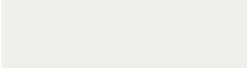


**UNIT 18 1/49 - GUIDE FOR SCHEDULES**

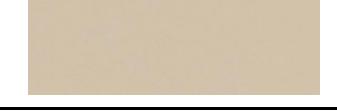
**PAINT SCHEDULE**

Surface	Room/ Area (& Feature wall location)	Paint Colour Name & Code	Paint Type & Finish	Image
FRONT DOOR	Entrance/ Front door	Flax Pod	Powder Coated	
INTERNAL DOORS, ARCHITRAVES & SKIRTING BOARDS	Throughout	Resene Half Black White	Lustacryl Semi Gloss - Waterborne Enamel	
CEILING	Throughout	Resene Half Black White	Ceiling Paint - Waterborne Flat	
CEILING	Kitchen and Bathrooms	Resene Half Black White	SpaceCote Flat Kitchen & Bathroom	
WALLS	Throughout	Resene Half Black White	Zylone Sheen - Waterborne Low Sheen Interior	

TRIM AND MOULDINGS SCHEDULE				
Item (& Room if app.)	Product Name	Details: Profile & Size	Supplier	Image
<b>SKIRTING BOARD</b>	Moulding Profiles	Profile: Single Bevel: 90mmx18mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
<b>ARCHITRAVE</b>	Moulding Profiles	Profile: Single Bevel: 60mmx18mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
<b>CORNICE (N/A)</b>	Square Stop	Square Stop		

FLOORING SCHEDULE				
Room	Item, Product Name & Code	Details: Size, Colour, Finish & Pattern	Supplier	Image
<b>ENTRY, BOTTOM STAIRS, LIVING, DINING, KITCHEN,</b>	Euro Delux - Natural Varnished Oak	Size: 2200mm x 145mm Random Lay - Prime Floors (Neil)	Quick Step - Prime Floors	
<b>TOP STAIRS/ BEDROOMS/ HALLWAY</b>	Carpet	Godfrey Hirst - Pleasant Point Colour: Anchovy 100% Solution Dyed Nylon; Cut Pile Twist	Godfrey Hirst	
<b>BATHROOMS</b>	Floor and Wall Tile - Carbon Stone Moon	Colour: Carbon Stone Moon 600mm x 600mm	European Ceramics	

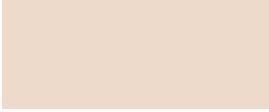
WALL MATERIAL SCHEDULE				
Room	Area	Item, Product Name & Code	Supplier	Image
<b>BATHROOMS</b>	Bathroom and Ensuite - most walls	Carbon Stone - Moon, 600x600 with Sika e-poxy Manhattan colour grout	European Ceramics	
<b>FEATURE WALLS</b>	Main bedroom bedhead 1200 high and 2nd bedroom full wall	Scallop 45	Laminex - Placemakers/ ITM	

KITCHEN SCHEDULE				
Item	Product Name & Code	Details: Profile, Size, Colour & Finish	Supplier	Image
<b>BENCHTOPS</b>	Plain White engineered stone benchtop	Colour: Plain White Size: 20mm Finish: Smooth	Uniquartz	
<b>SPLASHBACK</b>	Argile	Colour: Argile Siena Size: 100mm x 100mm Finish: Matt	Tile Depot	
<b>CABINETRY FINISH BASE CABINETS &amp; DRAWERS</b>	Melteca	Colour: Porcelain Blush	Munns Kitchens	
<b>CABINETRY FINISH BASE CABINETS &amp; DRAWERS</b>	Melteca	Colour: Moccasin Pearl	Munns Kitchens	
<b>FEATURE PANELLING</b>	Ripple Flex 47 Primed Panel	Colour: White Size: 1220W x 1200H	Feature Panel	
<b>HANDLES (N/A)</b>	Handleless	Shadow line with wood backing	Munns Kitchens	
<b>SINK</b>	Vienna Double Sink	Colour: White Size: 760mmx450mm	ABI Interiors - Direct	
<b>WASTE</b>	ABI - Sink Basket Waste (with overflow)	Finish: Copper Size: 40mm	ABI Interiors - Direct	

<b>TAPWARE</b>	ABI - Elysian Commercial Pull Out Kitchen Mixer	Finish: Copper	ABI Interiors - Direct	
<b>FRIDGE</b>	Haier 433L Bottom mount refrigerator HRF420BS	W700xD675xH1725 433L Stainless	100% Electric Albany	
<b>COOKTOP</b>	Bosch Series 4 Induction COMPUE611BB5E	600mm	100% Electric Albany	
<b>OVEN</b>	Bosch Series 4 Built In Oven COMHBA534BB0A	W594xD548xH595 Black	100% Electric Albany	
<b>DISHWASHER</b>	Bosch Series 4 COMSMS4HTI01A	W600xD600xH845 Stainless	100% Electric Albany	
<b>RANGEHOOD</b>	Bosch Series 4 Integrated COMDHL555BAU	Stainless	100% Electric Albany	
<b>WASHER/DRYER</b>	Bosch Washer Dryer combo WNA254U1AU	10kg Washer / 5kg Dryer H 848 x W 598 x D 590 White	100% Electric Albany	

MAIN BATHROOM SCHEDULE				
Room	Item, Product Name	Details: Size, Colour, Finish	Supplier	Image
<b>BATHROOM</b>	Toilet - Elementi Uno back to wall toilet suite	Size: W380mm, D520mm Finish: White	Robertson - Chesters	
<b>BATHROOM</b>	Toilet -Button and toilet hinge covers	White	Robertson - Chesters	
<b>BATHROOM</b>	Vanity - Soft Solid Slim 1000, 2 drawer, wall hung, solid surface	Size: W1000mm, H610mm, D360mm Colour: Dulux Shetland Lace	Bath and Co - Chesters	
<b>BATHROOM</b>	Basin - Arlo Kordura Semi - recessed basin	Size W490 x H105 x D250	Bath and Co - Chesters	
<b>BATHROOM</b>	Elysian minimal mixer and mini spout	Size: 110mm spout reach Finish: Nickel	ABI Interiors - Direct	
<b>BATHROOM</b>	Avi pop up basin waste with lid	Size: Diameter 40mm trap and 42mm waste hole Finish: White	ABI Interiors - Direct	
<b>BATHROOM</b>	Milani hand towel holder	Size: W220mm Finish: Nickel	ABI Interiors - Direct	
<b>BATHROOM</b>	Toilet roll holder	Size: 170mm universal Finish: Nickel	ABI Interiors - Direct	
<b>BATHROOM</b>	Shower all in one set	Lamone round shower column - Nickel	Code - Elite Bathrooms	
<b>BATHROOM</b>	Shower Door U Channel	Nickel	Glass Lab	
<b>BATHROOM</b>	Elysian Minimal Mixer	60mm Nickel	ABI Interiors - Direct	

<b>BATHROOM</b>	Channel Waste	Size: 900mm Type: Tile insert Colour: Nickel	Code - Elite Bathrooms	
<b>BATHROOM</b>	Floor Grate	Size: 80mm Type: Square Colour: Nickel	Allproof - Chesters	
<b>BATHROOM</b>	Ambience backlit round mirror	Size: D800	Newtech - Chesters	
<b>BATHROOM</b>	Heated towel ladder	Code Round heated towel rail 900Hx500W - Nickel	Code - Elite Bathrooms	

ENSUITE BATHROOM SCHEDULE				
Room	Item, Product Name	Details: Size, Colour, Finish	Supplier	Image
ENSUITE	Toilet - Elementi Uno back to wall toilet suite	Size: W380mm, D520mm Finish: White	Robertson - Chesters	
ENSUITE	Toilet -Button and toilet hinge covers	White	Robertson - Chesters	
ENSUITE	Vanity - Soft Solid 800, 2 drawer, wall hung, solid surface	Size: W800mm, H610mm, D460mm Colour: Dulux Shetland Lace	Bath and Co - Chesters	
ENSUITE	Miska thin edge basin sink	D360, H130 - Matte white	ABI Interiors - Direct	
ENSUITE	Elysian minimal mixer and standard spout set	Size: W150mm, H151mm Finish: Copper	ABI Interiors - Direct	
ENSUITE	Avi pop up basin waste with lid	Size: Diameter 40mm trap and 42mm waste hole Finish: White	ABI Interiors - Direct	
ENSUITE	Milani hand towel holder	Size: W220mm Finish: Copper	ABI Interiors - Direct	
ENSUITE	Toilet roll holder	Size: 170mm universal Finish: Copper	ABI Interiors - Direct	
ENSUITE	Shower all in one set	Lamone round shower column - Copper	Code - Elite Bathrooms	
ENSUITE	Elysian Minimal Mixer	60mm Copper	ABI Interiors - Direct	
ENSUITE	Shower Door U Channel	Copper	Glass Lab	

<b>ENSUITE</b>	Channel Waste	Size: 900mm Type: Tile insert Colour: Copper	Code - Elite Bathrooms	
<b>ENSUITE</b>	Floor Grate	Size: 80mm Type: Square Colour: Nickel	Allproof - Chesters	
<b>ENSUITE</b>	Ambience backlit arch mirror	Size: 500 x 900	Newtech - Chesters	
<b>ENSUITE</b>	Heated towel ladder	Code Round heated towel rail 900Hx650W - Copper	Code - Elite Bathrooms	

LIGHTING SCHEDULE				
Room	Lighting Type	Product Name & Code	Details: Dimensions, Colour & Finish	Image
<b>ALL</b>	Downlights	Ambius 12W LED - warm (dimmable)	Colour: White 950mm cut out	
<b>BATHROOMS</b>	Recessed Downlight	9W - warm	Colour: White 900mm cut out	
<b>STAIRS</b>	LED strip lighting	Ledlux strip 5M 5W warm white CR190 2M tail (or similar)	5W per metre	
<b>EXTERNAL</b>	Byron up/down wall light	10W	Colours: Black	
<b>DINING FEATURE</b>	Pendant	Bubble Saucer Pendant - Mr Ralph Lighting	Colour: White Size: 660 x 270mm (2.5m suspension)	
<b>STAIR FEATURE</b>	Pendant	Bubble Cigar Pendant - Mr Ralph Lighting	Colour: White Size: 300 x 610mm (2.5m suspension)	

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

OTHER INTERNAL FIXTURES				
Room	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
ALL	Smoke Alarms	Arma wireless smoke alarms	Supplied by Bunnings and installed by A&A Fotheringhame Builders	
ALL	Blinds	Everyday thermal colour Amour with white chains, rails and brackets	Supplied by Windoware and installed by 3 Little Birds	
WHERE APPLICABLE	Curtains - Voiles	Voiles with with black out lining, inverted pleat, colour Mondo Chalk	Supplied by 3 Little Birds	
WHERE APPLICABLE	Curtains - Romans	Roman blinds with black out lining, colour Mondo Chalk	Supplied by 3 Little Birds	
WHERE APPLICABLE	Blinds - Venetian	50mm white Woodefex venetian blind	Supplied by 3 Little Birds	

HEATING AND COOLING SCHEDULE				
Room	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
<b>GARAGE</b>	Hot Water Cylinder	Rheem 180L	Supplied by Chesters and installed by Flow On Plumbing	
<b>LIVING</b>	Heatpump	Mitsubishi MXZ4F80 heat-pump 11.6kw of heating, 9.2 kw cooling capacity, 1 x cassette in ceiling 6kw heating, 5kw cooling (capacity to add additional cassette upstairs)	Supplied by Mitsubishi and installed by Elextec	
<b>ALL</b>	Insulation	Knauf insulation as per plan - r.2.6 walls, r5.2 roof, r1.8 underfloor	Supplied by Knauf and installed by Snug	
<b>BATHROOMS</b>	Underfloor heating	Programmable thermostat HT2, 400w	Supplied by and installed by Techni tiling	

PLANTING SCHEDULE				
Position	Plant Type	Description	Care Instructions	Image
GARDEN	Ilex Largo	Ilex 'Largo' is a robust, upright evergreen shrub ideal for hedging, screens, or structural planting in New Zealand gardens. Its dense, glossy green foliage and neat growth habit make it perfect for low-maintenance landscaping.	Enjoys full sun, with regular watering. Fertilise in Spring.	
GARDEN	Dysoxylum Spectabile - Kohekohe	A NZ native tree that grows up to 10 m tall and 4 m wide. It forms a rounded crown of large and glossy, green leaves held densely and produces clusters of fragrant, white flowers through autumn and winter which result in orange fruits.	Moderate water during dry spells, prune to maintain shape	
GARDEN	Chamaedorea Hooperii	Also known as Chamaedorea Hooperiana or Maya Palm. It is a densely clumping palm of small to medium height. The slender stems have a crown of feathery leaves and usually have persistent leaf sheaths.	Prefers shade and adequate water.	
GARDEN	Ligularia Reniformis	Ligularia reniformis, commonly known as the Tractor Seat Plant, is a striking foliage plant ideal for shaded New Zealand gardens. It features large, glossy, kidney-shaped leaves that resemble old-fashioned tractor seats, adding bold texture and drama to garden beds.	Thrives in moist, well-drained soils and sheltered spots. Take care not to over water.	
GARDEN	Philodendron Xanadu	Philodendron Xanadu is a popular indoor tropical plant known for its striking, deeply lobed leaves and compact, clumping growth habit.	Feed during Spring, prefers morning sun.	
GARDEN	Muehlenbeckia Astonii	Commonly known as Wiggy Wig Bush, is a distinctive New Zealand native shrub with a tangled, wiry growth habit and tiny deciduous leaves. Growing up to 1.5-2 metres tall, it forms a dense, sculptural shape ideal for modern and native gardens. Hardy and drought-tolerant once established, it thrives in full sun and well-drained soil.	Shared Ground Cover Regular watering essential, prune for shaping	

<b>GARDEN</b>	Fuchsia Procumbens - Kotukutuku	Native creeping ground cover with little flowers in summer, autumn and spring	Shared Ground Cover Slow release fertiliser in spring	
<b>GARDEN</b>	Coprosma Acerosa - Tatarahake	New Zealand native groundcover well-suited to exposed and coastal environments. It features dense, tangled, prostrate growth with delicate, needle-like foliage in shades of green to bronze.	Shared Ground Cover Do not over water	
<b>GARDEN</b>	Coprosma Poor Knights - Taupata	New Zealand native plant ideal for coastal and low-maintenance gardens. Its glossy green foliage and spreading habit make it perfect as a groundcover, especially in tough, exposed conditions.	Shared Ground Cover Trim during spring	
<b>GARDEN</b>	Libertia Grandiflora - NZ Iris	New Zealand native perennial valued for its sword-like green foliage and striking white flowers in spring. Flower stems rise above the leaves, followed by decorative seed capsules. This hardy plant grows to approximately 60 cm tall and 40 cm wide, thriving in full sun to partial shade.	Shared Ground Cover Water during dry spells, remove dead or damaged leaves	
<b>GARDEN</b>	Pratia Angulata - Panakenake	NZ native ground cover plant. It carries small and rounded, green leaves which are held densely as it grows to 10 cm tall and 2 m wide. It bears masses of white flowers in spring which are followed by red-purple berries in autumn. Pratia angulata is an easy plant to grow and is commonly used as attractive ground cover.	Shared Ground Cover Trim during spring	
<b>CARPARK</b>	Pseudopanax Lessonii - Houpara	Pseudopanax lessonii, commonly known as Five-Finger or Houpara, is a lush, native New Zealand shrub or small tree prized for its tropical appearance and bold foliage.	Thrives in full sun to partial shade and well-drained soil	

EXTERNAL SPECIFICATIONS				
Position	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
EXTERIOR	Cladding: Nuwall	Dulux Mannex Flaxpod: Mono 100 E200	Nuwall	
EXTERIOR	Cladding: Cedar	Wood x Damper HP52 Vertical Shiplap - Fingerjointed	Hermpac	
EXTERIOR	Windows	Double Glazed Powder Coated Aluminium - Flaxpod Mannex	MD Aluminium	
EXTERIOR	Skylights	FCM 1430 Lowpitch 895x488	Velux	
EXTERIOR	Roof	Long run Coloursteel - Flaxpod	Metal Down Roofing	
EXTERIOR	Gutter and downpipes	Coloursteel - Flaxpod	Continuous Group	
EXTERIOR	Window Shrouds	Custom Aluminium - Flaxpod	LightingBolt Engineering	
EXTERIOR	Front Door	T&G Aluminium Door with E-lock handle Series 8	MD Aluminium	

<b>EXTERIOR</b>	Letterbox	Box design, wall mount letter box, black	Placemakers	
<b>EXTERIOR</b>	Lower and Upper Deck	Aluminium Balustrade	Glass Vice	
<b>EXTERIOR</b>	Lower Deck	Vitex watershed Decking	Placemakers	
<b>EXTERIOR</b>	Upper Deck	Vitex watershed Decking	Placemakers	