

Document 9000

Fixtures, Fittings and Equipment Schedule

prepared by:



ABN 15 102 888 031
Level 1, 54 Jephson Street
PO Box 1777, Toowong 4066
P +61 7 3870 1999
E info@sparc.net.au

register

date	issue	description
09/12/16	C	Notes Amended

project:	Proposed Residential Development	client:	Develop 2U
address:	131 Flinders Parade, Scarborough	sparc* job no:	1636

Fixtures, Fittings and Equipment Schedule

contents

fixtures and fittings.....	3
appliances	8
electrical & lighting.....	10
door furniture	18
Interior Finishes	19
Exterior Finishes	22

Disclaimer

We reserve the right to change, substitute the make, model and/or type of any product, materials, and suppliers without notice or obligation.

Photographs and images are for illustrative purposes and to be used as a guide only and may not represent the specification or inclusions.







Fixtures, Fittings and Equipment Schedule

NOTE:








To comply with Queensland Development Code Mandatory Part 4.1 Sustainable Buildings;

- shower roses to have minimum 3 star WELS rating
- toilet cisterns to have dual flush function and minimum 4 star WELS rating
- tapware to have minimum 3 star WELS rating






fixtures and fittings

Code	Item	Brand/Supplier	Location	Selection	Code/Colour	Image
BM	Basin mixer type 1	Axus	Bathrooms of all Units	Axus Wall mounted basin mixer	AX01220	
BTH	Bathtub	Casa Lusso	Main bathroom of all Units	Seduzion 1700mm freestanding bath	SD1700	
BTHM	Bath Mixer	Casa Lusso	With all bathtubs	Floor mount bath mixer with soul handshower – WELS 3 star, 9 litres per minute	HG5352L+SOU L	
FP1	Flush plate	Geberit	To be fixed to all concealed cisterns	Sigma Bolero flush plate Finish: bright chrome	115.777.11.1	
FW1	floor waste 1	Bounty Brassware	to all nominated wet areas	Bermuda Mega Floor grate – 100mm square tile insert grate w/- puddle flange		
FW2	floor waste 2	Cassa Lusso	Shower drains of all Units	Vecchia 600mm & 1200mm shower grate	TW600 & TW1200	









Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Code/Colour	Image
HB1	Hand basin type 1	Arto	Bedroom 2 ensuites and main bathroom of all units	Rectangular undercounter basin	540E	
HB2	Hand basin type 2	Kohler	Bed 1 Ensuites of all units	Forefront 413mm square countertop basin without faucet deck	2661X-0	
LT1	Laundry Tub 1	Paco Jaanson	Laundries of all units	Corsica 585mm sgl bowl undermount sink Finish: Chrome	A02-U	
HT1	Hand towel holder 1	Arcisan	Bathrooms of all Units	Eneo Guest Towel holder 260mm Code: EN06	9504585	
MR	Mirror	Stegbar (or approved equivalent)	Bathrooms of all Units (cabinetry dependant on manufacturers availability)	Frameless mirror on storage cabinet doors as shown on drawings	-	
PUW	Pop up waste disposal	Bezzoni	Installed on all basins	Universal dome pop up waste	UN-PUW-CP	
SH1	Shower head	Paco Jaanson	Bed 1 Ensuite shower in all units	Nuova Showers drop square showerhead 500mm	HI-YC83-11	





Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Code/Colour	Image
SHR 1	Shower head and rail 1	Methven	To all showers in all Units, except Bed 1 ensuite shower	Rere twin shower system Finish : Chrome	16-1027	
SHR 2	Shower head and rail 2	Methven	Bed 1 Ensuite shower to all units	Rere rail shower and soap dish Finish: chrome	16-0549	
SHR SC	Shower screen		In all bathrooms and ensuites	Semi-Frameless Satin chrome fixings	Clear glass	
SHM	Shower mixer	Axus	To all showers in all units	Axus shower or bath mixer small cover plate Finish: Chrome	AX01235	
SK1	Sink type 1	Abey	Kitchens of all units	Lago Double Bowl undermount sink w/ ss drain dish and cutting board	LG200U	

Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Code/Colour	Image
SK2	Sink type 2	Abey	Bulter's Pantry & BBQ areas of all units	Lago single bowl undermount sink w/- drain tray	LG100U	
SKM1	Sink mixer type 1	Armando Vicario	To all kitchens, pantry's and BBQ areas of all units	LUZ-2 Black spout and lever kitchen mixer	LUZ-2	
SKM2	Sink mixer type 2	Gareth Ashton	Laundry tubs of all Units	Madison Avenue Squareline Gooseneck Sink Mixer	2K1	
TR1	Towel rail type 1	Arcisan	Main bathrooms of all Units (location to be in close proximity of bath tub)	Eneo single towel rail 800mm	EN04	
TR2	Towel rail type 2	Thermogroup	All bathrooms of all Units (except to Bed 1 ensuites)	Thermorail Straight Square 30x 30mm Square Vertical Bars, 19 x 19mm Square Horizontal Bars – 4 bar	SS81M-NON	
TR3	Towel rail type 3	Thermogroup	Bed 1 Ensuites	Thermorail Straight Square 30x 30mm Square Vertical Bars, 19 x 19mm Square Horizontal Bars – 4 bar heated	SS81M-HEAT	
TRH 1	Toilet roll holder 1	Arcisan	All bathrooms of all Units	Eneo Toilet Roll Holder	EN11	
WC	Toilet	Paco Jaanson	All	Daytona wall faced standing pan	H-157	

Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Code/Colour	Image
WCC	Toilet Cistern	Geberit	All	Sigma8 inwall concealed cistern - wels: 4 star / 4.5 + 3 litres per flush	109.795.00.1	
WMS	Washing machine stops	Austworld	Installed in cabinet beside	Austworld Washing machine mini stops with pin handle	LH2015	
ZIP	Zip Tap	ZIP	Installed on kitchen sinks of units 8 & 9	Zip Hydrotap Residential – G4 BCS Elite - Boiling, Chilled & Sparkling	HT4783	
HWU	Zip Hot Water Unit	ZIP	Installed to all units	ZIP – DSX Servotonic MPS 3 Phase 18kw to 27kw	CL1001	




Fixtures, Fittings and Equipment Schedule

ABN 15 102 888 031
 Level 1, 54 Jephson Street
 PO Box 1777, Toowong 4066
 P +61 7 3870 1999
 E info@sparc.net.au

appliances






BBQ	BBQ	BEEFEATER	BBQ areas of all units	4 Burner Built-in BBQ With enamel hood 816w x 570d x 525h mm	BS19942	
CT	Cooktop	SMEG	Kitchens of all units	Induction Cooktop 900 x 520mm	SA195	
DW	Dishwasher	SMEG	Kitchens of all units	Semi-integrated Tall Tank Dishwasher 598w x 547d x 860-930mm h max	DWAI6315XT	
OV1	Oven 1	SMEG	Kitchens of all units	Electric Oven 600mm Linear Pyrolytic Multifunction Oven 597w x 592h x 571d mm	SFPA6130N	
OV2	Oven 2	SMEG	Kitchens of all units	Electric Oven 450mm Linear Compact Speed Oven 597w x 456h x 571d mm	SFA4130MCN	
RH	Rangehood	SMEG	Kitchens of all units	Concealed undermount Rangehood 900w x 290d x 254h mm	PUM901X	
REF1	Refrigerator 1	SMEG	Kitchens of all units	Refrigerator 762lt French Door fridge/freezer with ice maker 1773h x 914w x 858d	SF640S-1	

Fixtures, Fittings and Equipment Schedule





REF2	Refrigerator 2	VINTEC	Balconies of all units	Beverage Centre 820h x 595w x 572d + 30mm spacer = 602mm	V40BVCBK	
WM	Washing Machine	SMEG	Laundries of all units	8kg Front Load Washing Machine 840h x 600w x 600d	SAWS8160	
DRY	Dryer	SMEG	Laundries of all units	8kg Condenser Dryer 846h x 595w x 609d	SACD82	

Fixtures, Fittings and Equipment Schedule

electrical & lighting

Code	Item	Brand/Supplier	Location	Selection	Image
LS	Light switches series	Clipsal	Light switches for all rooms of all units	Saturn Series 1 – 4 switches Pure White 4061PB-PW 4062PB-PW 4063PB-PW 4064PB-PW	
ES	Electrical sockets series	Clipsal	Electrical sockets for all rooms of all units	Saturn Series 2 gangs Pure white 4025-PW	
EF1S	Exhaust Fan 1	IXL	Exhaust fans to bathrooms and ensuites	"Neo Single" exhaust fan, light and heat – white hardwired Code: 31111	
CF	Ceiling fan	Coastal	All bedrooms	Airfsion Senstaion white, 1370mm	
DL	Downlight	Mates Rates		MR 10 10W LED downlight ML-MR10-NW/WW	





Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
P	Pendant light	Eglo	Over kitchen island benches of all units	Pinto Pendant – single pendant light 60w Code: 89832	
	Data Double point (S)		All studies & bedrooms in all units	Wall outlet and cables including: 2 x Cat6 Cable runs 2 x RJ45 mechs. Double Gang Wall Plate	
	AVL (S)		All bedrooms, balconies, living rooms, media rooms in all units	AUDIO VIDEO & CONTROL LINK Blue, Yellow, Orange Cat6; Green Cat5 Cables Sockets & Connectors to suit Wall Plates to suit	
	Control Interface Prewire (s)		Installed in all units	Pre Wire Cat6 plus RJ45 termination to control point.	
	Tabletop touch screen		Installed in all units	Control4 C4-TT7-WH Control4® T3 Series Tabletop Touch Screen	
	Reed Switch		Installed in all units	Paradox CSD-2004 Reed Flush Magnetic reed switch stubby.	







Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
	Security cable		All pantries in all units	Generic 6 x 14/0.20 Security Cable per meter 6 Core Security Cable	
	Ceiling Mounted Light		All entries & WIR's in all units	Takex TAK-PA6612E* WIDE ANGLE Takex "Snap-in" Twin Mirror PIR (PET Tolerant) wide angle 84 degree	
	Light Dimmer		All entries in all units	Control4 C4-DM201-LW-Z WIRELESS PUCK DIMMER 200W	
	Generic Consumables		All entries in all units	Miscellaneous items including bit not limited to Electrical tape, Cable ties, Fixings, Plasterboard brackets etc.	
	Data Wireless Access Point (S)		To bedroom 3 & living rooms in all units	Cat6 Cable RJ45 mech. 1 Gang Plate	
	Wireless Router		To bedroom 3 & living rooms in all units	Luxul XAP-310 STANDARD POWER WIRELESS 300N LOW PROFILE AP	

Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
	Amplifier		To bedroom 1, balconies, living rooms, media rooms in all units	Sonos Connect:Amp Sonos Connect Amp Wireless music player with built-in 55W per channel RMS amplifier	
	Speakers		To bedroom 1, living rooms, media rooms & balconies in all units	SpeakerCraft PRF-CRS6-1 (Pair) 6 INCH FLUSH MOUNTING SPEAKER PAIR	
	Speaker Cables		To bedroom 1, living rooms, media rooms in all units	Accent Audio Speaker Cable 4C/16G AN-CC164TC 16 AWG X 4 CORES CUSTOM INSTALLATION CABLE (2 Channel)	
	Patch Cable		All media rooms in all units (except unit 1)	Clipsal Cat6 Patch Cable 1/2mtr - Blue High Quality Data Patch Cable	
	Data Point Single + Satellite TV outlets (s)		All media & living rooms in all units	Wall outlet and cables including: 1 x RJ45s socket 1 x Cat6 Cable 1 x 3 Gang Wall Plate 2 x RG6Quad coax cable Foxtel Approved 4 x Foxtel Approved F type Compression Fittings 2 x F wall plate Mechs	
	Network Switch		All media rooms in all units (except unit 1)	D-Link Switch DGS-1100-24P 24 PORT POE NETWORK SWITCH	

Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
	Data enclosure		All media rooms in all units (except unit 1)	ElectroCraft 12RU Wall Mount Data Enclosure 12 RU Fixed Data Enclosure Wall Mount 19" 450mm Depth	
	Cable Entry Rack		All media rooms in all units (except unit 1)	Generic 19" 1RU Brush Cable Entry Rack Panel Provides internal protection for racks from dust and debris whilst still allowing terminated cables to enter for quick connection when you need it.	
	Patch Panel		All media rooms in all units (except unit 1)	Generic Patch Panel Cat6 24 Port - EPP24C6 Standard 24 port RJ45 Cat6 Patch Panel.	
	Generic POWER RACK		All media rooms in all units (except unit 1)	6 way power rail rack with overload protection.	
	Playbar		All media & living rooms in all units	Sonos Playbar Wireless Hi-Fi Soundbar	
	Playbar Wall Mount		All media & living rooms in all units	Wall Mounting Bracket for Playbar	


Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
	Subwoofer		All media rooms in all units (except unit 1)	Sonos Sub	
	Device controller		All media rooms in all units (except unit 1)	Control4 C4-EA3	
	Patch Cable		All media rooms in all units (except unit 1)	Clipsal Cat6 Patch Cable 1mtr - Black High Quality Data Patch Cable	
	Wireless Antenna Kit		All media rooms in all units (except unit 1)	Control4 Wireless Antenna Kit WiFi/ZigBee - C4-AK-3M	
	HDMI Cables		All media rooms in all units (except unit 1)	Zigen ZIG-HDMI- 2M 10.2 GBPS High Speed, 4K & 2K supported ARC and Ethernet and 3D support. 48 Bit colour Ultra compact lightweight & flexible cable ideal for custom work	
	Device Controller		All media rooms in all units (except unit 1)	Control4 C4-IOX-E-B CONTROL SYSTEM EXTENDER	

Fixtures, Fittings and Equipment Schedule

Code	Item	Brand/Supplier	Location	Selection	Image
	UHD 4k TV		All media rooms in all units (except unit 1)	Samsung UA70KU6000W Samsung UHD TV with HDR Premium	
	UHD Video Distribution		All media rooms in all units (except unit 1)	AV Gear AVG-HD300R HDMI DIGITAL VIDEO EXTENDER - RECEIVER Full HD Digital Video HDBaseT Receiver Supports HDMI1.4, 3D, 4K x 2K (70m) transmission for HDMI, bi-directional IR & Rs232.	
	Blu-Ray & DVD Player		All media rooms in all units (except unit 1)	Samsung BD-F5500	
	TV Mount		All media & living rooms in all units	Vuepoint TV Bracket Flat 47"- 90" - F80b LOW-PROFILE WALL MOUNT SOLUTION FOR MOST 47" - 90" FLATPANEL TVS.	
	HDMI Cables		All media rooms in all units (except unit 1)	Zigen ZIG-HDMI- 3M 10.2 GBPS High Speed, 4K & 2K supported ARC and Ethernet and 3D support. 48 Bit colour Ultra compact lightweight & flexible cable ideal for custom work	
	UHD 4k TV		All living rooms in all units	Samsung UA65KU6000WXXY Series 6 65 inch 4K UHD LED TV.	

Fixtures, Fittings and Equipment Schedule






Code	Item	Brand/Supplier	Location	Selection	Image
	Infrared Emitter		All living rooms in all units	KX-AV RE1 Ultra Reuleaux IR Emitter Single with blue LED	

NOTE:

Supply and install a fully ducted air conditioning system (dual zone) with condenser units located as indicated on the floor plans.




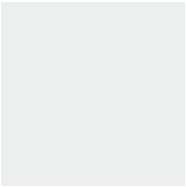
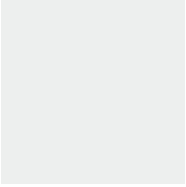
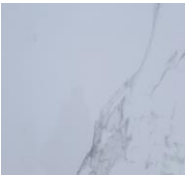
Fixtures, Fittings and Equipment Schedule

door furniture

code	item	supplier	selection	code	image
DS1	door stop (floor mounted)	Lockwood (or similar)	half moon floor mounted satin chrome door stop	A290SC	
DS2	door stop (wall mounted)	Lockwood (or similar)	wall mounted satin chrome door stop	A350SC	
JH1	joinery handle type 1				
L	lever	Lockwood (or similar)	1420 Square Series Brass door handles – Lever 32	Satin Chrome Brushed - SC	
	plate	Lockwood (or similar)	4800 series narrow stile plate door furniture with door hardware mortice lock and accessories as required	satin chrome finish SC	
	door closer	Lockwood (or similar)	stainless steel door closer	7714 SRSSS	

Fixtures, Fittings and Equipment Schedule


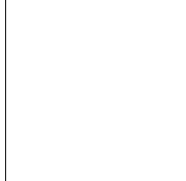


Interior Finishes

code	item	brand/supplier	location	selection	code/colour	image
BT1	Benchtop type 1	Smartstone	Kitchen, butler's pantry, laundry + bathrooms benchtops and splashbacks Option 1 (All BBQ units)	Toledo Colelction	Statuario Venato	
BT2	Benchtop type 2	Smartstone	Kitchen, butler's pantry, laundry + bathrooms benchtops and splashbacks Option 2	Santorini Collection	Nieve White	
CPT1	Carpet type 1	Harvey Norman	Bedrooms	Flynn - 8049	25 - Pattinson	
IP1	Internal paint 1	Dulux	Painted walls	Interior walls & ceilings	PN2A1 Lexicon quarter	
IP2	Internal paint 2	Dulux	Painted walls	Doors and Front entry doors	PN2A1 Lexicon quarter - gloss	
IT1	Internal tile type 1		Bathrooms Floors and walls	Carrara Polished 600 x 600mm	C1845C	

Fixtures, Fittings and Equipment Schedule

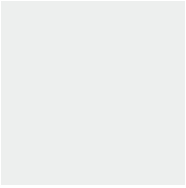



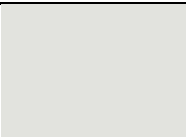
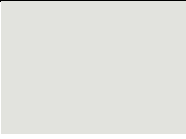
code	item	brand/supplier	location	selection	code/colour	image
IT2	Internal tile type 2		Bathrooms feature wall tiles	Basalt Grigio 600 x 600mm	H187	
IT3	Internal tile type 3		Main floor tiles option	Carrara Polished 600 x 600mm	C1845C	
IT4	Internal tile type 4		Walkway tiles	Slate Grey Brushed 600 x 600mm R11 rated	A110B-66	
IT5	Internal tile type 5		Main Foyer, Lift & Stairs Tile	Elgin Pietra Light Polish 600 x 600mm	J775	
ET1	External tile type 1		All balcony floors	Steel Grey 600 x 600mm	A110M-66	
TIM1	Timber Floor Type 1		Timber flooring option	Engineered Timber Flooring Tasmanian Oak		

Fixtures, Fittings and Equipment Schedule

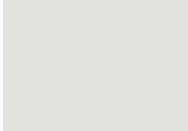

code	item	brand/supplier	location	selection	code/colour	image
TIM2	Timber Ceiling LiningType 1	Boral	Balcony ceilings to Units 8 & 9	Hardwood shiplap 128 x 19mm ceiling lining	Blackbutt	
P1	colour 1	2 pac	All Kitchen & laundry cabinetry Option 1	2 pack epoxy painted doors, drawers and panels	White Satin Gloss	
L1	Laminate colour 1	Polytec	All Kitchen & laundry cabinetry Option 2	Laminated doors and panels	Natural Oak Ravine	
L2	Laminate colour 2	Egger	All Wardrobe cabinetry	Melamine drawers, shelves and panels	Fino Mocha	

Fixtures, Fittings and Equipment Schedule

Exterior Finishes

code	item	brand/supplier	location	selection	code/colour	image
EP1	External paint 1	Dulux	(as specified on elevations and sections)	Exterior Paint	(6W) Lexicon W	
EP2	External paint 2	Dulux	Matric panels / Privacy Screens in basement / Roof over entry	Exterior Paint	(GR8) Pelaco W	
EP3	External paint 3	Dulux	(as specified on elevations and sections)	Exterior Paint	(GR12) Dieskau W	
EP4	External paint 4	Dulux	(as specified on elevations and sections)	Exterior Paint	(C30) Basalt UD	
EP5	External paint 5	Dulux	(as specified on elevations and sections)	Exterior Paint	(C1) Colorbond Surfmist	
MRS	Metal roof sheeting	Lysaght	(as specified on roof plan)		Surfmist	

Fixtures, Fittings and Equipment Schedule

code	item	brand/supplier	location	selection	code/colour	image
MWC	Metal wall cladding	Lysaght	(as specified on elevations and sections)		Surfmist	
PC	Powdercoat paint	Dulux	Aluminum window and door frames + shutters and screens	Exterior paint	9007024Q Duratec Eternity City Silver pearl Matt	
G	Glass	Viridian	All windows and sliding glass doors + balustrade	V Float SuperGrey Glass		