRH-RF-CR (right hand). Code: BESTRH-LF-CR (left hand)

FX13	SHOWER SHELF		
FX13-A		Shower Shelf	Samios Bathrooms	Beyond Shower Shelf metal. Finish As Per FX1. Code: BESR350-CR
FX13-B		Shower niche shelf, built into wall		Use wall insert - external dimensions: 420x360x100mm, tile finish as per adjoining wall tile and grout colour

FX14	ROBE HOOK		
FX14-A		Robe Hook	Samios Bathrooms	Beyond Robe Hook. Finish as per FX1. Code: BERH-CR. SizeL 14mm W x 22mm D x 36mm H

FX15	TOILET WALL BUTTON		
FX15-A		Wall button for TT1-A	Samios Bathrooms	Geberit Sigma30 Flush/Access plate, fingerprint resistant. Finish As Per FX1 Code: 115.881.JQ.1

FX17	900MM TOWEL RAIL		
FX17-A		Bath Towel Rail 900mm	Samio Bathrooms	Beyond Single Towel Rail. Finish as per FX1 Code: BESTR900-CR

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FX18	**DOOR STOP**			
FX18-A	Door Stop		Matt Black finish	To wet area doors

FX19	**SWIVEL BATH SPOUT**			
FX19-A	Swivel Bath Spout	Samios Bathrooms	Zenith Swivel wall outlet. Round plate. size 320mm, as per FX1. Code: ZNSPW320CP	note: can be cut down to 200mm if required

FX20	**FLOOR WASTE**			
FX20-A	Linear Stainless steel floor waste.	Samios Bathrooms	Radient Australia - RGL-800 Tile Insert Waste, standard size 800mm long. 800x100x74 Finish 304 Grade Stainless Steel	
FX20-B	Stormtech stainless steel floor waste	Samios Bathrooms	Tile Insert Waste, Code: SQ100Ti30, Range: Square Range, Grate Style: Ti, Size 130mmW x 30mmD x 130mm L, Finish:316 Grade Stainless Steel	

FX21	**WASHING MACHINE STOPS**			
FX21-A	Washing Machine Stops	Austworld	Austworld mini washing machine taps. Chrome stops located within cabinet	

FX22	**KITCHEN SINK MIXER**			
FX22-A	Sink Mixer	Samios Bathrooms	Zenith Kitchen Sink Mixer with swivel solid cast spout. Finish Chrome Plate. Size: 265 H x 200 x 200 Code: ZNSSMCP	Locate kitchen mixter at centre of joint of sink bowls.
FX22-B	Sink Mixer - Matt Black	Samios Bathrooms	Zenith Kitchen Sink Mixer with swivel solid cast spout. Finish Matt Black. Size: 265 H x 200 x 200 Code: ZNSSMMB	Locate kitchen mixter at centre of joint of sink bowls.
FX22-C	Sink Mixer - Brushed Nickel	Samios Bathrooms	Zenith Kitchen Sink Mixer with swivel solid cast spout. Finish Matt Black. Size: 265 H x 200 x 200 Code: ZNSSMBN	Locate kitchen mixter at centre of joint of sink bowls.
FX22-D	Sink Mixer - Gun metal	Samios Bathrooms	Zenith Kitchen Sink Mixer with swivel solid cast spout. Finish Matt Black. Size: 265 H x 200 x 200 Code: ZNSSMGM	Locate kitchen mixter at centre of joint of sink bowls.

| FX22-E | | Sink Mixer - Gold | Samios Bathrooms | Zenith Kitchen Sink Mixer with swivel solid cast spout. Finish Gold Size: 265 H x 200 x 200 Code: ZNSSMBG | Locate kitchen mixter at centre of joint of sink bowls. |

EL ELECTRICAL

EL1	**AIR CONDITIONING**				
EL1-A		Air Con Standard	TBC	Day / night as per tender specification	
EL1-B		Air Conditioning Upgrade	TBC	Zoned A/C System	
EL2	**CEILING FANS**				
EL2-A		Ceiling Fans	Universal Fans	Hunter Paciffic, Concept 3 Ceiling Fan. White Finish	
EL2-B		Ceiling Fans	Universal Fans	Hunter Paciffic, Concept 3 Ceiling Fan. Matte Black Finish	
EL3	**KITCHEN BENCH LIGHTING**				
EL3-A		Standark Kitchen Bench Lighting		4x downlights as per plans	
EL3-B		Upgrade Kitchen Bench Lighting		Replace 4x downlights with Arkos Black Foster (A317-30-01) Trimless Profile System 38 deg darklight 3000k	
EL4	**ADDITONAL POINTS**				
EL4-A		Additional DGPO	TBC	TBC	
EL4-B		Additional Double Data Point	TBC	TBC	

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EL5	OTHER ELECTRICAL			
EL5-A		Solar Panel Package	TBC	Min 5kw	

AP APPLIANCES

AP1	APPLIANCES PACKAGE			
AP1-A		SMEG Appliance Package	Smeg	Refer to Smeg Appliance Schedule for details. Oven code: SFA562X2; Induction cooktop code: PIP264B-1; Rangehood code: PUM601X; Dishwasher code: DWA6214X2	
AP1-B		Meile Appliance Package	Meile	Refer to Meile Appliance Schedule for details. Oven code: H2265B; Cooktop 600mm code: KM6115; Rangehood 600mm code: DA2450; Dishwasher code: G4203; Cooktop 900mm code: KM6381; Rangehood 900mm code: DA2309	

AP2	INDIVIDUAL APPLIANCE OPTIONS			
AP2-A		Fridge	TBC	TBC	
AP2-B		Integrated Microwave	TBC	TBC	
AP2-C		Dryer	TBC	TBC	

EX EXTERIOR

EX1	COURTYARD GRASS SELECTION			
EX1-A		Natural turf	As per Landscape Drawings	As per Landscape Drawings	
EX1-B		Artificial turf	TBC	TBC	

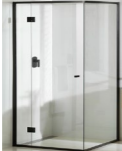# A7-210 INTERNAL FINISHES AND FIXTURES SCHEDULE - OWNER'S MANUAL

EX2	**LANDSCAPE STORAGE BOX**			
EX2-A		Landscape Storage Box	As Per Landscape Drawings	As Per Landscape Drawings	

EX3	**SLIMLINE WATER TANK**			
EX3-A		Slimline Water Tank	Kingspan	Width 700mm, Length 2000mm, Height 1715mm. Capacity 2220 litres. Colour: colorbond Monument or Basalt	Basalt to lots 59,60,63,66,67,72,117,118,120,121,124. Monument to lots: 58,61,62,64,65,68,69,70,71,73,119,122,123

OT   OTHER

OT1	**SHOWER SCREENS**			
OT1-A		Shower Screens & Doors	Reece or similar	Semi-frameless door and side panels - black micro-frame, black finger pull knob, 2100mm high, min 8mm toughened clear glass panels	OT coded items not tagged in drawings. Shower screens to every bathroom and ensuite, as shown on architectural drawings

OT2	**GENERAL**			
OT2-A		Robe Doors	Stegbar or similar	Frameless Sliding Wardrobe Doors. Black Aluminium Frame, Silver Mirror. Internal Carcass : White Melamine prefinished both sides on E0 MR MDF with matching ABS edges.	OT coded items not tagged in drawings. Robe Doors to bedrroms, as shown on architectural drawings
OT2-B		Stair Handrail wall bracket	Hammersmith	80mm deluxe handrail brackets - IF446XMB black powdercoat finish	OT coded items not tagged in drawings.
OT2-C		Stair Screen		Timber Screen. Nom. 70x35mm DAR timber vertical battens, floor to ceiling. 80mm gap between battens. Paint Finish - P1	
OT2-D		Bi-Fold Laundry Doors	By Joiner	Laminate Finish as scheduled.	Refer Architectural Internal Details for dimensions

OT3	**BLINDS AND SCREENS**

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OT3-A		Insect Screens		OT coded items not tagged in drawings.
OT3-B		Security Screens	Crimsafe or similar (no hex screens)	OT coded items not tagged in drawings.
OT3-C		Roller Blinds		OT coded items not tagged in drawings.