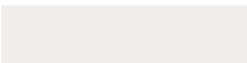
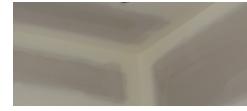
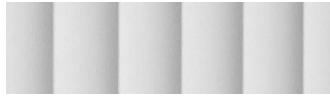


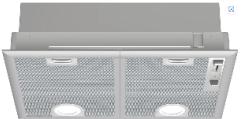
PAINT SCHEDULE				
Surface	Room/ Area (& Feature wall location)	Paint Colour Name & Code	Paint Type & Finish	Image
FRONT DOOR	Entrance/ Front door	Flax Pod	Powder Coated	
INTERNAL DOORS, ARCHITRAVES & SKIRTING BOARDS	Throughout	Resene Half Black White	Lustacryl Semi Gloss - Waterborne Enamel	
CEILING	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
SKIRTING BOARD	Moulding Profiles	Profile: Single Bevel: 90mmx18mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
ARCHITRAVE	Moulding Profiles	Profile: Single Bevel: 60mmx18mm	Hume Pine (NZ) Stockists: PlaceMakers/ ITM	
CORNICE (N/A)	Square Stop	Square Stop		

FLOORING SCHEDULE				
Room	Item, Product Name & Code	Details: Size, Colour, Finish & Pattern	Supplier	Image
ENTRY, BOTTOM STAIRS, LIVING, DINING, KITCHEN,	Euro Delux - Natural Varnished Oak	Size: 2200mm x 145mm Random Lay - Prime Floors (Neil)	Quick Step - Prime Floors	
TOP STAIRS/ BEDROOMS/ HALLWAY	Carpet	Godfrey Hirst - Pleasant Point Colour: Anchovy 100% Solution Dyed Nylon; Cut Pile Twist	Godfrey Hirst	
BATHROOMS	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
BATHROOMS	Bathroom and Ensuite - most walls	Carbon Stone - Moon, 600x600 with Sika e-poxy Manhattan colour grout	European Ceramics	
FEATURE WALLS	Main bedroom bedhead 1200 high and 2nd bedroom full wall	Demi Round	Laminex - Placemakers/ ITM	

KITCHEN SCHEDULE				
Item	Product Name & Code	Details: Profile, Size, Colour & Finish	Supplier	Image
BENCHTOPS	Marlin White	Colour: Marlin White Size: 20mm Finish: Smooth	Uniquartz	
SPLASHBACK	Majorca White	Colour: Majorca White with Manhattan colour grout Size: 100mm x 100mm Finish: Matt	European Ceramics	
CABINETRY FINISH BASE CABINETS & DRAWERS	Prime Panels	Colour: Qtr Lemongrass Velvet	Munns Kitchens	
FEATURE CABINETRY FINISH BASE CABINET AND UNDER BENCH	Melteca	Colour: Urban Ash Organic	Munns Kitchens	
FEATURE PANELLING	Wave 33 Flex Oak Wood Panel	Colour: Oak Wood Size: 1220W x 1200H	Feature Panel	
	Handleless	Shadow line with wood backing	Munns Kitchens	
SINK	Vienna Double Sink	Colour: White Size: 760mmx450mm	ABI Interiors - Direct	
WASTE	ABI - Sink Basket Waste (with overflow)	Finish: Brass Size: 40mm	ABI Interiors - Direct	

TAPWARE	ABI - Elysian Commercial Pull Out Kitchen Mixer	Finish: Brass	ABI Interiors - Direct	
FRIDGE	Haier 433L Bottom mount refrigerator HRF420BS	W700xD675xH1725 433L Stainless	100% Electric Albany	
COOKTOP	Bosch Series 4 Induction COMPUE611BB5E	600mm	100% Electric Albany	
OVEN	Bosch Series 4 Built In Oven COMHBA534BB0A	W594xD548xH595 Black	100% Electric Albany	
DISHWASHER	Bosch Series 4 COMSMS4HTI01A	W600xD600xH845 Stainless	100% Electric Albany	
RANGEHOOD	Bosch Series 4 Integrated COMDHL555BAU	Stainless	100% Electric Albany	
WASHER/DRYER	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
BATHROOM	Toilet - Elementi Uno back to wall toilet suite	Size: W380mm, D520mm Finish: White	Robertson - Chesters	
BATHROOM	Toilet -Button and toilet hinge covers	White	Robertson - Chesters	
BATHROOM	Vanity - Soft Solid Slim 1000, 2 drawer, wall hung, solid surface	Size: W1000mm, H610mm, D360mm Colour: Honey Ash	Bath and Co - Chesters	
BATHROOM	Basin - Arlo Kordura Semi - recessed basin	Size W490 x H105 x D250	Bath and Co - Chesters	
BATHROOM	Elysian Minimal Mixer	60mm Nickel	ABI Interiors - Direct	
BATHROOM	Elysian Mini Spout	Size: 110mm Spout Reach Finish: Nickel	ABI Interiors - Direct	
BATHROOM	Avi pop up basin waste with lid	Size: Diameter 40mm trap and 42mm waste hole Finish: White	ABI Interiors - Direct	
BATHROOM	Valencia Rectangular Bath	1520 x 760	Englefield - Chesters	
BATHROOM	Progetto Pop Up Bath Waste	40mm bath pop up waste - White	Plumbline	
BATHROOM	Elysian Shower Bottom Diverter	Nickel	ABI Interiors - Direct	
BATHROOM	Milani hand towel holder	Size: W220mm Finish: Nickel	ABI Interiors - Direct	

BATHROOM	Toilet roll holder	Size: 170mm universal Finish: Nickel	ABI Interiors - Direct	
BATHROOM	Shower all in one set	Lamone round shower column - Nickel	Code - Elite Bathrooms	
BATHROOM	Shower Door U Channel	Nickel	Glass Lab	
BATHROOM	Code flow swivel spout	Size: W255mm, D60mm, H60mm Finish: Nickel	Code - Elite Bathrooms	
BATHROOM	Floor Grate	Size: 80mm Type: Square Colour: Nickel	Allproof - Chesters	
BATHROOM	Ambience backlit round mirror	Size: D800	Newtech - Chesters	
BATHROOM	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: Honey Ash	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: Brass	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: Brass	ABI Interiors - Direct	
ENSUITE	Toilet roll holder	Size: 170mm universal Finish: Brass	ABI Interiors - Direct	
ENSUITE	Shower all in one set	Lamone round shower column - Brass	Code - Elite Bathrooms	
ENSUITE	Elysian Minimal Mixer	60mm Brass	ABI Interiors - Direct	
ENSUITE	Shower Door U Channel	Brass	Glass Lab	

ENSUITE	Channel Waste	Size: 900mm Type: Tile insert Colour: Brass	Code - Elite Bathrooms	
ENSUITE	Floor Grate	Size: 80mm Type: Square Colour: Brass	Allproof - Chesters	
ENSUITE	Ambience backlit arch mirror	Size: 500 x 900	Newtech - Chesters	
ENSUITE	Heated towel ladder	Code Round heated towel rail 1200Hx650W - Brass	Code - Elite Bathrooms	

LIGHTING SCHEDULE				
Room	Lighting Type	Product Name & Code	Details: Dimensions, Colour & Finish	Image
ALL	Downlights	Ambius 12W LED - warm (dimmable)	Colour: White 950mm cut out	
BATHROOMS	Recessed Downlight	9W - warm	Colour: White 900mm cut out	
STAIRS	LED strip lighting	Ledlux strip 5M 5W warm white CR190 2M tail (or similar)	5W per metre	
EXTERNAL	Byron up/down wall light	10W	Colours: Black	
DINING FEATURE	Pendant	Sakura Oval Pendant - Lighting Direct	Colour: Taupe and white suspension Size: 600mm x 380mm	
STAIR FEATURE	Pendant	Sakura Pear Pendant - Lighting Direct	Colour: Taupe and white suspension Size: 500mm x 480mm	

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
GARAGE	Hot Water Cylinder	Rheem 180L	Supplied by Chesters and installed by Flow On Plumbing	
LIVING	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	
ALL	Insulation	Knauf insulation as per plan - r.2.6 walls, r5.2 roof, r1.8 underfloor	Supplied by Knauf and installed by Snug	
BATHROOMS	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	

GARDEN	Fuchsia Procumbens - Kotukutuku	Native creeping ground cover with little flowers in summer, autumn and spring	Shared Ground Cover Slow release fertiliser in spring	
GARDEN	Coprosma Acerosa - Tatarahaheke	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	
GARDEN	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	
GARDEN	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	
GARDEN	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	
BACK WALL	Tecomanthe Speciosa - Akapukaea	Tecomanthe speciosa, commonly known as the Three Kings Climber, is a NZ native vine grown for its foliage and flowers. It features large, glossy, green leaves that become adorned with large clusters of cream-coloured, tubular flowers in autumn. It will grow to 10 m tall but is often kept in check with trimming.	5 Water regularly during dry spells, fertilise in Spring to encourage flowering.	

EXTERNAL SPECIFICATIONS				
Position	Item, Product Name	Details: Dimensions, Colour & Finish	Supplier	Image
EXTERIOR	Cladding: Nuwall	Dulux Mannex Flaxpod: Mono 100 E200	Nuwall	
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	Front Door	T&G Aluminium Door with E-lock handle Series 8	MD Aluminium	

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