

INTERIOR DESIGN & SELECTIONS PACKAGES

23 Roslyn Street Charlestown

Revision - 04 [19.04.2024]



NEST & FURROW

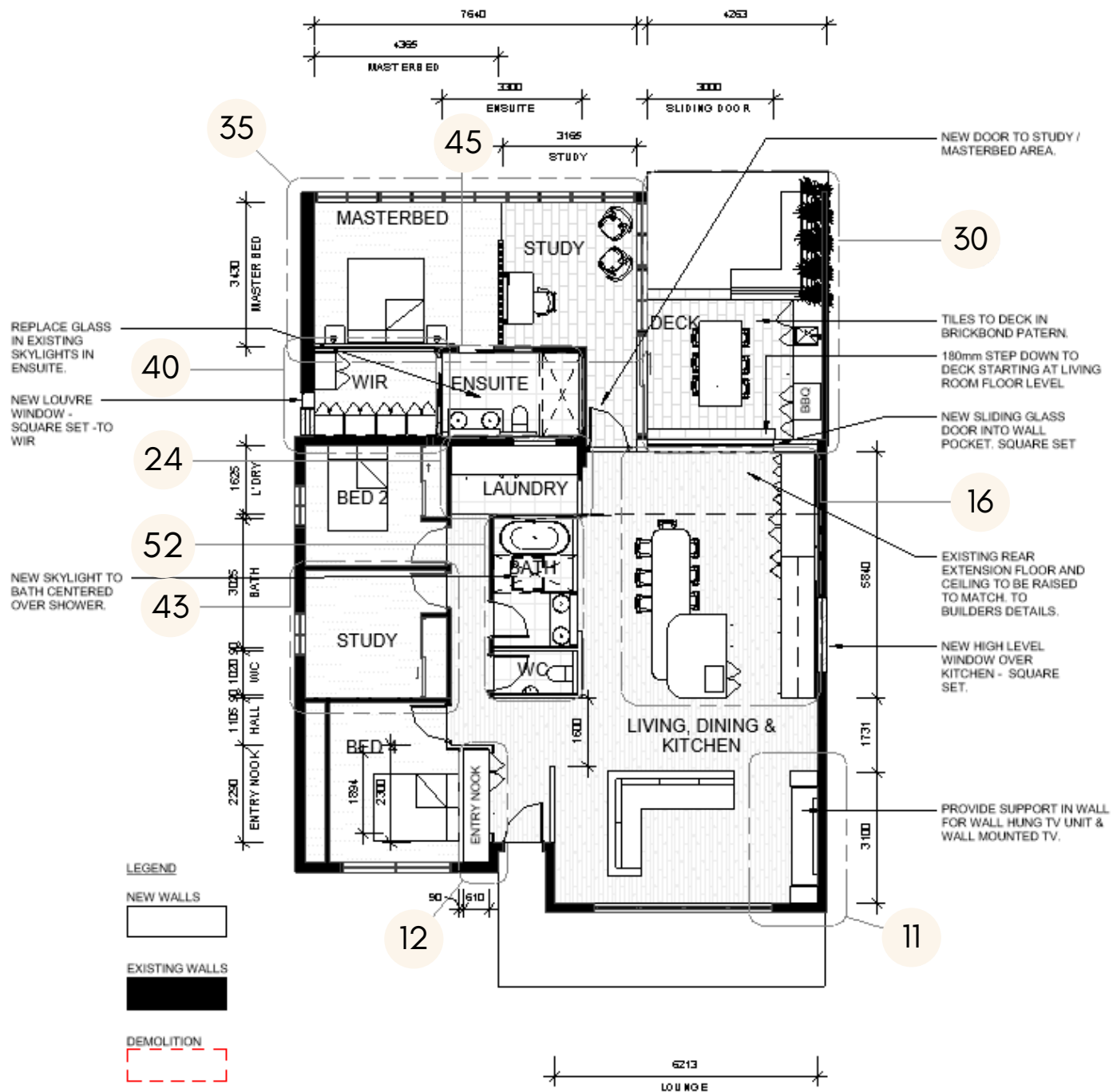
Nest & Furrow

Contents

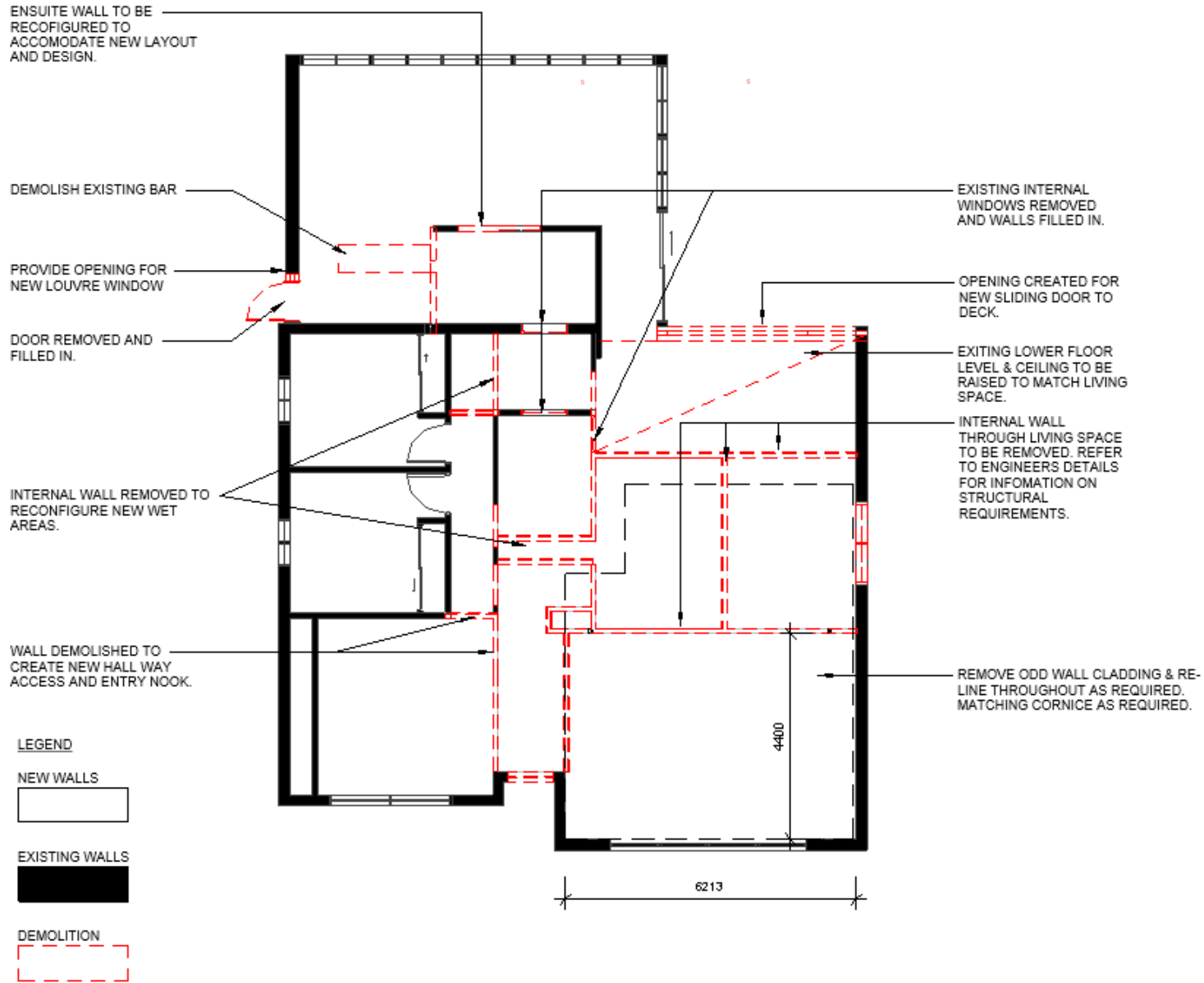
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PROPOSED FLOOR PLAN



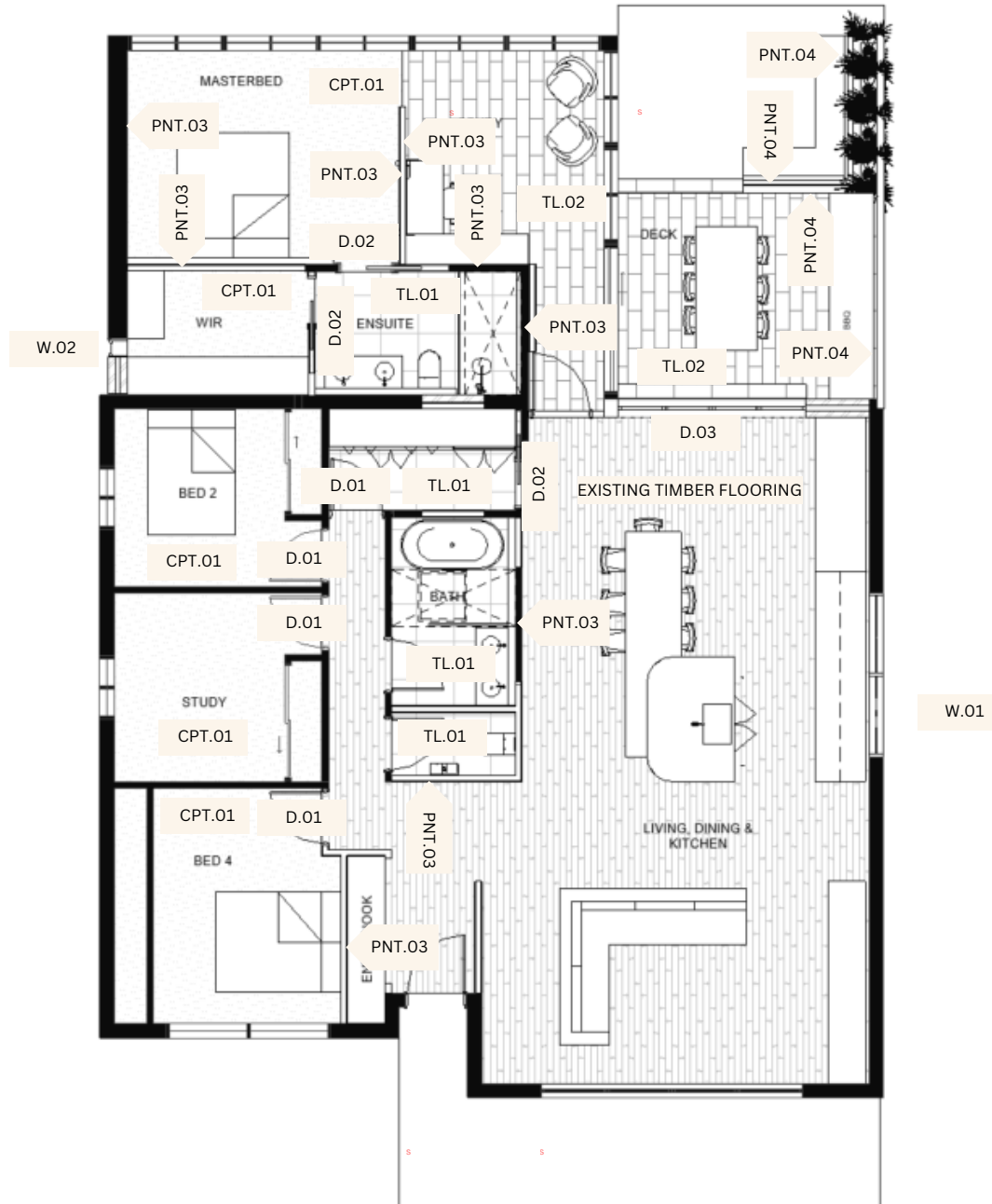
DEMOLITION PLAN



GENERAL SELECTIONS PLAN

General Notes:

1. Paint to be 'PNT.01' generally unless otherwise noted.
2. Square set cornice throughout where possible.
3. Drapes to be DRA.01



GENERAL FINISHES

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
PNT.01	Generally unless otherwise noted.	Low sheen Paint	Dulux Whisper White	Dulux		\$		
PNT.02	Ceilings & Cornices	Flatt Paint	Dulux Whisper White	Dulux		\$		
PNT.03	Feature Paint as nominated	Limewash Paint	Bauwerk Tranquil Full wall to underside of cornice or ceiling unless otherwise shown on elevations. Product to be applied as per manufacturers instructions.	Bauwerk Colour		\$		
PNT.04	Door & Architraves Generally	Semi Gloss	Dulux Whisper White	Dulux				
CPT.01	General Carpet	Carpet	tbc	Flooring Xtra				

Client: Sarah & Clay Brown

Builder: Bishop & Hart

Project Address: 23 Roslyn Street Charelstown


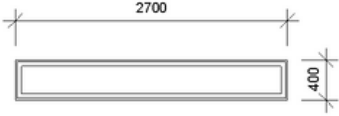
Status: Pricing

Date: 19.04.2024

GENERAL FINISHES

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
TL.01	Wet Areas	Floor Tiles	Byron Look Travertine	Tile Cloud		\$		
TL.02	As shown on plans	Floor Tiles	Windsor Matte Grey Concrete Look Tile P5	Tile Cloud		\$		
DRA.01	Drapes Generally	Linen Look Sheer with block out liner	Slimline Track Colour tbc.	Heritage Blinds				
		Skirting & Architraves Generally	Hume 66 x 18mm 5.4m Moulding White Pine FJ Primed Half Splayed	Bunnings				

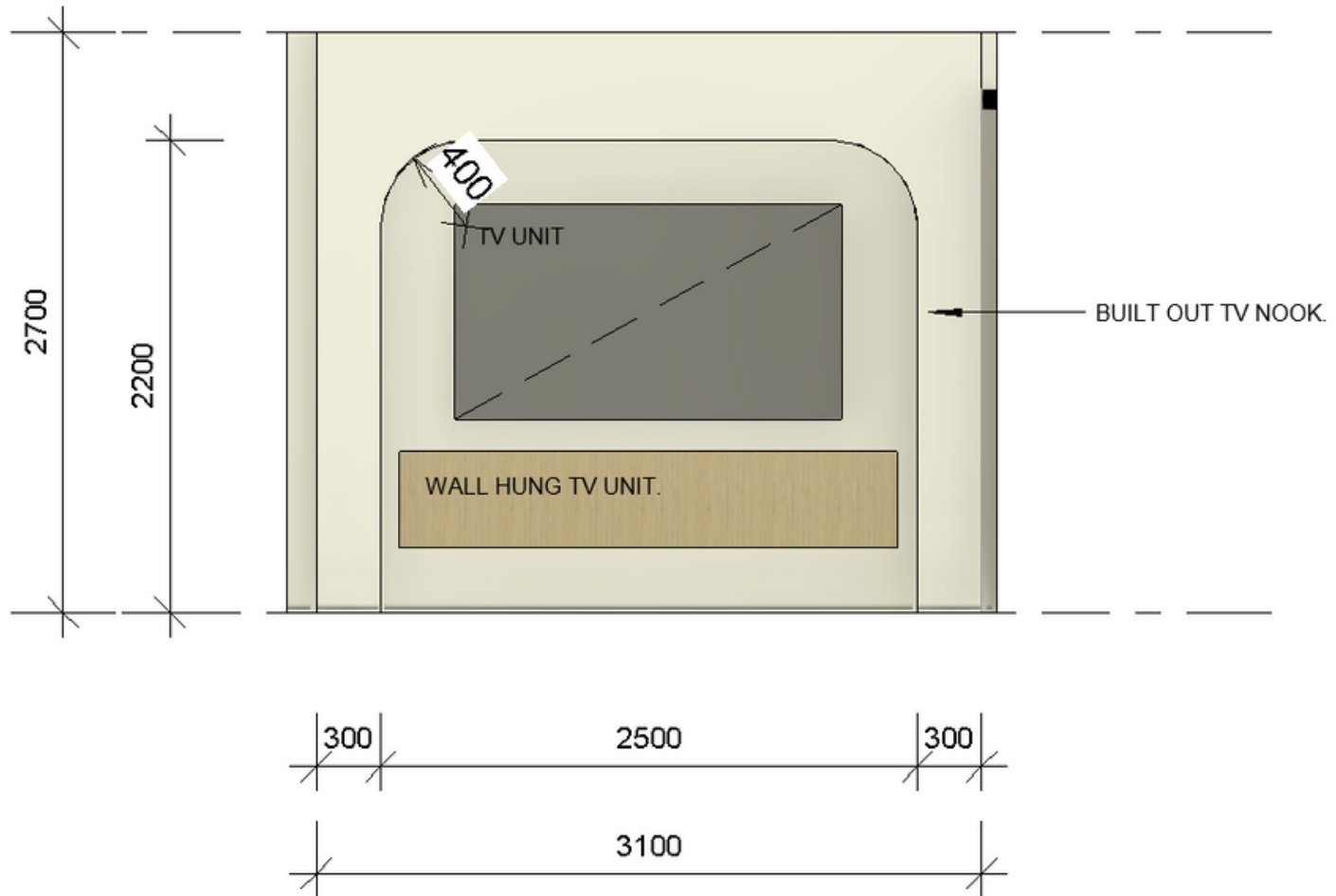
GENERAL FINISHES

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
HND.01	General Door Handles	D-Pull Door Handle	Sydney Door Handle Warm Brushed Nickel	Tile Cloud		\$88		
D.01	As shown on plans	Hinged hollow core doors	Hume Doors & Timber 2040 x 35mm Internal Door Primed MDF Accent HAG11	Bunnings		\$104		
D.02	As shown on plans	Cavity Slider	Hume Doors & Timber 2040 x 35mm Internal Door Primed MDF Accent HAG11	Bunnings				
D.03	As shown on plans	Glass Sliding pocket Door	Standard framed glass to slide into wall cavity. Recessed bottom and top track. Anodised Aluminum finish. Confirm number of doors with client.	Milgard or similar				
W.01	As shown on plans	Fixed Window	Standard Glass. Anodised Aluminum frame. 2700mmW x 400mmH					

GENERAL FINISHES

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
W.02	WIR	Louvre Window	Standard Glass. Anodised Aluminum frame. 2400mmH x 300mmW					
	Living Room	Wall Hung Floating TV unit	200cm Cannes Curved Wall-Mounted TV Unit	Temple & Webster		\$789		
	Living Room	Wall Hung Floating TV unit	To owners specifications	Duramen Designs		\$		
	Hall	Feature Wall Light (Its a bit pricey so if you feel its too much let me know and I'll look for another. Otherwise, it is a beautiful light)	Stone Short Interior Ceramic Wall Light	We Ponder		\$540		

LIVING ROOM TV UNIT

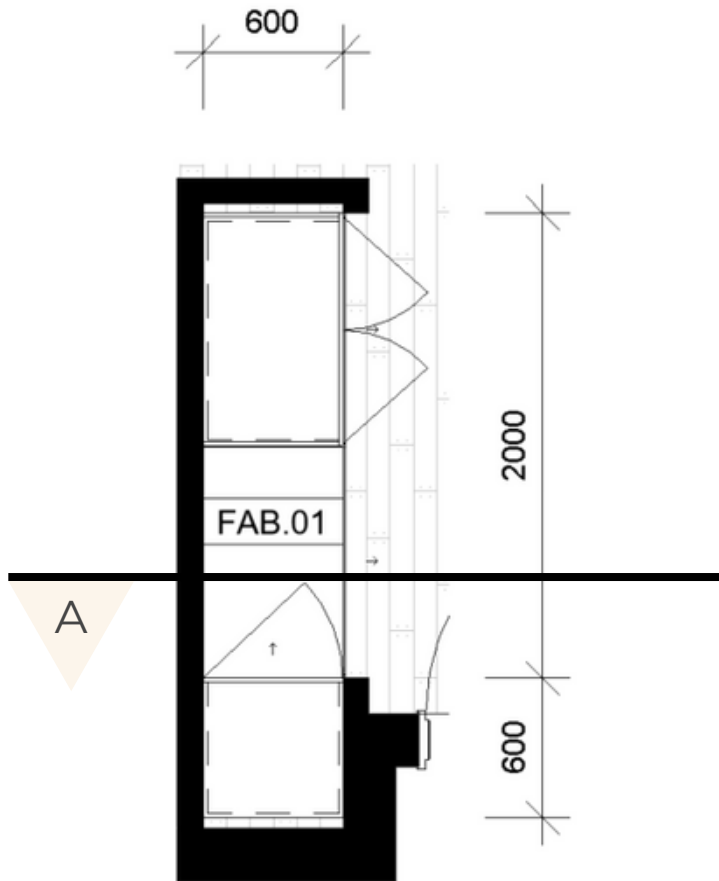


Nest &
Furrow

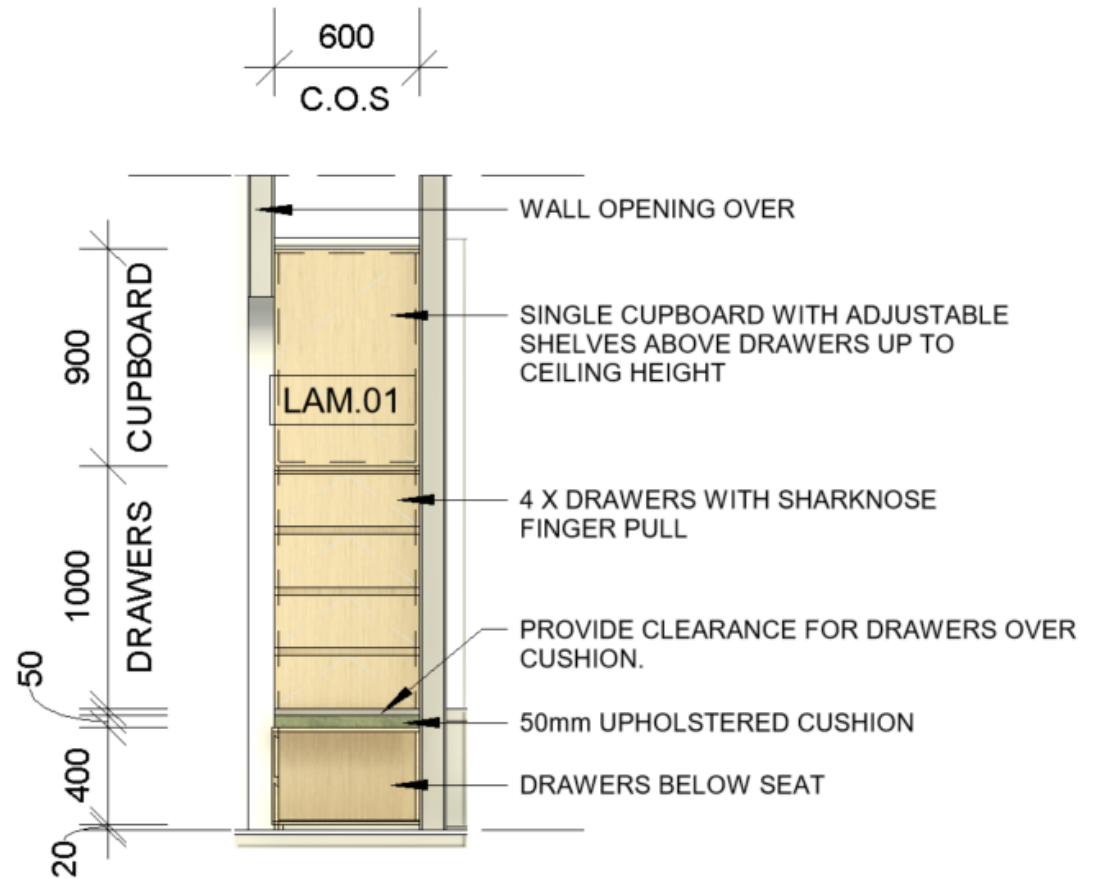
ENTRY NOOK



ENTRY NOOK



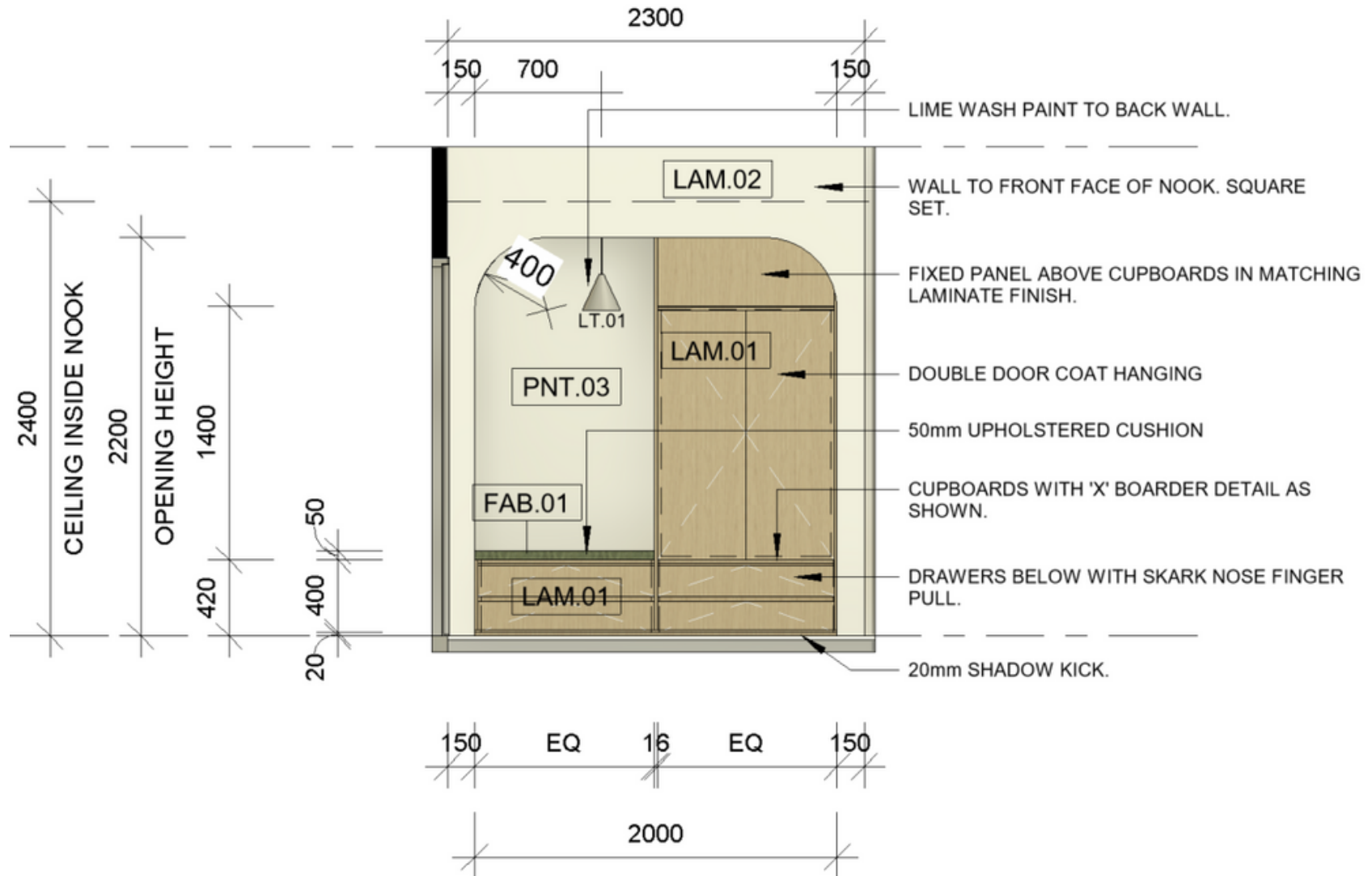
PLAN VIEW



A - SECTION VIEW

ENTRY NOOK

Nest & Furrow



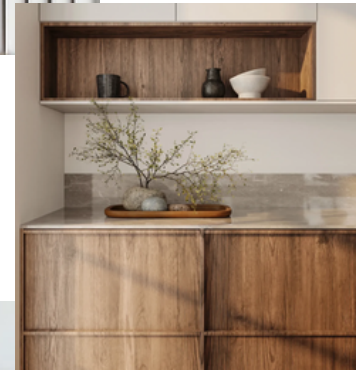
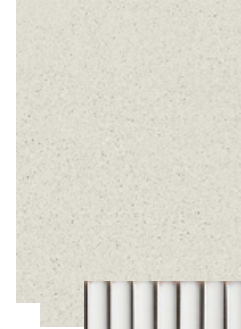
FRONT ELEVATION VIEW

ENTRY NOOK

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
LAM.01	Entry Nook	Cabinet Laminate	Melamine Boston Oak WoodMatt Vertical Grain Direction	Polytec		\$		
FAB.01	Entry Nook	Cushion Fabric	Hemptech Rinnovo Rainforest	Hemptech		\$		
HND.01	Entry Nook	Cupboard Handles	Dot Marble Handle - Honed Travertine	Lo & Co		\$119		
PNT.03	Entry Nook	Rear Wall Feature Paint	Tranquil	Bauwerk				
LT.01	Entry Nook	Pendant Lights	Nordic Geometric Column Vase Pendant Light for Dining Room Small (18cmD)	Pendant Lightie				

KITCHEN

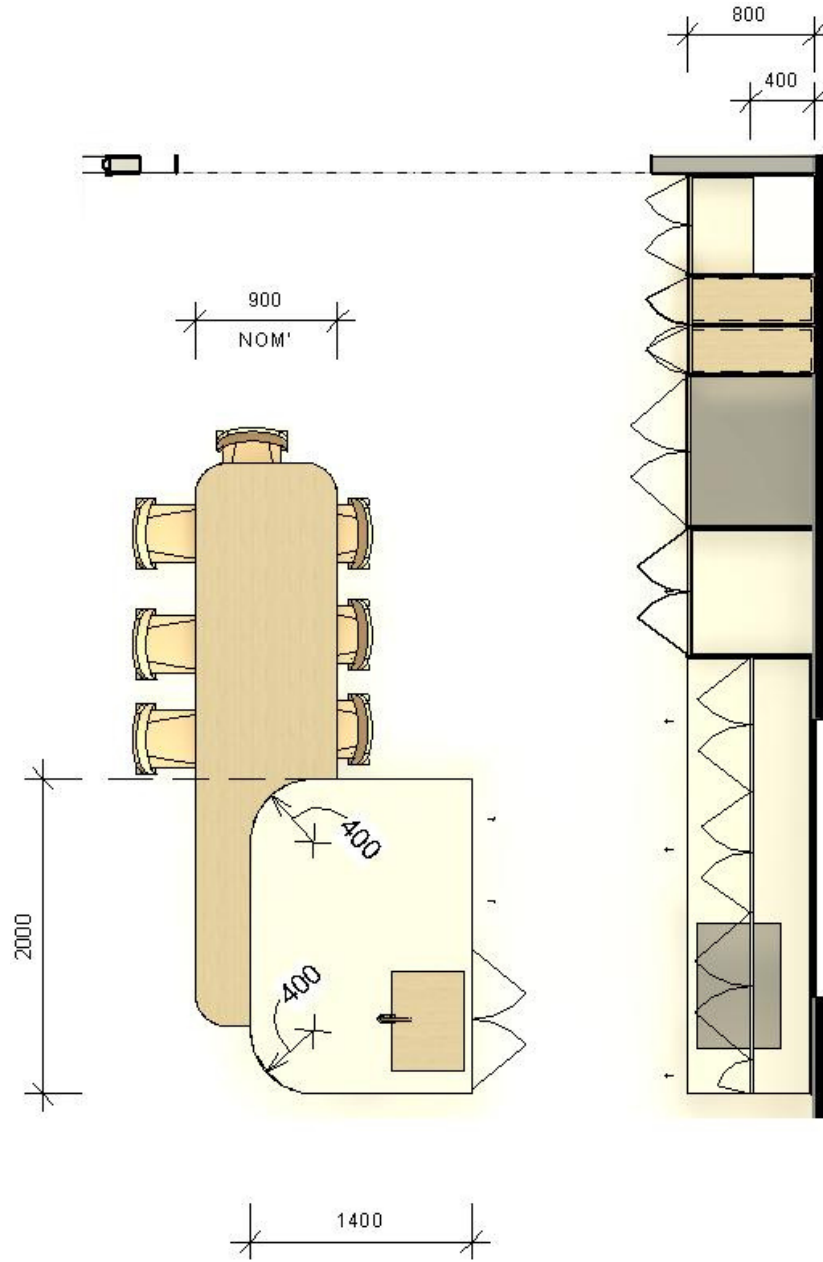
Nest & Furrow



REAL LIFE PROJECT

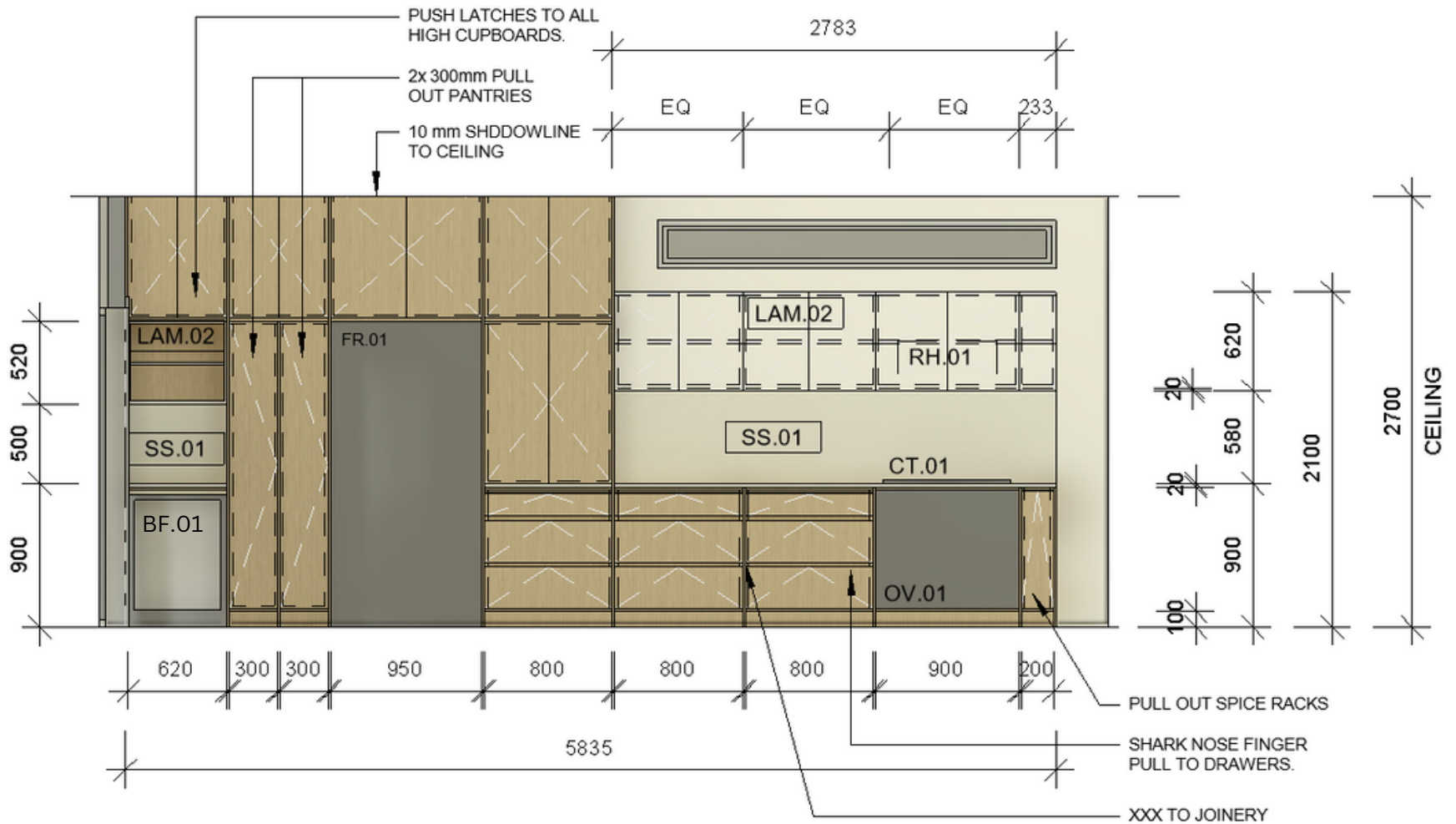
KITCHEN

Nest &
Furrow



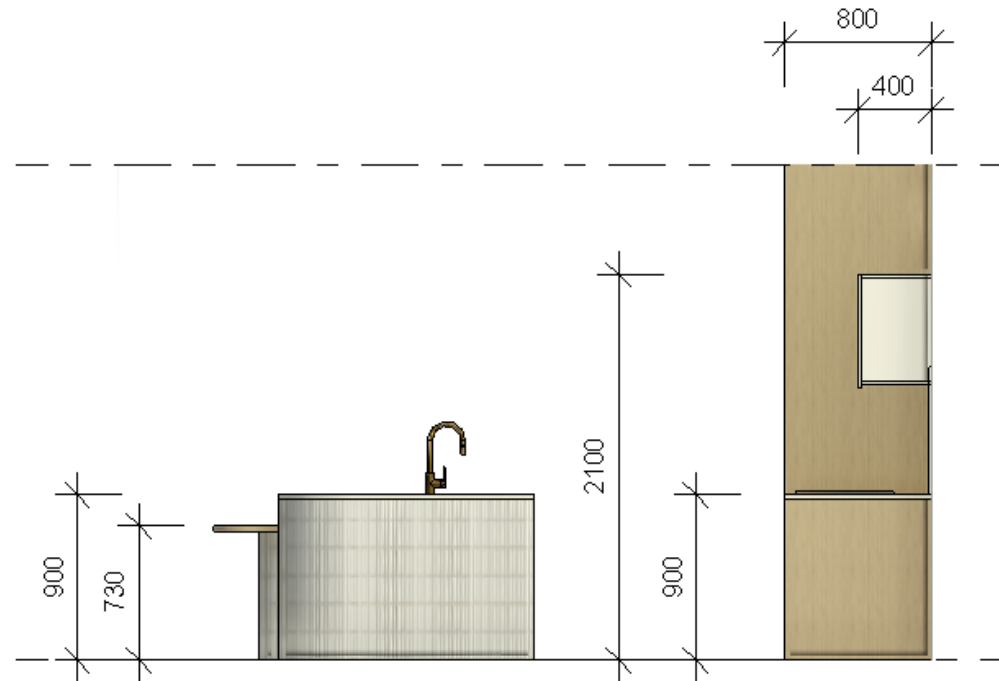
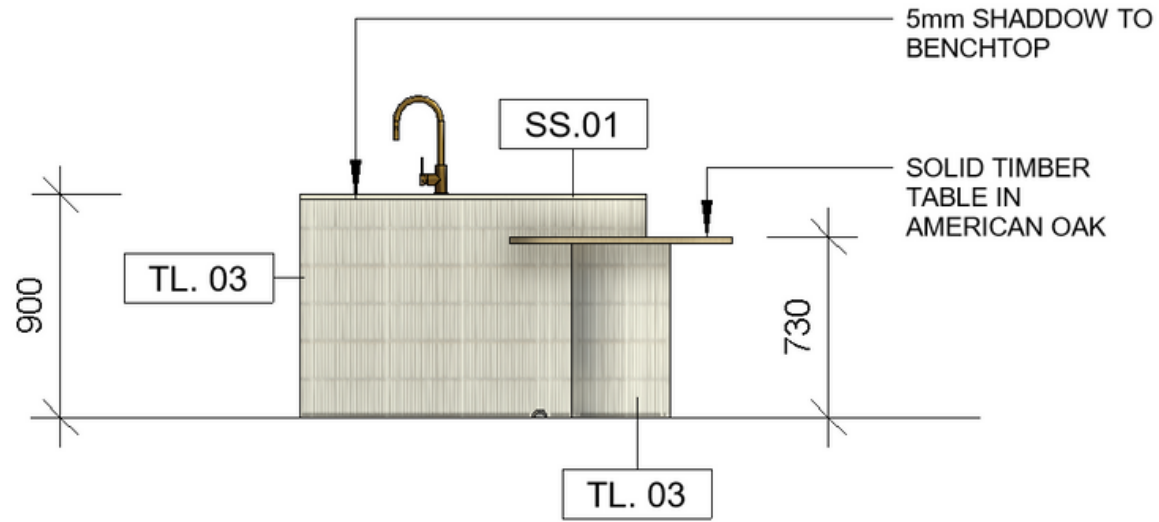
KITCHEN

Nest & Furrow



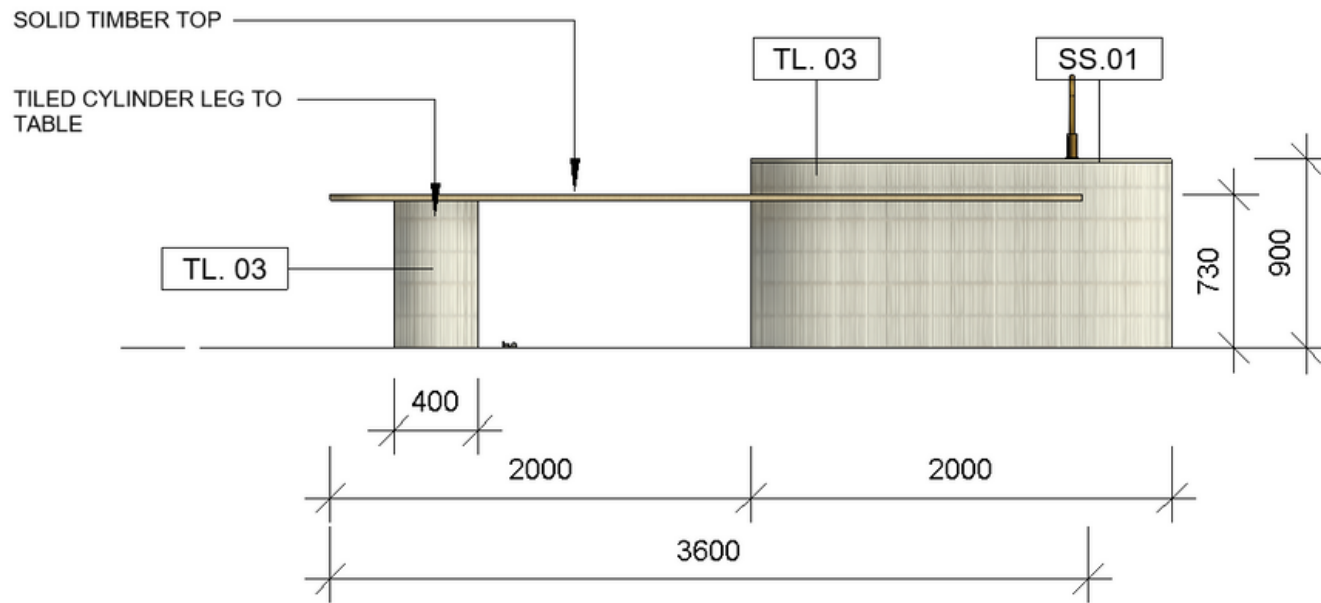
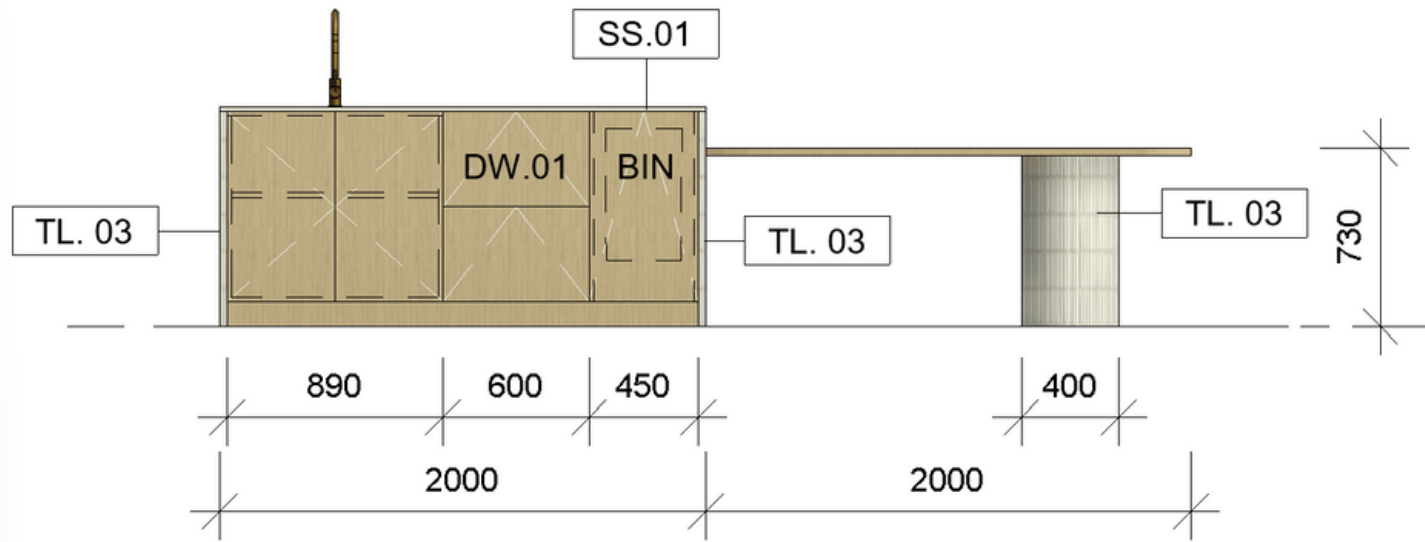
KITCHEN

Nest &
Furrow



KITCHEN





Nest & Furrow






KITCHEN

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
LAM.01	Cabinets	Cabinet Laminate	Melamine Boston Oak Woodmatt	Polytec		\$199		
LAM.02	Cabinets	Cabinet Paint	Painted Flat panel in PNT.01	Dulux		\$295		
SS.01	Kitchen	Solid Surface	Aeris Dekton - Natural Collection	Dekton		\$		
TL.03	Kitchen Island Bench	Feature Tile	Coogee Antique White Kit Kat Mosaic tile	Tile Cloud		\$		
SNK.01	Kitchen	Kitchen Sink	Darlene 1200x500 White Granite Drainboard Double Bowl Sink	Buildmat		\$		

KITCHEN

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
SNK.01	Kitchen	Kitchen Sink	Retto 1190mm x 450mm x 230mm Stainless Steel Double Sink with Drainer Brushed Nickel	ATS Tiles & Bathroom		\$\$637		
TP.01	Kitchen	Kitchen Tap	Brushed Nickel Swivel Pull-Out Kitchen Mixer Tap	Temple & Webster		\$199		
HND.02	Kitchen	Cabinet Handles	TBCCHICAMA THIN WAVE TIMBER HANDLES SKU: CWT640.EAMOAK Centre Wave Ebony Stained American Oak	Touch Made Handles		\$295		
LT.02	Kitchen	Island Pendant Light	Bondi Rattan Pendant Light 60cm White	Ivory & Deene		\$		
DW.01	Kitchen	Dishwasher Drawer	Double DishDrawer™ Dishwasher, Sanitise	Fisher & Pykle		\$		

KITCHEN

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
OV.01	Kitchen	Oven		Link		\$		
CT.01	Kitchen	Cooktop		Link		\$		
FR.01	Kitchen	Fridge/ freezer	648L French Door Refrigerator with Internal Beverage Centre™ - SRF7500SB	Samsung		\$		
RH.01	Overhead Kitchen Cupboards	Rangehood	Westinghouse 60cm Slimline Slide-Out Rangehood - Stainless Steel WRR604SB 9316561033489	Harvey Norman		\$		
BF.01	Kitchen	Wine Fridge	ILVE ILWD37XR 37 Bottles Wine Storage Cabinet Appliances Online	Appliances Online		\$		

Nest &
Furrow

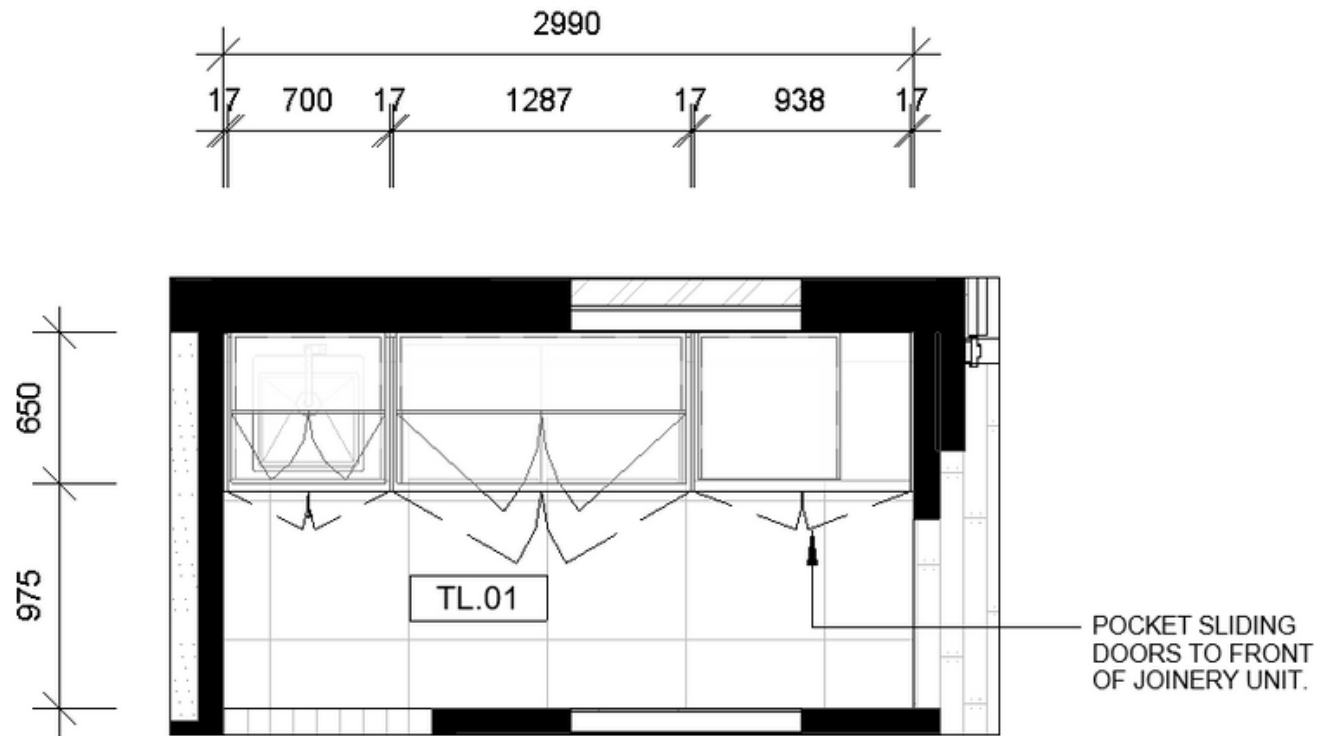
LAUNDRY



SHOWN WITHOUT DOORS

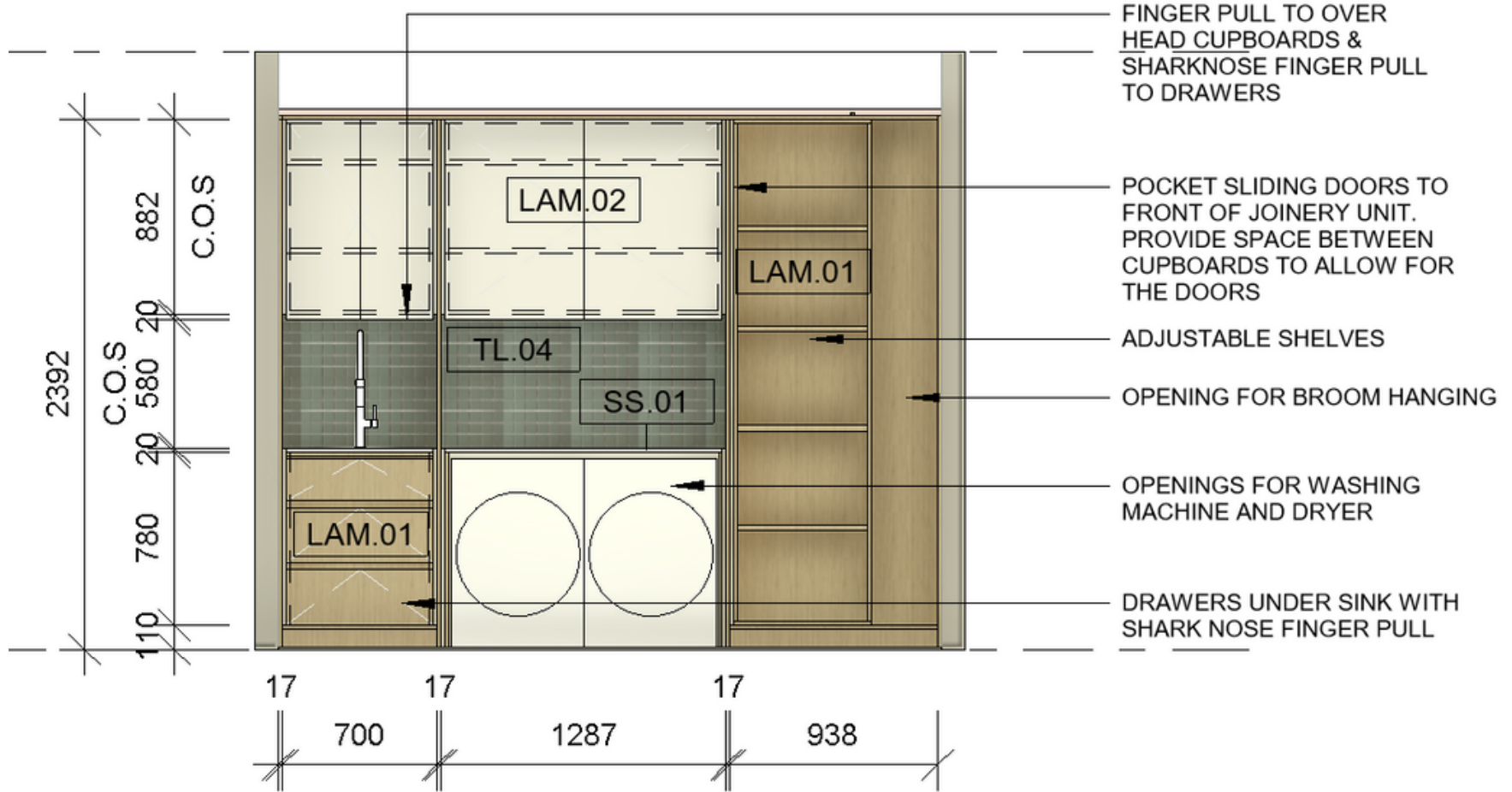


LAUNDRY



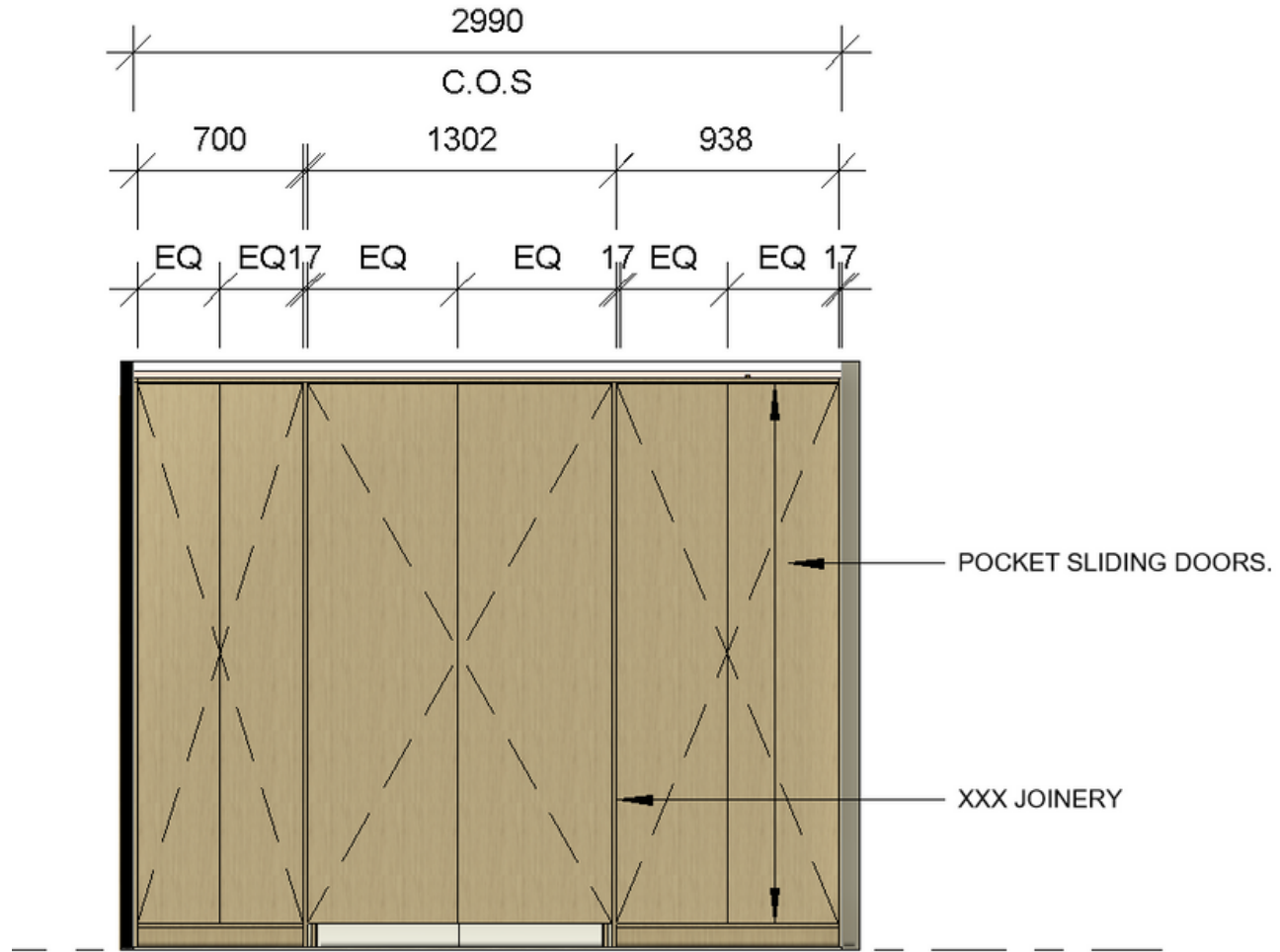
PLAN VIEW

LAUNDRY



FRONT ELEVATION

LAUNDRY



FRONT ELEVATION

Client: Sarah & Clay Brown

Builder: Bishop & Hart

Client Signature: _____

Project Address: 23 Roslyn Street Charelstown

Status: Pricing

Date: 19.04.2024

LAUNDRY SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
LAM.01	Cabinets	Cabinet Laminate	Melamine Boston Oak Woodmatt	Polytec		\$		
LAM.02	Cabinets	Cabinet Laminate	Painted Flat panel in PNT.01	Dulux		\$		
TL.01	Laundry	Floor Tiles	Byron Travertine Look Ivory	Tile Cloud		\$		
TL.04	Laundry	Splashback Tile	Haddon Green Matte Medium Square	Tile Cloud		\$		
SS.01	Laundry	Solid Surface	Aeris Dekton - Natural Collection	Dekton				



Client: Sarah & Clay Brown

Builder: Bishop & Hart


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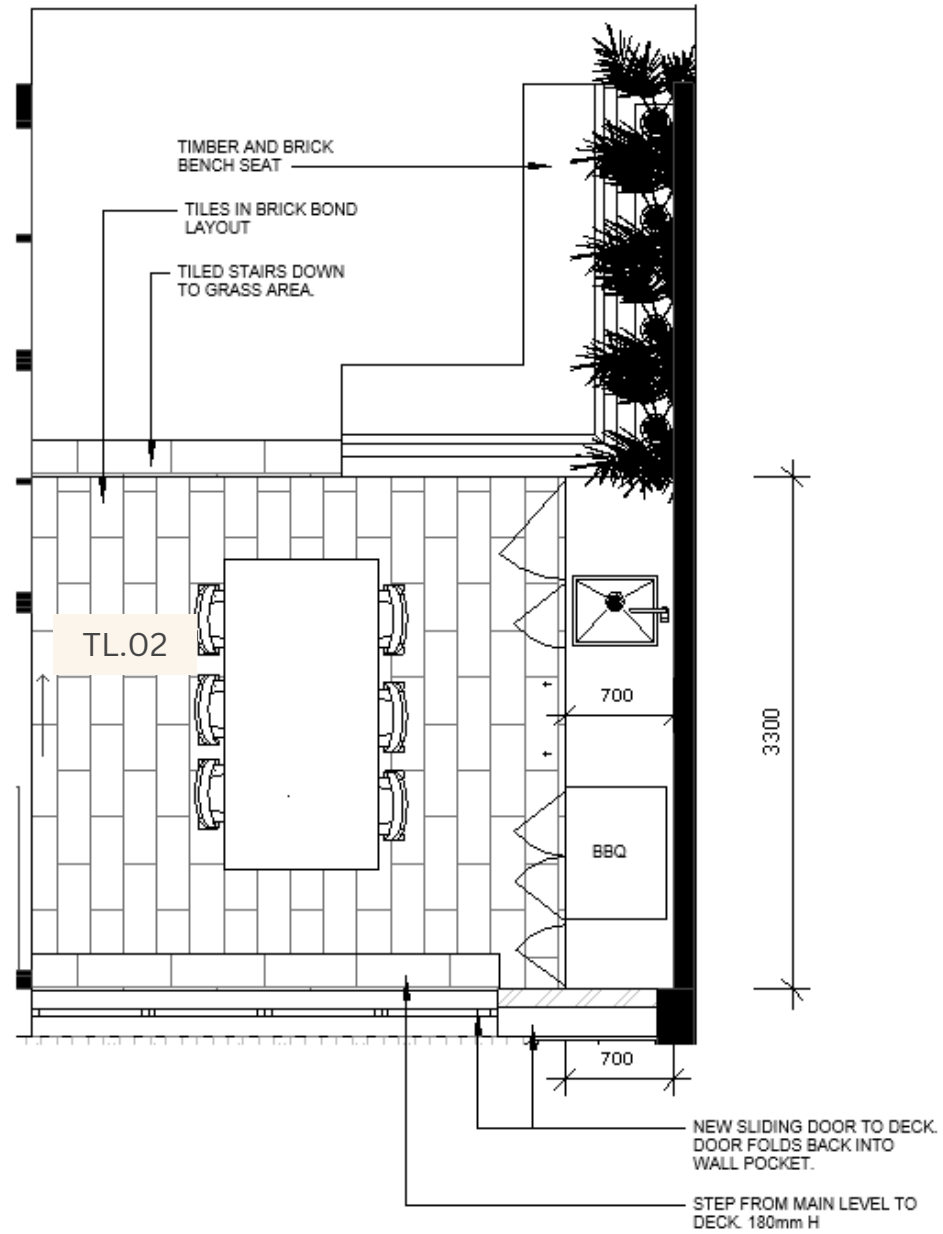
LAUNDRY SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
SK.02	Laundry	Sink	Ohelu Single Kitchen Sink 380mm - Stainless Steel	ABl Interiors		\$		
TP.02	Laundry	Laundry Tap	Elysian Kitchen Mixer - Brushed Nickel	ABl Interiors		\$		
HND.02	Laundry	Cabinet Handles	TBCCHICAMA THIN WAVE TIMBER HANDLES SKU: CWT640.EAMOAK Centre Wave Ebony Stained American Oak	Touch Made Handles		\$		
						\$		
						\$		

DECK & BBQ

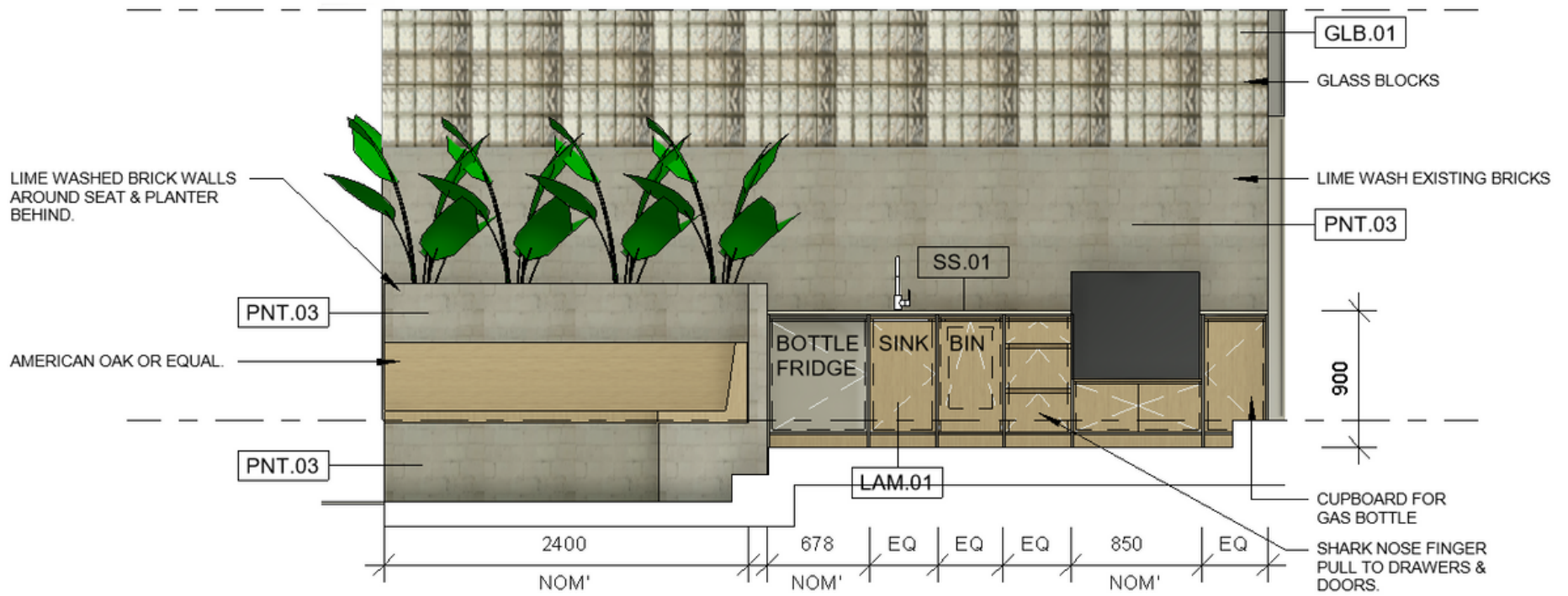


DECK & BBQ



PLAN VIEW

DECK & BBQ



FRONT ELEVATION

Client: Sarah & Clay Brown

Builder: Bishop & Hart

Client Signature: _____

Project Address: 23 Roslyn Street Charelstown

Status: Pricing

Date: 19.04.2024

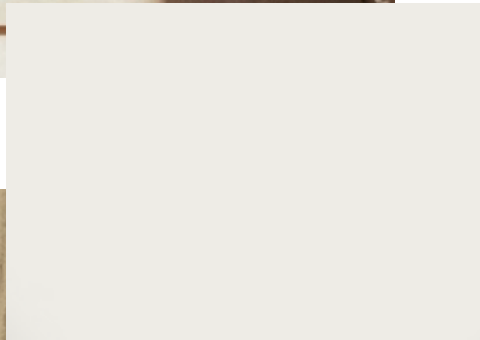
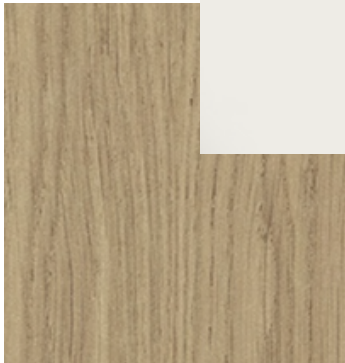
DECK & BBQ AREA

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
LAM.01	Cabinets	Cabinet Laminate	Melamine Boston Oak Woodmatt	Polytec		\$		
SS.01	Kitchen	Solid Surface	Aeris Dekton - Natural Collection	Dekton		\$		
PNT.04	Brick Walls	External Lime Wash Paint	tbc	Link		\$		
TL.02	Deck & Stairs	Floor Tiles	Windsor Matte Grey Concrete Look Tile	Tile Cloud		\$		
	Outdoor Booth Seat	Solid Timber	American Oak Solid or equal	By contractor		\$		

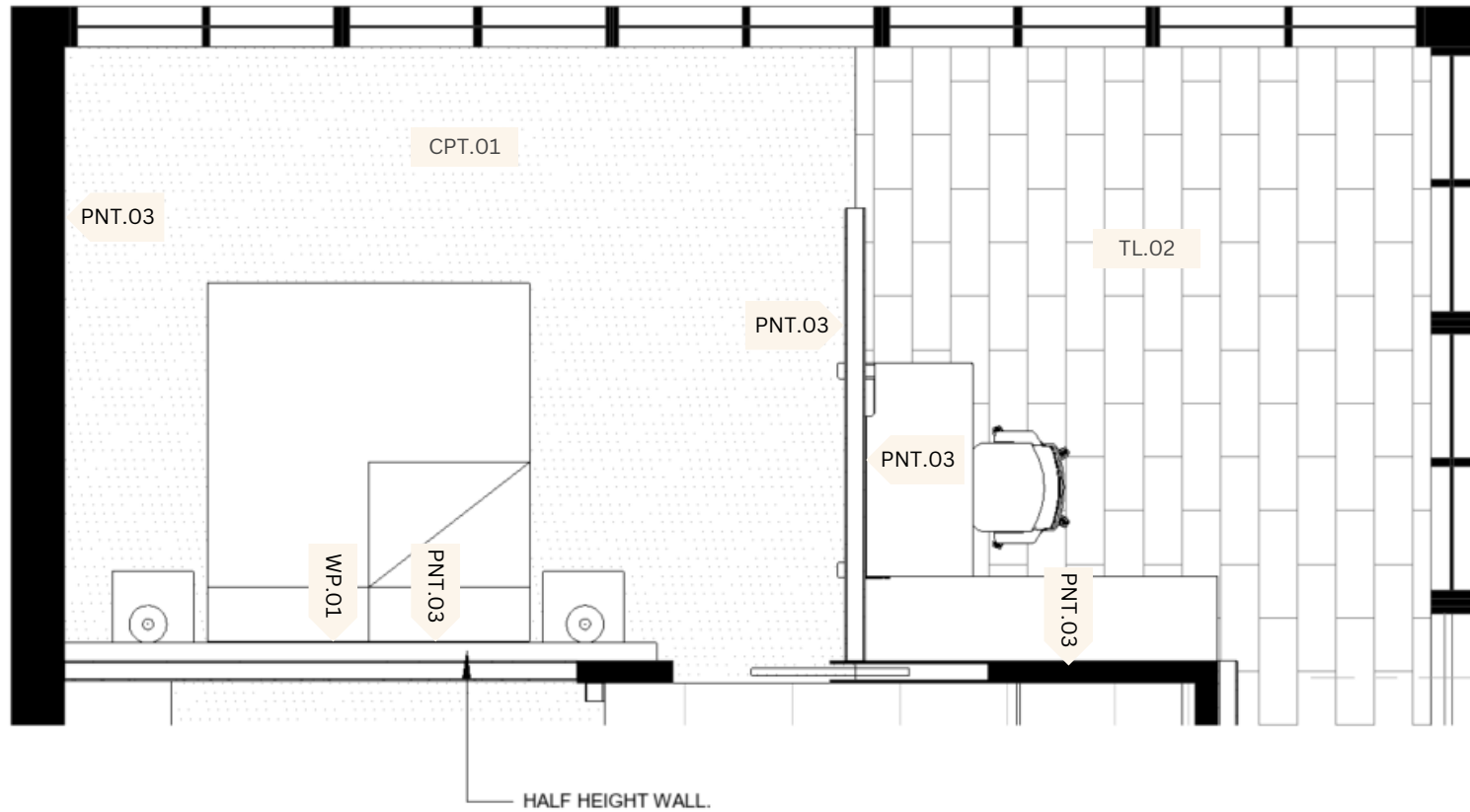
DECK & BBQ AREA

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
SK.02	Laundry	Sink	Ohelu Single Kitchen Sink 380mm - Stainless Steel	ABI Interiors		\$		
TP.01	Kitchen	Kitchen Tap	Brushed Nickel Swivel Pull-Out Kitchen Mixer Tap	Temple & Webster		\$		
BBQ		Built - in BBQ	tbc			\$		
Fan	Deck	Ceiling Fan	Claro Whisper DC Ceiling Fan with Remote - White 52" Either white or Light Oak.	Ceiling Fans Warehouse		\$		
GLB.01	Deck	Glass Blocks	Toba (190x190x80mm & 190x90x80mm)	Glass Block Shop		\$		

MASTER BEDROOM & STUDY

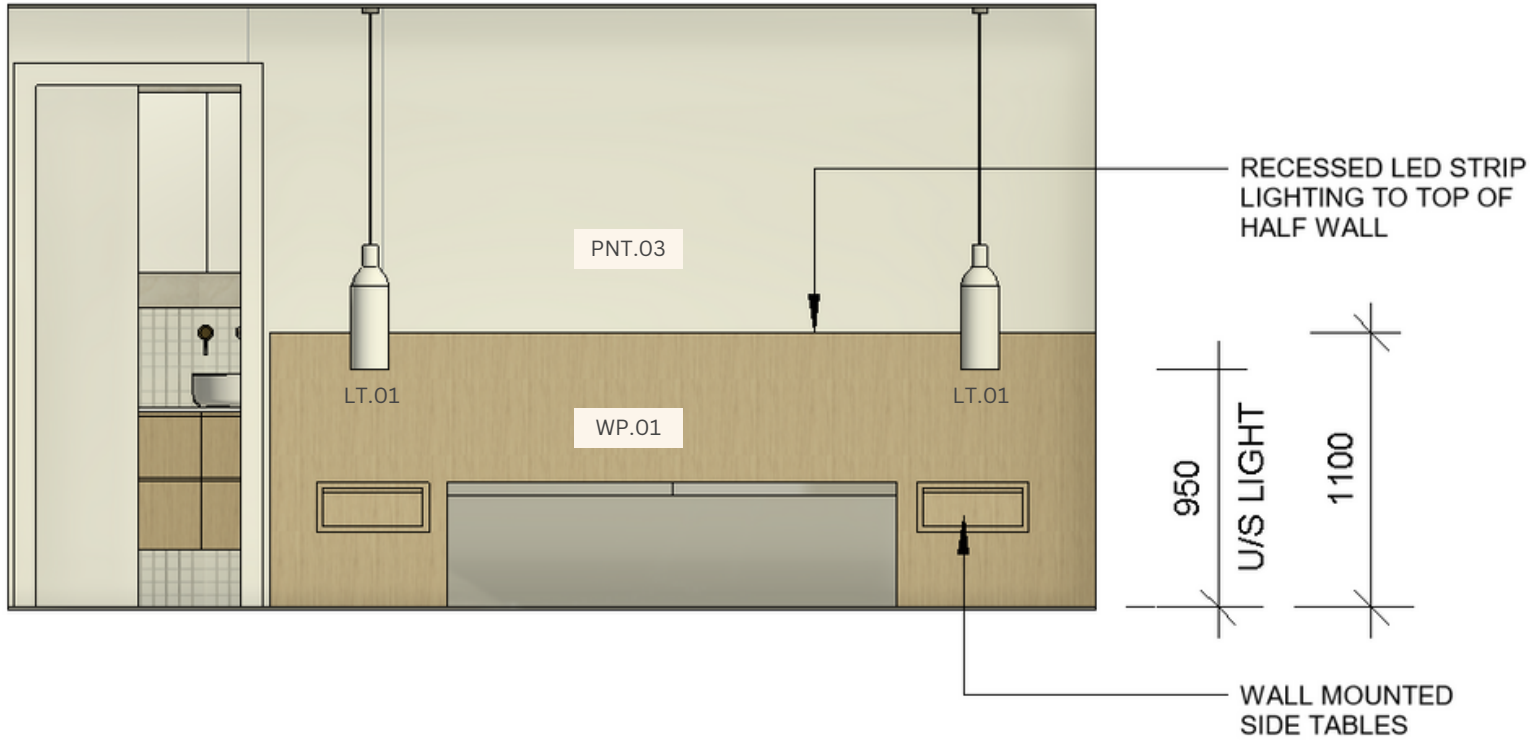


MASTER BEDROOM & STUDY



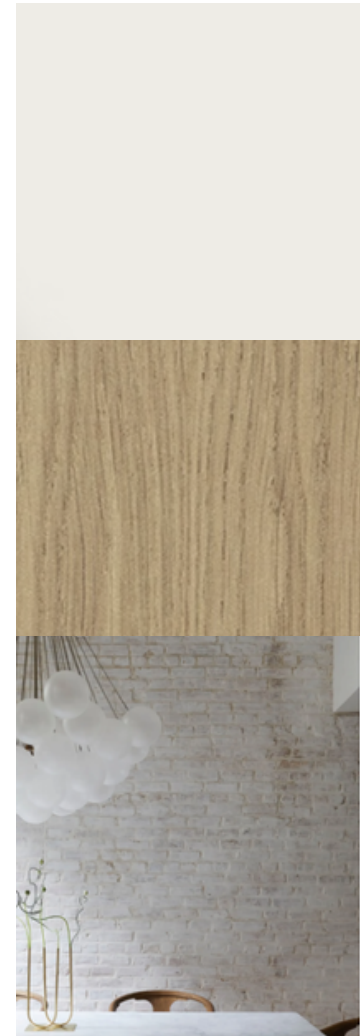
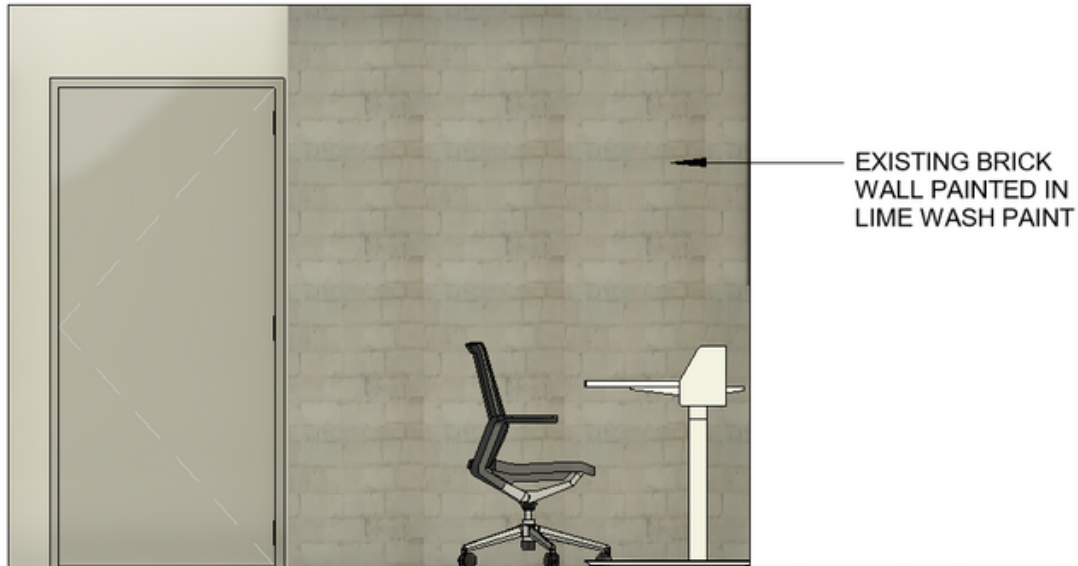
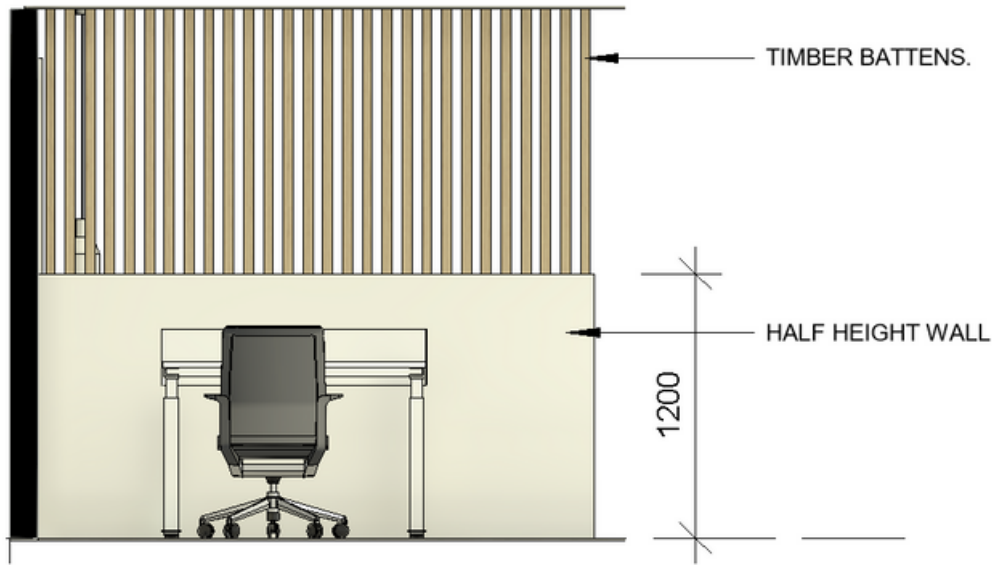
PLAN VIEW

MASTER BEDROOM & STUDY



ELEVATION VIEW

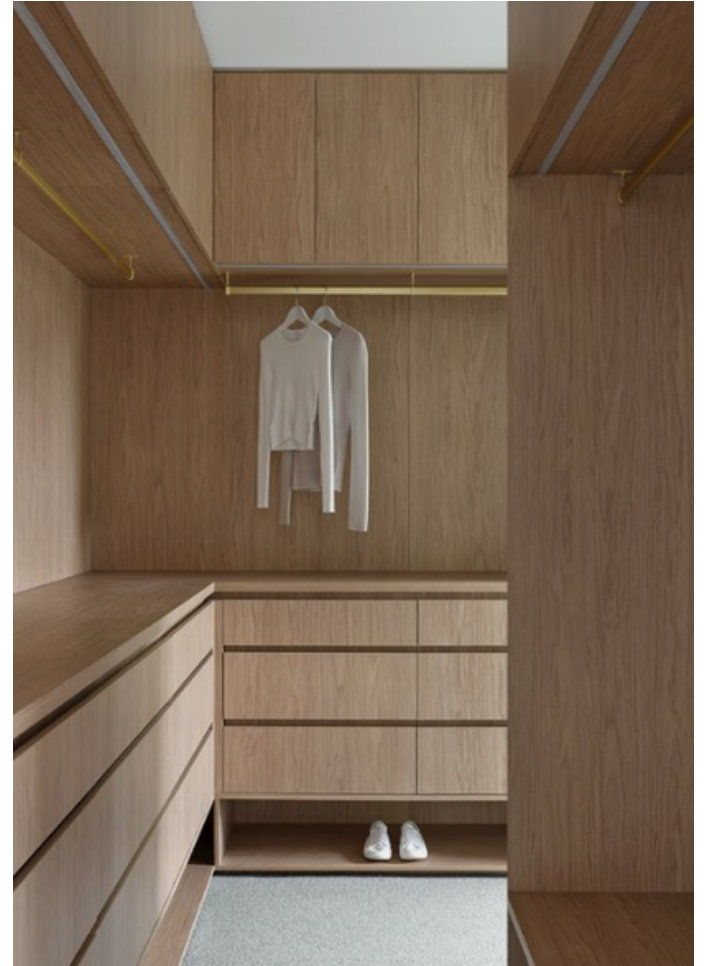
MASTER BEDROOM & STUDY



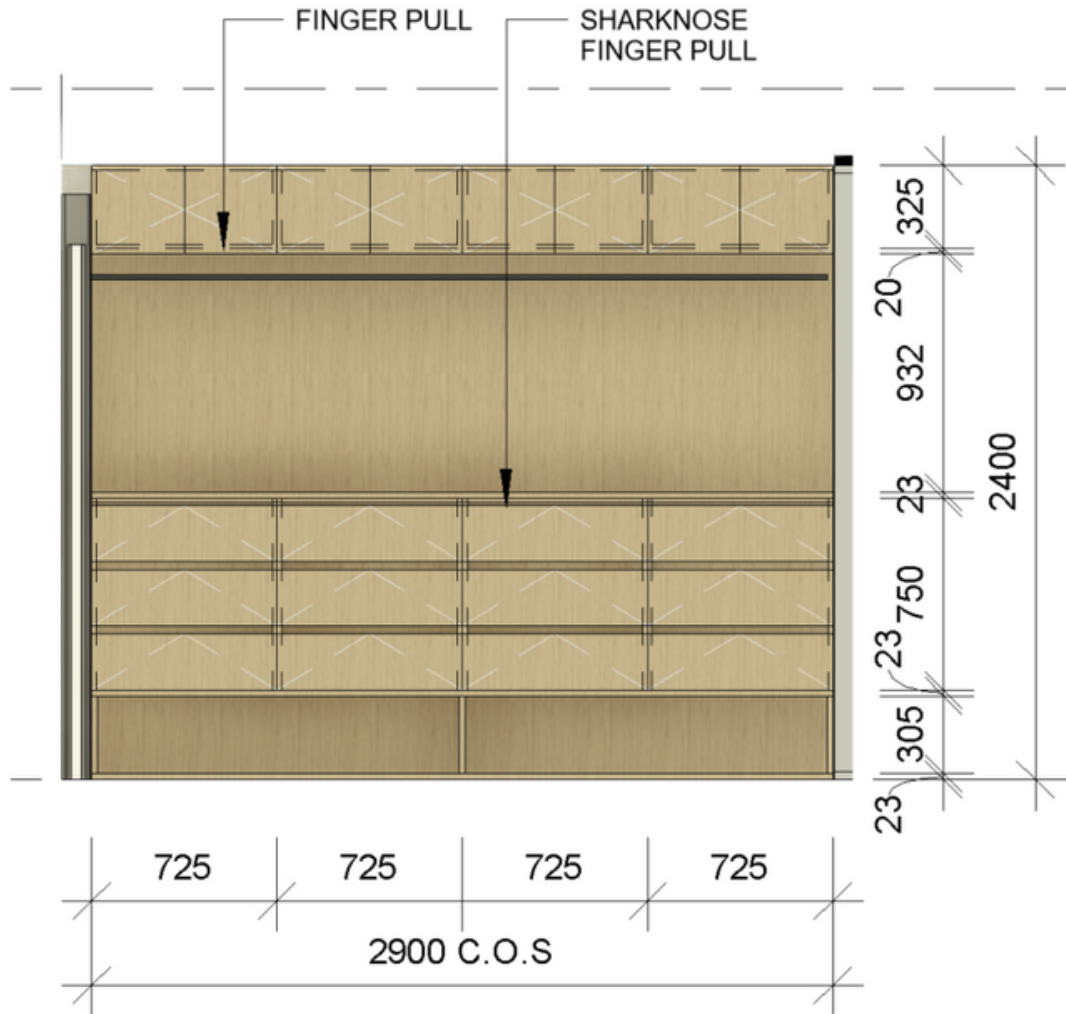
MASTERBED ROOM

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
PNT.03	Feature Paint as nominated	Limewash Paint	Bauwerk Tranquil Full wall to underside of cornice unless otherwise shown on elevations. Product to be applied as per manufacturers instructions.	<u>Bauwerk Colour</u>		\$		
WP.01	Master Bedroom	Wall Panelling	American Oak or similar timber battens. Aprox' 30mm wide, concealed fixed. Vertical placement.	By contractor		\$		
	Bed Side	Wall Hung Side Table	tbc	Link		\$		
	Master Bedroom Study	Timber Batten Screen	American Oak or Similar	By contractor		\$		
LT.03	Over side tables	Pendant Lights	Nordic Geometric Column Vase Pendant Light for Dinning Room Small (18cmD)	<u>Pendant Lightie</u>		\$		
	Master Bedroom	Light Switch						

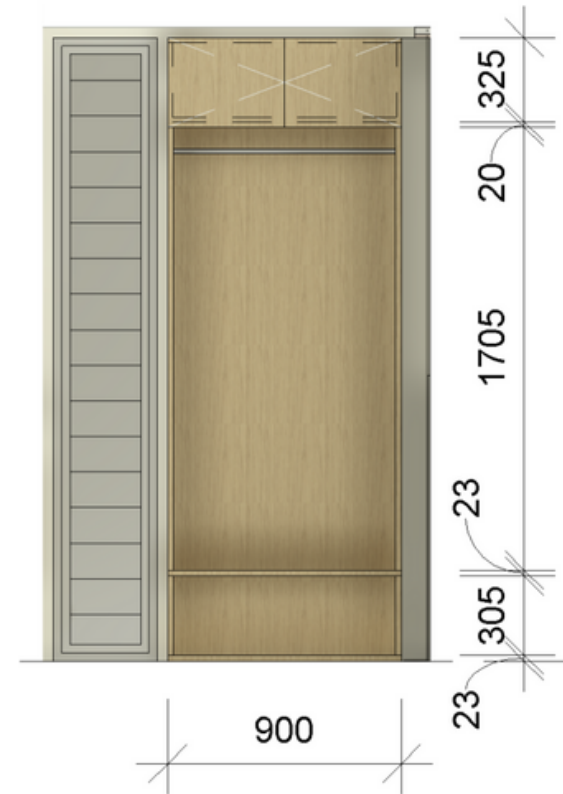
WALK IN ROBE



WALK IN ROBE



ELEVATION 01



ELEVATION 02



Client: Sarah & Clay Brown

Builder: Bishop & Hart



Client Signature: _____

Project Address: 23 Roslyn Ave Charlestown

Status: Pricing

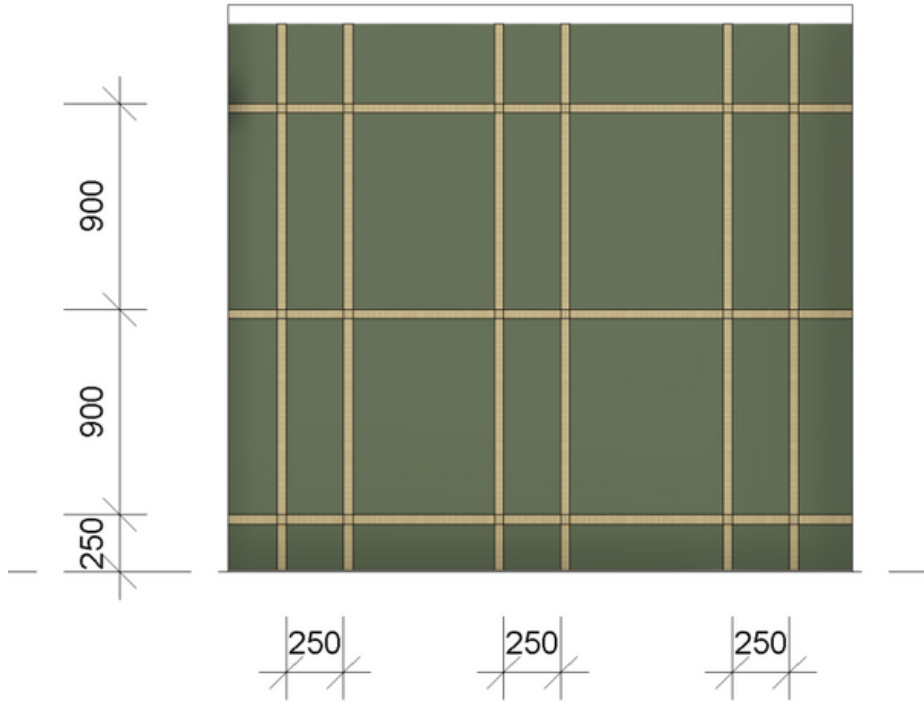
Date: 19.04.2024

WALK IN ROBE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
LAM.01	WIR	Cabinet Laminate	Melamine Boston Oak WoodMatt Vertical Grain Direction	Polytec		\$		
MIR.01	WIR	Wall Mirror	Lucian Full Length Mirror	Temple & Webster		\$		
						\$		
				Link		\$		

STUDY

(THIS ROOM IS BY CLIENT)





Client: Sarah & Clay Brown



Builder: Bishop & Hart

Project Address: 23 Roslyn Ave Charlestown

Status: Pricing

Date: 19.04.2024

STUDY

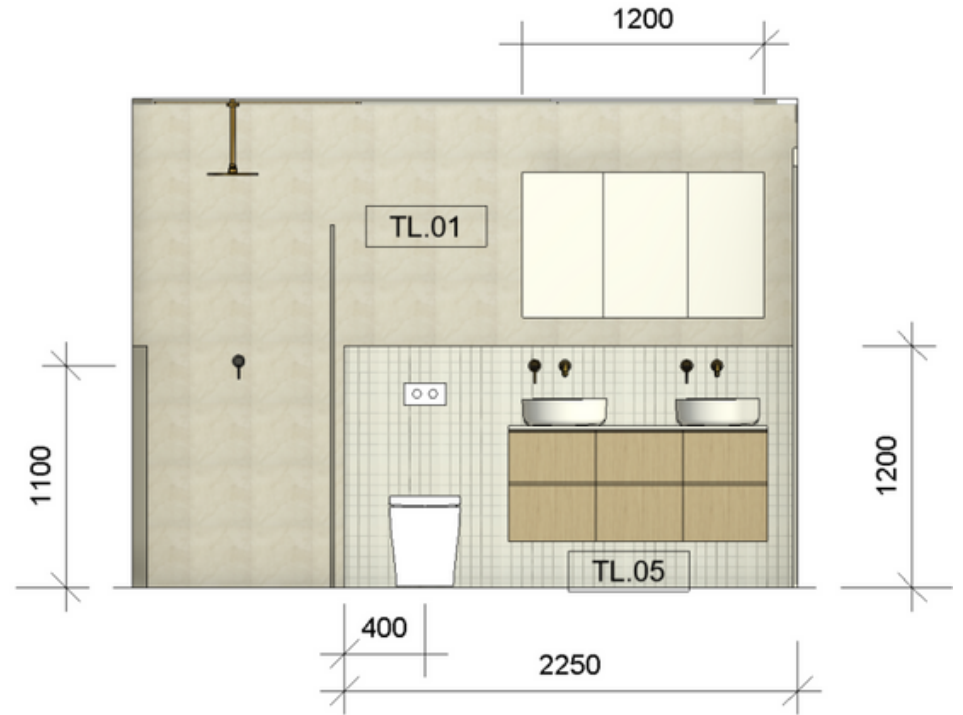
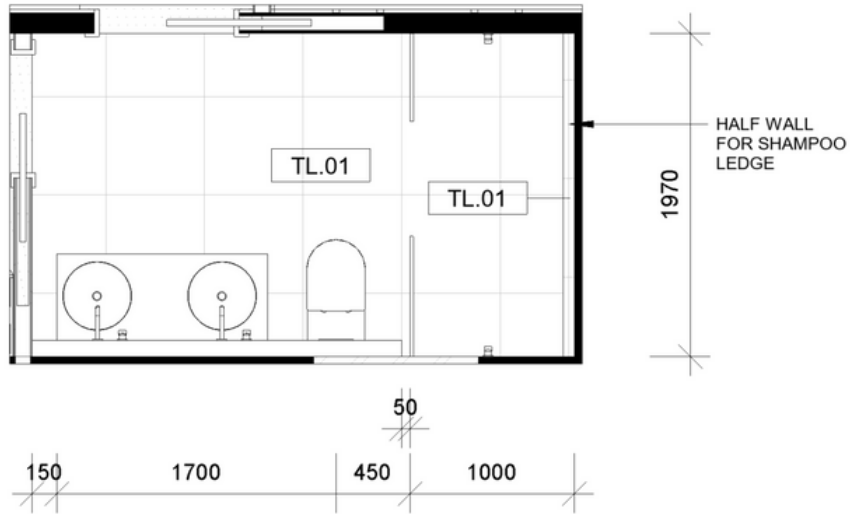
Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
PNT.03	Study	Limewash wall paint	Myrtle	Bauwerk				
	Study	Feature Battens	American Oak					

Nest &
Furrow

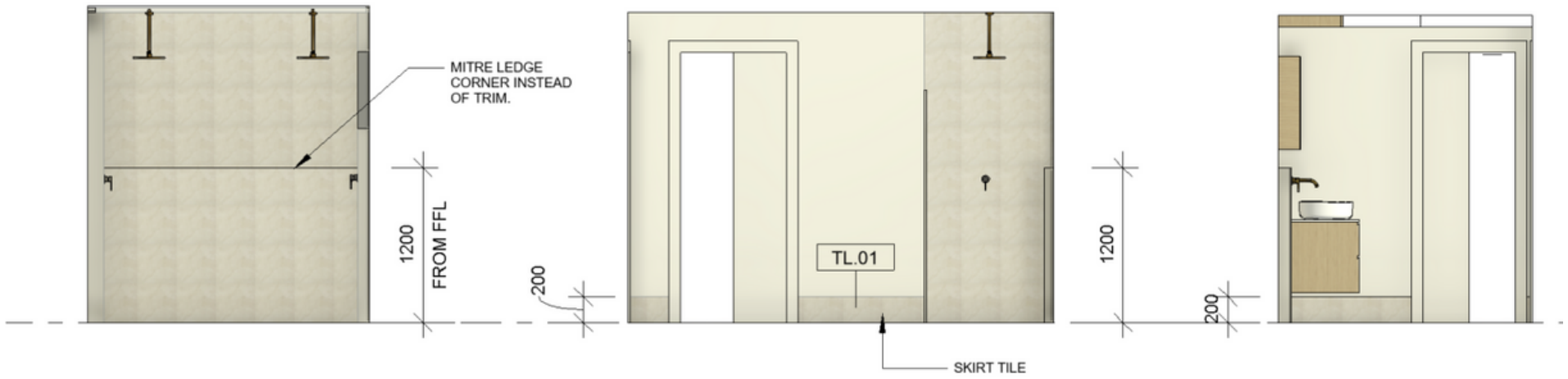
ENSUITE



ENSUITE



ENSUITE



Client: Sarah & Clay Brown

Builder: Bishop & Hart

Client Signature: _____

Project Address: 23 Roslyn Ave Charlestown

Status: Pricing

Date: 19.04.2024

ENSUITE SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
TL.01	Ensuite Floor	Floor Tile	Byron Travertine Look Ivory	Tile Cloud				
TL.01	Feature Tile	Wall Tiles	Haddon Bone Matte Medium Square Tile (Tile for pricing - actual selection tbc)	Tile Cloud				
PNT.03	Feature Paint as nominated	Limewash Paint	Bauwerk Tranquil Full wall to underside of cornice unless otherwise shown on elevations. Product to be applied as per manufacturers instructions.	Bauwerk Colour				

Client: Sarah & Clay Brown

Builder: Bishop & Hart

Client Signature: _____

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ENSUITE SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
BSN.01	Ensuite	Vanity Basin	ALMA Cameron Sea Salt White Circle Concrete Basin	Buildmat		\$199		
TP.01	Ensuite	Wall Mounted Taps	Elysian Minimal Mixer & Spout Set - Brushed Nickel SKU: 14275	ABI Interiors		\$184.80		
WC.01	Ensuite	Concealed Cistern Toilet	Bao Elegant Wall Faced Toilet w/ Inwall Cistern Brushed Nickel Push Plate SKU BAOBTWIORT	The Blue Space		\$936		

ENSUITE SCHEDULE

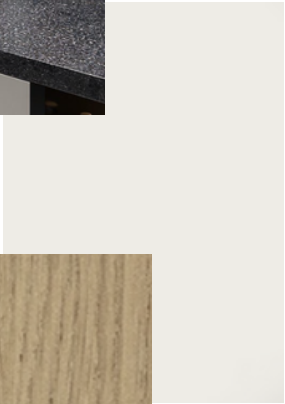
Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
VNT.01	Ensuite	Wall Hung Vanity	Addison 6-Drawer Pure Oak Glacier White 2 cutouts 1282mm x 450mm x 512mm	ABI Interiors		\$2075		
VNM.01	Ensuite	Mirror Cabinet	Timberline Denver Shaving Cabinet	Welsons		\$54.90		
SHA.01	Ensuite	Shower Dropper	Shower Dropper Round 300mm - Brushed Nickel	ABI Interiors		\$49.50		
SHR.01	Ensuite	Shower Head	Shower Head Round 250mm - Brushed Nickel	ABI Interiors		\$159.90		
TP.03	Ensuite	Shower Mixer	Eysian - Minimal Mixer - Brushed Nickel	ABI Interiors		\$119.90		

ENSUITE SCHEDULE

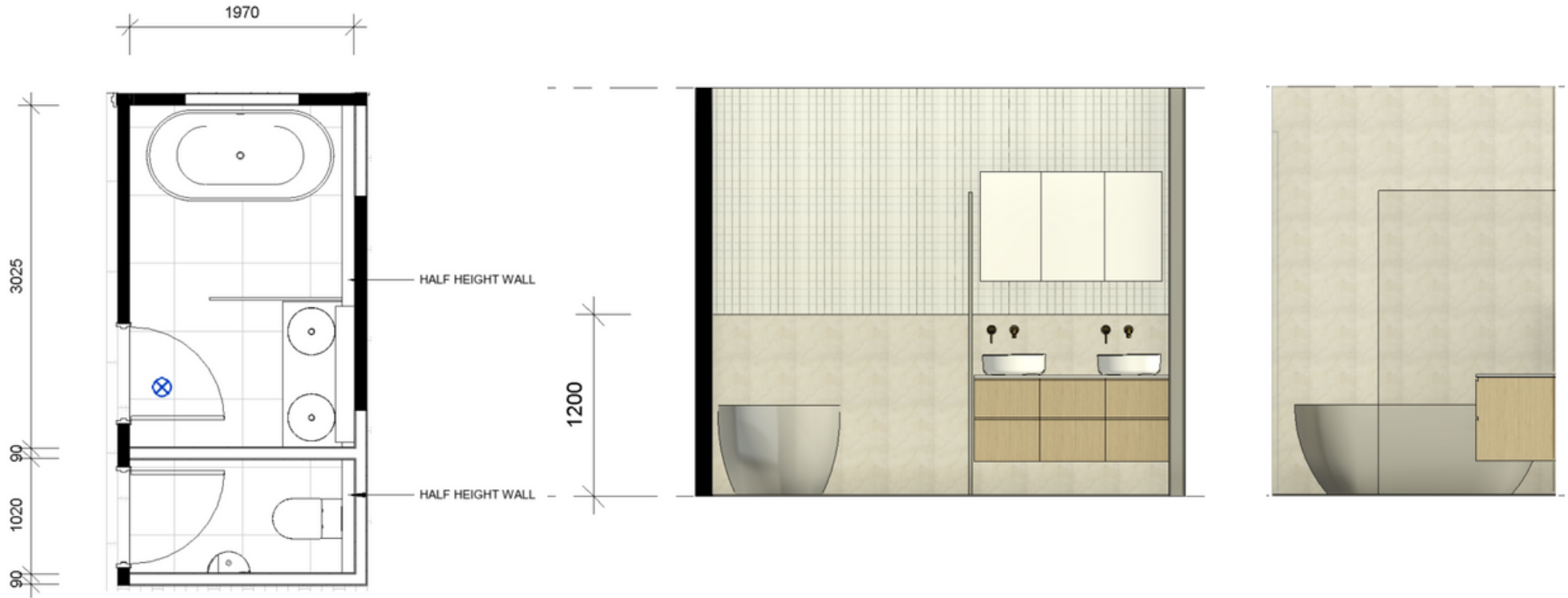
Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
	Ensuite	Handle Held Shower	Rounded Rectangle Hand Shower - Brushed Nickel & Shower Hose - Brushed Nickel & Adjustable Hand Shower Holder and BP - Brushed Nickel	ABI Interiors		\$58.90		
	Ensuite	Shower Screen	Wall to Wall - Sliding Door Fluted Glass Brushed Nickel	By Contractor <u>Example Only</u>		\$		
	Ensuite	Feature Wall Light	Stone Short Interior Ceramic Wall Light	We Ponder		\$540		
	Ensuite	Vanity Light	tbc			\$		

BATHROOM

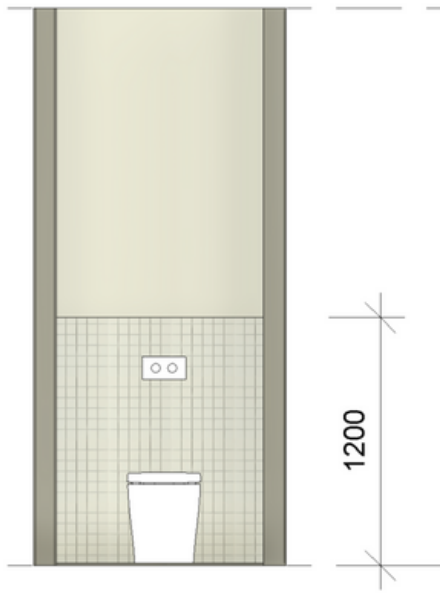
Nest & Furrow



BATHROOM



WC ELEVATIONS



Client: Sarah & Clay Brown

Builder: Bishop & Hart

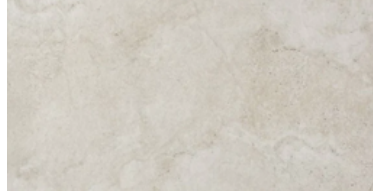

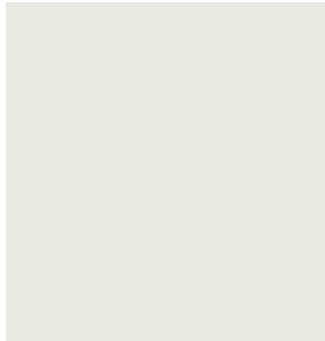
Client Signature: _____

Project Address: 23 Roslyn Ave Charlestown

Status: Pricing

Date: 19.04.2024

BATHROOM & WC SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
TL.01	Bathroom	Floor Tile	Byron Travertine Look Ivory	Tile Cloud				
TL.01	Bathroom	Wall Tiles	Haddon Bone Matte Medium Square Tile (Tile for pricing - actual selection tbc)	Tile Cloud				
PNT.03	Bathroom	Limewash Paint	Bauwerk Tranquil Full wall to underside of cornice unless otherwise shown on elevations. Product to be applied as per manufacturers instructions.	Bauwerk Colour				

BATHROOM & WC SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
VNT.01	Ensuite	Wall Hung Vanity	Addison 6-Drawer Pure Oak Glacier White 2 cutouts 1282mm x 450mm x 512mm	ABI Interiors		\$2075		
VNM.01	Ensuite	Mirror Cabinet	Timberline Denver Shaving Cabinet	Welsons		\$54.90		
SHA.01	Ensuite	Shower Dropper	Shower Dropper Round 300mm - Brushed Nickel	ABI Interiors		\$49.50		
SHR.01	Ensuite	Shower Head	Shower Head Round 250mm - Brushed Nickel	ABI Interiors		\$159.90		
TP.03	Ensuite	Shower Mixer	Eysian - Minimal Mixer - Brushed Nickel	ABI Interiors		\$119.90		

BATHROOM & WC SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
	Bathroom	Handle Held Shower	Rounded Rectangle Hand Shower - Brushed Nickel & Shower Hose - Brushed Nickel & Adjustable Hand Shower Holder and BP - Brushed Nickel	ABI Interiors		\$38.90		
	Bathroom	Free Standing Bath	tbc	tbc		\$		
	Bathroom	Shower Screen	Wall to Wall - Sliding Door Fluted Glass Brushed Nickel	By Contractor Example Only		\$		
	WC	Wall Mounted Basin	Centa Mini Wall-Mounted Basin	ABI Interiors		\$		
	WC	Mini Wall Mounted Spout For handbasin (Pair with TP.03)	Mini Wall-Mounted Spout - Brushed Nickel	ABI Interiors				



Client: Sarah & Clay Brown

Builder: Bishop & Hart

Client Signature: _____

Project Address: 23 Roslyn Ave Charlestown





Status: Pricing

Date: 19.04.2024


BATHROOM & WC SCHEDULE

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
MR.02	WC	Basin Mirror	Natural Pebble Wall Mirror	<u>Temple & Webster</u>		\$		
	Ensuite	Vanity Light	tbc			\$		
						\$		
						\$		

BEDROOMS 2 - 4

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
CPT.01	Bedrooms 2-4	Carpet	TBC	Xtra Flooring		\$		
CRT.01	Bedrooms 2-4	Sheer Curtains	TBC	TBC		\$		
CRT.02	Bedrooms 2-4	Blockout Curtains	TBC	TBC		\$		
FAN.01	Bedrooms 2-4	Ceiling fan with options for light or no light.	Fanco Studio SMART DC Low Profile Ceiling Fan - White with Beechwood Blades 42" (1066cm)	Fans Online Australia With Light No Light		\$399 \$369		
FAN.01	Bedrooms 2-4	Ceiling fan with options for light or no light.	Suva Indoor DC Ceiling Fan with LED Light & Remote - Natural Timber 122cm	Early Settler		\$319		

BEDROOMS 2 - 4

Code	Location	Product + Code	Details: Profile, Size, Colour & Finish	Supplier + Link	#	Cost	Photo	Initial
FAN.01	Bedrooms 2-4	Ceiling Fan Light no light	Nadi Indoor DC Ceiling Fan with Remote - White & Ash Wood 122cm	Early Settler		\$		
W.01	Bedroom 4	Window	New window unit	Option 1 - Bradnams Windows - Contact Rob (Mention Glenn)				
W.01	Bedroom 4	Window	Great Service & 3 week turn around Ask for Rob (Mention Glenn from bishop & hart)	Option 1 - Bradnams Windows		\$		
W.01	Bedroom 4	Window	Cheaper but 6-8 turn around (after sales service not so great but have a new rep now and so could have improved.	Option 2 - Wideline Windows				
W.01	Bedroom 4	Window	Very cheap - Contact is Killarney Woodbury. Not sure about about their service or lead times.	Option 3 - Westal Windows				

Link to Canva File