

A14.01

Exterior Finishes

Schedule

Residential Development
341 Francis Street, Yarraville
Permit 1 - Stages 1 & 2

Project no. / **223301** Status / **Construction** Rev / **F** Date / **18.08.2025**

Revision History

Revision	Date	Notes – Revisions are noted in <i>Bold Italics</i>
A	12.04.23	ISSUED FOR TENDER NOT FOR CONSTRUCTION
B	22.05.23	ISSUED FOR TENDER NOT FOR CONSTRUCTION
C	01.07.24	ISSUED FOR CONSTRUCTION
D	16.07.2024	ISSUED FOR CONSTRUCTION
E	07.10.2024	ISSUED FOR CONSTRUCTION
F	18.08.2025	ISSUED FOR CONSTRUCTION

General Notes

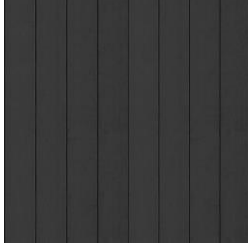
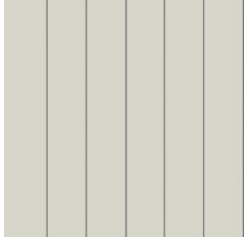
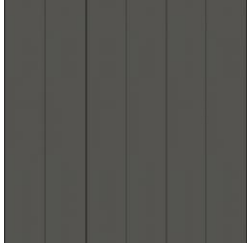
- Exterior Finishes Schedule is to be read in conjunction with all Architectural Documentation, Drawings, Schedules, Specifications and Reports related to the project including but not limited to Acoustic, Traffic Noise Assessment, Glass Technical Specification and ESD Reports, etc.
- Codes on Architectural Documentation reflect the finishes in this Schedule
- The naming of particular products in this Schedule indicates products of acceptable quality and design intent, which may be approved, but does not mean exclusive preference for such products. Equivalent products may be used to match the specified material / finish and the design intent. Contractor to submit for approval details and finished samples of proposed products before commencing
- The naming of proprietary products does not reduce or modify the Contractor's responsibility to comply with the Contract Documents and warrant the work
- Codes in this Schedule may be applicable to various surfaces and substrates. Before commencing, Contractor to ensure all surfaces and substrates are prepared in strict accordance with the Manufacturer's current specifications and recommendations to accept the specified finish. Contractor to verify the correct selection of appropriate products for the substrates and conditions in accordance with the Manufacturer's current specifications and recommendations
- General location of items as listed in this Schedule may not describe the full extent or specific of a particular finish. Read with Architectural Documentation for full extent and specific location of finishes
- Contractor to review and confirm all lead-times at the time the contract is awarded
- Contractor to provide finished samples of all materials and finishes for approval prior to shop drawings, ordering and manufacturing
- Contractor to allow for all materials expansion joints in accordance with Manufacturer's current specifications and recommendations. Confirm locations on site with Architect prior to installation
- All materials / finishes to be fixed and finished in strict accordance with the Manufacturer's current specifications and recommendations
- All paint systems to be in strict accordance with the Manufacturer's current specifications and recommendations
- All paint / textured paint and render / roll on / trowel on render systems to be a minimum 3 coats system with specification/installation in accordance with the Manufacturer's current specifications and recommendations for the substrate to receive finish
- Contractor to allow for the complete painting of all exposed internal and external paintable sides, faces and surfaces, unless noted otherwise or a prefinished item / material component, including all faces and sides of doors and frames
- Powdercoat finish to all internal and external mechanical louvres, grilles etc. in all walls to match adjacent wall colour unless noted otherwise
- Provide 3mm thick flush anodised aluminium angle to all floor finish edges abutting an adjoining floor surface

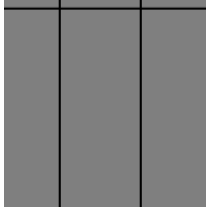
- Refer to Landscape Architect's Documentation, Drawings, Schedules and Specifications for external paving, pathways, roads, hard and soft landscape, etc. unless noted otherwise

AF – Applied Finish	BK/BLK – Brick/Blockwork	CF – Concrete Finish	CS – Cladding System	FG - Film	GT – Glazing Type
LS – Landscape Finish	MC – Metal Cladding	MF – Metal Finish	PT – Paint	RF - Roof Finish	SF – Special Finish
ST – Stone	TL – Tile	TM – Timber	Ancillary		

Code	Item	General Location	Supplier	Description	Rev
BK00	Brick/Blockwork				
-	Typical Brick Mortar	Brick walls generally including Feature Brick Patterns – refer Elevations	-	All mortar to be Brightonlite cement. Deep raked joints for all brickwork. All mortar to Structural Engineer's details.	
-	Hit and Miss Brick Pattern Mortar BK01 & BK02	Feature Hit and Miss Brick Pattern TH type A, A2 Front Elevation Ground Floor TH Type E, J1.B Front Elevation Leve 1		All mortar to be Brightonlite cement. Deep raked joints for all brickwork. All mortar to Structural Engineer's details.	
BK01	Brick Type 01 Red Brick Veneer 	Types A, A2 (dark option) – Ground floor and L1, plinth fence to A2 (dark option) lots Type C (dark option) – Ground floor Type E (dark option) – 2 storey entry walls with feature hit and miss brick wall, plinth fence. Type F – Ground floor and L1 entry Type G – Not in Stage 1 & 2 Type K – Ground floor, entry blade wall, garage walls	PGH Bricks	Manufacturer: PGH Bricks Range: Essentials Range Colour: Gypsy Rose Pattern: Stretcher Bond. Selected feature hit and miss screens and expressed brickwork (Townhouse types A & A2 dark option). Refer to renders and elevation drawings. Note: to Structural Engineer's Details.	C
BK02	Brick Type 02 Taupe Brick Veneer 	Types A, A2 (light option) – Ground floor and L1, plinth fence to A2 (light option) lots Type C (light option) – side walls at end conditions Type E (light option) – 2 storey entry walls, garage wall piers Type J1 – 2 storey entry walls and feature hit and miss brick wall Type M – Ground and L1 partially	Austral	Manufacturer: Austral Brick Range: Nubrik Artisan Colour: Tundra Pattern: Stretcher Bond. Selected feature hit and miss brick screens and expressed brickwork (Townhouse types A and A2). Refer to renders and elevation drawings. Note: to Structural Engineer's Details.	

Code	Item	General Location	Supplier	Description	Rev
BK03	Brick Type 03 Bagged and Painted Brick Veneer 	Type D – Ground floor and L1, feature hit and miss entry wall, partial side walls at end conditions	PGH Bricks	Manufacturer: PGH Bricks Range: Commons Colour: Paint Grade Common Colour: 3 coat Surfmist Pattern: Stretcher Bond. Selected feature hit and miss brick screens and expressed brickwork. Refer to renders and elevation drawings. Note: to Structural Engineer's Details.	
CF00	Concrete				
CF01	Concrete Finish 01 Garage slabs typically			Concrete Finish	E
CF02	Concrete Finish 02 Driveways, entry paths, entry steps, front porches 	Throughout	Metromix	Manufacturer: Metromix Range: Exposed Aggregate – Grey Cement Base Product: X141	

Code	Item	General Location	Supplier	Description	Rev
CS00	Cladding System				
CS01 CS01a – Horizontal	Cladding System 01 Proprietary fibre cement cladding system – Monument 	CS01: Type C – L1, L2 Type E (dark option) – L1 Type F – L1 Type E (dark option) – L1, garage walls Type G – L2 Type H – L2 Type I – L2 Type J4 – Ground, L1 Type N – Ground, L1 CS01a: A&A2 (dark option) – L1 Type D – throughout	James Hardie	Manufacturer: James Hardie Range: Scyon Axon Cladding 133mm Colour: Monument Finish: low sheen Refer to paint finishes for details	
CS02	Cladding System 02 Proprietary fibre cement cladding system – Surfmist 	Type C (light option) – Ground, L1, L2 Type E (light option) – L1, garage walls Type J1 – Ground, L1 Type M – L1	James Hardie	Manufacturer: James Hardie Range: Scyon Axon Cladding 133mm Colour: Surfmist Finish: low sheen Refer to paint finishes for details	
CS03a – Horizontal	Cladding System 03a Proprietary fibre cement cladding system – Woodland Grey 	Type A&A2 (light option) – L1	James Hardie	Manufacturer: James Hardie Range: Scyon Axon Cladding 133mm Colour: Woodland Grey Finish: low sheen Refer to paint finishes for details	

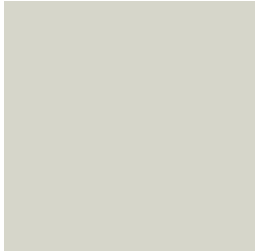
Code	Item	General Location	Supplier	Description	Rev
CS04	Cladding System Trim	Type C Windows Type D Lightweight Facades Type K Windows	James Hardie	Manufacturer: James Hardie Range: Hardie Axent Trim Size: 45mm wide x 38mm thick Product Code: 405261 Colour: To match adjacent cladding. Refer Architectural elevations.	
CS31		Type M & N	Hebel	Manufacturer: Hebel Range: PowerPattern Track — plain panel with no groove (bevelled long edge) Colour: Monument Finish: low sheen Refer to paint finishes for details Finish: low sheen Refer to paint finishes for details Note: 3000mm x 600mm x 50mm	F
EP00	External Paint Finish				
-	Typical for all painted finish	Infill panels next to selected entry doors, above selected windows, adjacent to selected garage doors, soffits, Type M rear facades Provide 3 coat system inc primer External Doors (excluding front entry doors). Provide 3 coat system inc primer Garage Doors – Refer to Garage Door types GD1 and GD2 In accordance with manufacturer specification		External paints typically apply to the below wall system unless noted otherwise. Refer to EP01-EP03 Manufacturer: James Hardie Range: Scyon Matrix Cladding For external doors & soffits: Manufacturer: Dulux Colour: Monument Finish: Low sheen f 3 Coat system inc primer	
EP01	Paint 01 – Monument	Throughout. Substrates include infill panels next to selected entry doors, above selected windows, adjacent to selected garage doors, soffits. Refer to EP00 for further details	Dulux	Manufacturer: Dulux Colour: Monument Finish: Low sheen 3 Coat system inc primer	

Code	Item	General Location	Supplier	Description	Rev
					
EP02	Paint 02 – Surfmist 	Throughout. Substrates include infill panels next to selected entry doors, above selected windows, adjacent to selected garage doors, soffits, external doors (excluding front entry doors), soffits. Refer to EP00 for further details External doors other than front doors (Type H). To be installed to manufacturer's installation details and to comply with warranty requirements	Dulux	Manufacturer: Dulux Colour: Surfmist Finish: Low sheen 3 Coat system inc primer Manufacturer: Dulux Colour: Surfmist Finish: Semi gloss 3 Coat system inc primer	
EP03	Paint 03 – Woodland Grey 	Throughout. Substrates include infill panels next to selected entry doors, above selected windows, adjacent to selected garage doors, soffits, Type M rear facades, external doors (excluding front entry doors), soffits. Refer to EP00 for further details To be installed to manufacturer's installation details and to comply with warranty requirements	Dulux	Manufacturer: Dulux Colour: Woodland Grey Finish: Low sheen 3 Coat system inc primer Manufacturer: Dulux Colour: Woodland Grey Finish: Semi gloss 3 Coat system inc primer	

Code	Item	General Location	Supplier	Description	Rev
EP04	Paint 04 – Silkwort 	Selected External Doors (Types A2, C & D) & Front Entry Doors for Type D & J1) To be installed to manufacturer's installation details and to comply with warranty requirements	Dulux	Manufacturer: Dulux Colour: Silkwort Finish: Semi gloss 3 Coat system inc primer to be applied in strict accordance with manufacturer's specification.	
GT00	Glazing Type				
-	Typical for all Glazing Types	-	-	All Glazing Types noted are selected for colour reference only. Refer to All Architectural Documentation, Specification, Acoustic and Thermal/ESD Report, Fire Engineering Report, BCA, Australian Standards and relevant authority requirements for required performance, specification and details. All codes and other reports take precedence over minimum glazing requirements should glazing thickness/requirements be greater.	

Code	Item	General Location	Supplier	Description	Rev
GT01	Glazing Type 01	Windows and glass doors generally Balcony Balustrades	Viridian	Manufacturer: Viridian Colour: Clear glass In accordance with AS: 1288 – 2006 and performance requirements Note: All Skylights, External Windows and Glazed Doors to comply with ESD NATHERS Assessment Glazing Requirements: U = 3.5 SHGC = 0.5 Glazing upgrades must comply with Acoustic Requirements and Report prepared by Acoustic Logic:  Treatment 1 - Glass: 6/12/10.38mm IGU Facade: 1x9mm FC / 90mm stud with insulation / 2x13mm  Treatment 2 - Glass: 6/12/6.38mm IGU Facade: 1x9mm FC / 90mm stud with insulation / 2x13mm  Treatment 3 - Glass: 6/12/6mm IGU Facade: 1x9mm FC / 90mm stud with insulation / 1x13mm  Treatment 4 - Glass: 6/12/6mm IGU Facade: 1x9mm FC / 90mm stud with insulation / 1x10mm Refer to Acoustic Logic Report for exact locations of glazing upgrade requirements.	
GT02	Glazing Type 02	Windows – where overlooking occurs	Viridian	Manufacturer: Viridian Colour: Satinlite In accordance with AS: 1288 – 2006 and performance requirements	

Code	Item	General Location	Supplier	Description	Rev
MC00	Metal Cladding				
MC01	Metal Cladding 01 – Standing seam 	Type K – throughout	Metal Cladding Systems Proline	Manufacturer: Metal Cladding Systems Colour: Monument Finish: Matt Single lock standing seam system. 0.8mm PVDF aluminium, 230mm wide panel, 25mm rib height 10mm plywood substrate for roof and 15mm min plywood for facades Non-combustible wall system to be provided. System installed to manufacturer's specification.	C
MF00	Metal Finish				
MF01	Metal Finish 01 - powdercoat Aluminium window frames, coverplates, metal balustrades, etc 	Throughout	Dulux	Manufacturer: Dulux Product: Fluoroset Colour: Monument Finish: Matt Warranty: 35y durability 30y colour 10y corrosion	

Code	Item	General Location	Supplier	Description	Rev
MF02	Metal Finish 02 - powdercoat Aluminium window frames, coverplates, metal balustrades, etc 	Throughout	Dulux	Manufacturer: Dulux Product: Fluoraset Colour: Surfmist Finish: Matt Warranty: 35y durability 30y colour 10y corrosion	
MF03	Metal Finish 03 - powdercoat Aluminium window frames, coverplates, metal balustrades, <i>sun shades</i> , etc 	Throughout	Dulux	Manufacturer: Dulux Product: Fluoraset Colour: Woodland Grey Finish: Matt Warranty: 35y durability 30y colour 10y corrosion NOTE: Sun Shades to Type A/A2 (Lot 105-110) to be non-combustible.	E
RF00	Roof Finish				

Code	Item	General Location	Supplier	Description	Rev
RF01	Roof Finish 01 Klip Lok 	Throughout	Lysaght	Manufacturer: Lysaght Colour: Colorbond 'Surfmist' Solar Reflectance Index 81 Finish: Matt	
TL00	Tile				
TL01	Tile Finish 01 External balcony tile 	Throughout	National Tiles	Manufacturer: National Tiles Product: Pietra Lavica External Tile Colour: Flint Finish: Grip Size: 600x600 Min R11 slip rating to comply with regulations	
TM00	Timber				
TM01	Timber 01 Feature hardwood entry door	Throughout – excluding Types D & J1. Occurs where door is protected from direct exposure to weather To be installed to manufacturer's installation details and to comply with warranty requirements	Corinthian Doors	Manufacturer: Corinthian Doors Range: Deco PV 4S Colour: Natural timber (All Types Except D & J1) Finish: Exterior grade low sheen clear sealant applied in strict accordance with manufacturer's specification.	C

Code	Item	General Location	Supplier	Description	Rev
					
Code	Item	General Location	Supplier	Description	Rev
-	Ancillary/ Pre-finished Materials				
-	For all Cappings, Fascias, Flashings, Trims and the like			Manufacturer: Colorbond Colour: to match wall finish Finish: matt	
BG	Box Gutters				
DP	External downpipes	Read with Architectural and Hydraulic Drawings		Colour: to match adjacent wall finish Product: round colorbond powdercoated downpipes Finish: matt Note: Colorbond steel minimum thickness 0.6mm	
OF	Overflows	Read with Architectural and Hydraulic Drawings		Manufacturer: Colorbond Colour: to match wall finish Finish: matte Note: Colorbond steel 0.6mm minimum thickness box gutters over gutter brackets / spandek gutter boards laid to fall as detailed	

Code	Item	General Location	Supplier	Description	Rev
S	Sumps	Read with Architectural and Hydraulic Drawings		Colour: to match Rainwater head colour Finish: matte	
R	Rainwater Heads	Read with Architectural and Hydraulic Drawings	Stratco	Manufacturer: Stratco Colour: Refer to Architectural Drawings Finish: Colorbond matt Range: Box Product: Flat Bottom Size: to be confirmed with roof plumber / hydraulic engineer to be captured in future scope. Refer architectural drawings for indicative design intent, location and quantity.	
SK	Roof Windows 	Read with Architectural Drawings	Velux	Manufacturer: Velux Colour: White Finish: Nordic Pine timber. Factory lacquered with top coat of white paint (NCS colour: S 0500-N). Range: Roof Window Pitched Roof GPL Product: Top-hung with base handle Size: 980x780 (to be confirmed with manufacturer.) Refer architectural drawings for indicative design intent, location and quantity. Glazing: Laminated Double Glazing Refer acoustic report for glazing upgrade to skylight	
SLRT	Solar Tube	Read with Architectural Drawings	Solatube	Manufacturer: Solatube (or similar) Product: Heavenly Intelligent Tubular Skylight Details: Classic Vusion Diffuser Size: 250mm tube dia. Glazing: Refer acoustic report for glazing upgrade as required	
AP	Access Hatch Mounted on Roof	Read with Architectural Drawings – Roof Plans		Size: 820 x 820 Leaf: Proprietary Roof Access Hatch. To be Determined by the Builder Frame: To be Framed into Roof Struss System. With lined shaft from internal ceiling through to above roof level. Accessories: Provide all accessories for a complete weather-tight system. Notes: Access Hatch at Ceiling Level within Townhouse.	

Code	Item	General Location	Supplier	Description	Rev
AP	Access Panel Mounted on Ceiling	Read with Architectural Drawings – Ceiling Plans	Trademark	Size: 600 x 600 Product: TradeMark Metal set bead Access Panel with Metal cover Colour/Finish: To match Ceiling Notes: Access Hatch to be flushed with the Plasterboard Ceiling. To be installed as per Manufacturer's Details & Specifications	
	Handrails / Balustrades			Manufacturer: Viridian DecorPattern Details: 8mm Toughened Safety Glass Colour: Clear Notes: In accordance with AS:1288 -2006 Please note glazing requirements to satisfy acoustic and thermal properties. Refer to architectural documentation and schedules to confirm selection, colours, locations and extents.	
Code	Item	General Location	Supplier	Description	Rev
	Aluminium Skirting 	To all Garages	Aluskirting	Product: Channel skirting 32PCA 100 Manufacturer: Aluskirting Finish: Note: Refer to Manufacturer's Details & Specifications NOT IN USE ANYMORE. AS PER EMAIL VM LIST 09.04.24	C
SK10	Skirting	To all Garages	Australian Moulding & Door Company or Approved similar	Manufacturer: Australian Moulding SKIRTING: Item Code: M10 Style: Modern Range: DAR Thickness: 12mm Height: 100mm ARCHITRAVES: Item Code: M10 Style: Modern Range: DAR Thickness: 12mm Height: 67mm	C

Code	Item	General Location	Supplier	Description	Rev
				<i>Wet areas: Finger jointed pine skirting/architraves</i> <i>All other areas: MDF skirting/architraves</i> <i>Finish: PT10_General paint finish unless otherwise noted.</i>	
	Floor Trim Angels	Throughout		Product: Continuous Anodised Aluminium 'L' Angle – Silver Size: 20mm x 20mm Notes: Refer to Architectural details for Installation details & requirements.	
RW01	Retaining Wall System	Type C (Light Option) Stage 1 Type D Stage 1 Type E (Dark Option) Stage 1 Type F Stage 1	AdbriMasonry	Product: Versastone Size: 400mm(L) x 190mm (D) x 200mm(H) Finish: Steel	

Code	Item	General Location	Supplier	Description	Rev
				Note: Refer Manufacturers Specifications & Refer to Architectural Site Plans for Extents	
LB	Letter Boxes 	Throughout	Milkcan	Manufacturer: Milkcan Product: Vienna 2 – Parcel + Mail Black Pillar Feature Colour: Black Letterbox Colour: Black Finish: Matte Mail & Parcel Retrieval: Parcels and mail via front door	
	Letter Box Numbers	Throughout	Milkcan	Manufacturer: Milkcan Product: Stick on Slim Numbers SKU: 7075SLS 7050 Feature Colour: Silver Finish: Brushed Stainless Steel	D

Code	Item	General Location	Supplier	Description	Rev
					
-	Windows				
	Window Frames	Read with Architectural Drawings		Manufacturer: SEM Windows Details: Aluminium frame to fit double glazing / laminated glazing Finish: Powdercoat (Matt) Colour: Refer to architectural drawings Notes: Keyed window locks to all windows. All locks to be keyed alike. Glazing to comply with ESD and Acoustic Report Requirements Client preferred supplier – Perception windows Glazing to comply with GT01 requirements specified in this schedule	D
-	Doors				
		Front Entry Doors	Corinthian Doors	Manufacturer: Corinthian Doors Range: DECO PV 4S Colour: EP04 Finish To All Types D & J1 Finish: Exterior grade low sheen clear sealant applied in strict accordance with manufacturer's specification. Note: XLR500 Doors (or similar) with grooves and EP04 Finish to all type D and J1 doors and any other front door exposed to weather.	D
		Internal Hinged Doors		Details: Corinthian Flush Panel Door - Honeycomb Core	

Code	Item	General Location	Supplier	Description	Rev
				Finish: Paint Finish Colour: Refer to Interior Finishes Schedule	
-	Eaves/ Soffit				
	Eaves/ Soffit Lining	Throughout	James Hardie	Manufacturer: James Hardie Range: Hardie Flex Eaves Lining Finish: Painted Finish to match cladding above or Garage Door colour if adjacent to garage door. Junction detail: Expressed Joint	E
		Internal Hinged Doors		Details: Corinthian Flush Panel Door - Honeycomb Core Finish: Paint Finish Colour: Refer to Interior Finishes Schedule	
GD1	Garage Vehicle Access Door Type 1 (Representative image) 	Type A&A2 (dark option) Type C Type D Type E (dark option) Type F Type G Type H Type I Type K Type N	Eco Garage Doors	Manufacturer: Eco Garage Doors Profile: Slimline Colour: Monument Finish: Matte Product: Sectional garage door in slimline profile. Refer to architectural drawings for sizes. Note: Provide 2 remote controls	C
GD2	Garage Vehicle Access Door Type 2	Type A&A2 (light option) Type E (light option) Type J1 Type M	Eco Garage Doors	Manufacturer: Eco Garage Doors Profile: Slimline Colour: Woodland Grey Finish: Matte Product: Sectional garage door in slimline profile. Refer to architectural drawings for sizes. Note: Provide 2 remote controls	C
	Fly Wire Screens			Type: Powdercoat Aluminium to match window frame Fly Mesh Material: Standard Black Flywire Mesh Location: Provide to all openable window sashes Note: Flyscreens to glazed sliding doors as an upgrade option	
	Locks for Side Entry Gates	1800mm high Side Entry Gates. Typically located within 1800mm high fences.	Gainsborough	Manufacturer: Gainsborough Model: TradePro Cass Single Cylinder Deadbolt Code: 1450PROCASMB	E

Code	Item	General Location	Supplier	Description	Rev
				Finish: Matt Black Size: Ø75mm	
-	External Glazed Balustrade & Handrail	Type C (Dark) Level 1 Balcony Type K Level 2 Balcony	Axiom	Manufacturer: Axiom System Name: Paramount SD14-03 <u>Glass:</u> Details: Toughened Safety Glass to manufacturer's details. Colour: Clear. Notes: In accordance with AS:1288 -2006. <u>Metalwork:</u> Powdercoated to match adjacent wall capping. Refer Architectural elevations.	