

8-10 AVALON PARADE

# MIAMI MANCAVES

STAGE TWO



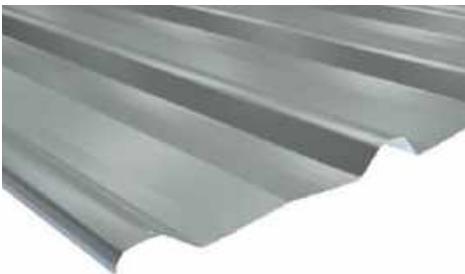
**SCHEDULE OF  
FINISHES**

potter  
industrial





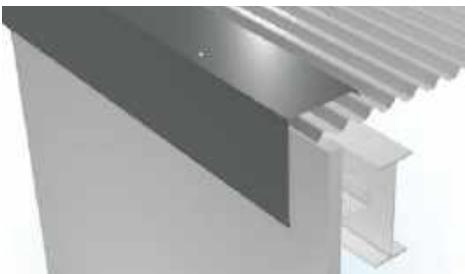
# INDUSTRIAL STANDARD INCLUSIONS



## ROOF & AWNING SHEETING

### FINISH SELECTION

Trimdeck roof sheeting  
Colour: TBA



## BARGE CAPPING

### FINISH SELECTION

Colourbond  
Colour: TBA



## EXTERNAL WINDOWS

### FINISH SELECTION

Window frames aluminium  
powder coat  
Colour: TBA



## FRONT ENTRY DOORS

### FINISH SELECTION

Aluminium powder coat  
Colour: TBA



## INTERNAL DOOR LEVERS HARDWARE

### FINISH SELECTION

Whitco privacy passage level  
set satin chrome



## FRONT & SIDE FENCING

### FINISH SELECTION

Palisade fencing 1.8m high  
confirmed prior to working  
drawings  
Colour: TBA prior to working  
drawings



## STAIRS & BALUSTRATING

### FINISH SELECTION

Powder coated black steel  
chequered plate treads & risers  
50mm tubular matt black powder  
coated hand rail



## UPPER MEZZANINE FLOOR & WALLS

### FINISH SELECTION

Steel mezzanine floors with  
high quality carpet, painted  
internal walls as well as fixed  
glass internal windows  
or steel balustrading.



## ELECTRIC ROLLER DOOR

### FINISH SELECTION

Colourbond  
Opening height up to 4.5m  
Colour: TBA

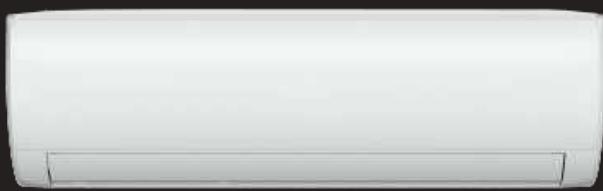


## INTERIOR & EXTERIOR TILT UP WALLS

### FINISH SELECTION

Painted Dulux external &  
interior grade  
Colour: TBA

# INDUSTRIAL STANDARD INCLUSIONS



## **SPLIT SYSTEM AIR CONDITIONING**

Wall mounted split system air conditioning units upstairs and down

## **TILES, WALLS & CEILING**

## **DRIVEWAYS/ROADWAYS**

### **FINISH SELECTION**

Plain broom finished concrete  
150mm thick

## **DOWNPipes**

### **FINISH SELECTION**

PVC painted Dulux external grade

Colour: TBA





## FLOOR TILES & SKIRTING (200MM H)

### FINISH SELECTION

LF Venice Grigo, matt 305/305 or similar

Areas: Kitchenette/WC areas/ Disabled areas



## DOORS & SPAYED SKIRTING

### FINISH SELECTION

Brushed Silver Aluminium Skirting.

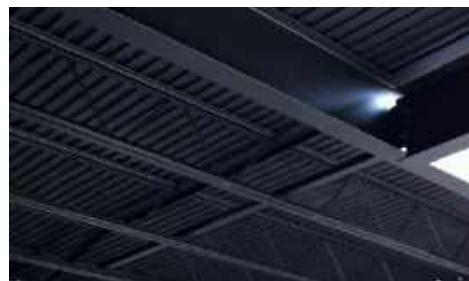


## VANITY BASIN SPLASHBACK

### FINISH SELECTION

CC Gloss white, pressed 200/300

Areas: Vanity/Basin Splashback 200mm - 400mm High



## CEILINGS

### FINISH SELECTION

Black Exposed Steel

Colour: "Black"

## CEILINGS TO WET AREAS

### FINISH SELECTION

Plasterboard Square Set

Colour: "White"

## WALLS

### FINISH SELECTION

Dulux Wash & Ware

Colour: "White"

# INDUSTRIAL STANDARD INCLUSIONS

## BATHROOM



### DISABLED TOILET

#### FINISH SELECTION

Care 100 Connector suite with backrest seat

Brand to be selected on availability



### BATHROOM/DISABLED BASIN

#### FINISH SELECTION

500 x 415

White vitreous china, gloss finish, Seima classic wall basin and shroud or similar

Brand to be selected on availability





## **BASIN MIXER**

### **FINISH SELECTION**

Chrome Kore 40 Basin Mixer



## **DISABLED GRAB RAILS**

### **FINISH SELECTION**

CF 454 SS - Satin Supreme

CF 966 SS - Satin Supreme



## **SHELF**

### **FINISH SELECTION**

Standard disable shelf



## **ROBE HOOK**

### **FINISH SELECTION**

Standard disable robe hook



## **TOILET ROLL HOLDER**

### **FINISH SELECTION**

Chrome Kore Toilet Roll Holder

# LIGHT FITTINGS

## INDUSTRIAL STANDARD INCLUSIONS



### SWITCH & POWER POINTS

#### FINISH SELECTION

Clipsal classic series



### SUB BOARDS & BREAKERS

#### FINISH SELECTION

Hagar



### HIGH BAY DOWN LIGHTS

#### FINISH SELECTION

ATOM 7w



### MAIN SWITCHBOARD

#### FINISH SELECTION

Aussie switchboards custom to suit job



## 5 MP NETWORK DOME CAMERA

- Up to 5 megapixel high resolution
- Max. 2944 × 1656@20fps
- 2.8mm/4mm/6mm/8mm/12mm fixed lens, optional
- H.265, H.265+, H.264+, H.264
- 120dB Wide Dynamic Range
- 3D Digital Noise Reduction
- DC12V & PoE (802.3af)
- IR range: up to 30m
- Support on-board storage, up to 128 GB
- IP67, IK10

## EMBEDDED 4K NVR

- Third-party network cameras supported
- Up to 12 Megapixels resolution recording
- Support 1-ch HDMI, 1-ch VGA, HMDI at up to 4K(3840x2160) resolution
- 8/16-ch network cameras can be connected with 80M/160M incoming bandwidth
- Up to 2 SATA interfaces
- Support dual-os to ensure high reliability of system running
- Support various VCA detection alarm and VCA search
- Support H.265/H.264/MPEG4 video formats

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# SECURITY

HIKVISION

potter  
industrial

# INDUSTRIAL STANDARD INCLUSIONS

# KITCHENETTE



## KITCHENETTE BENCH TOP

### FINISH SELECTION

20mm Granite

Colour: TBA



## KITCHENETTE KICKS

### FINISH SELECTION

Brushed aluminium



## KITCHENETTE

### FINISH SELECTION

Kitchenette sink 1080mm double bowl

Brands to be selected on availability

## KITCHENETTE MIXER

### FINISH SELECTION

Meno sink mixer

20n002

## KITCHENETTE DOORS

### FINISH SELECTION

Laminate

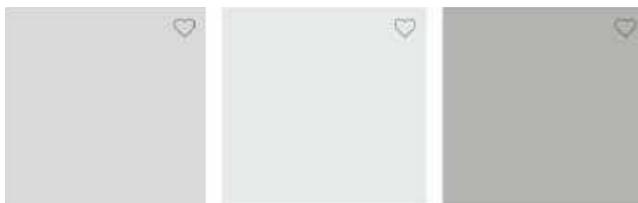
Colour: TBA

Sample colour range  
to be confirmed prior  
to construction on  
builder's discretion.

## INDICATIVE ONLY

Subject to availability and selected from a collection of colours from the following:

### LIGHT GREY



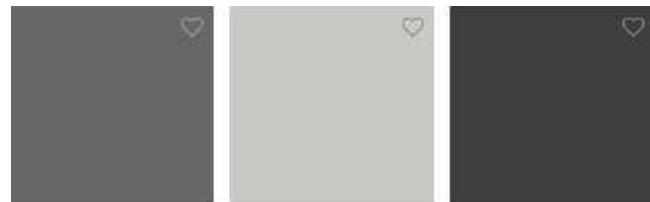
TERRACE WHITE

LEXICON®

COLORBOND®  
SHALE GREY

All colours will be neutral – Greys, whites & Soft Blacks on the featured façade areas.

### DARK GREY



TEAHOUSE

DIESKAU

DOMINO

# INDUSTRIAL STANDARD INCLUSIONS

## FLOORING

**HONED & POLISHED CONCRETE  
FLOORING FOR GROUND SLAB AREA**



## CARPET

Carpet supply & install to upper mezzanine areas and stairs



Matrix



Midnight





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# OPTIONAL UPGRADES

## PACKAGE

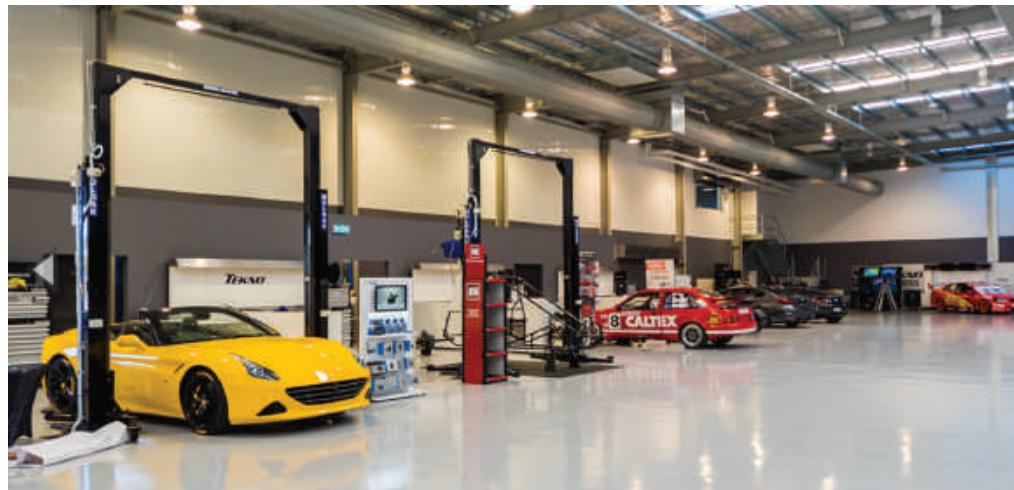
### MEZZANINE FLOOR

Steel carpeted fully approved mezzanine floor, up to a full floor in size.



## CAR HOISTS

Suited to your man cave needs, we can design and construct a car hoist ready to go.



## FEATURE FACE-BRICK WALL

Give your industrial unit a personalised feel with a feature face-brick wall.



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07 5572 6049  
Level 1 Atlantic Place  
3-5 Atlantic Avenue  
Mermaid Beach QLD 4218  
[www.thepottergroup.com.au](http://www.thepottergroup.com.au)