

8-10 AVALON PARADE

MIAMI

MAN CAVES

STAGE TWO



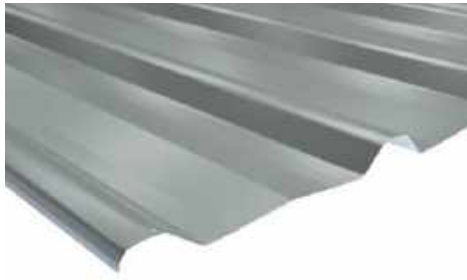
**SCHEDULE OF
FINISHES**

**potter
industrial**





INDUSTRIAL STANDARD INCLUSIONS

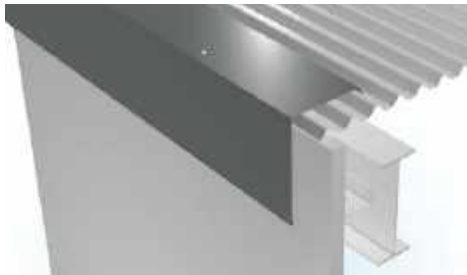


ROOF & AWNING SHEETING

FINISH SELECTION

Trimdeck roof sheeting

Colour: TBA

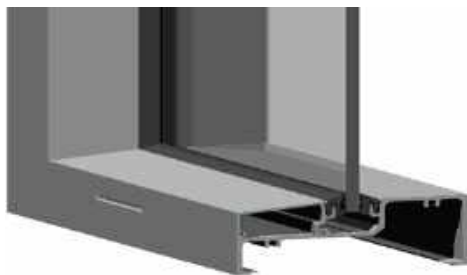


BARGE CAPPING

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

DRIVEWAYS/ROADWAYS

FINISH SELECTION

Plain broom finished concrete
150mm thick

DOWNPIPES

FINISH SELECTION

PVC painted Dulux external
grade

Colour: TBA

TILES, WALLS & CEILING





FLOOR TILES & SKIRTING (200MM H)

FINISH SELECTION

LF Venice Grigio, matt 305/305 or similar

Areas: Kitchenette/WC areas/ Disabled areas



VANITY BASIN SPLASHBACK

FINISH SELECTION

CC Gloss white, pressed 200/300

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



DOORS & SPLAYED SKIRTING

FINISH SELECTION

Brushed Silver Aluminium Skirting.



CEILINGS

FINISH SELECTION

Black Exposed Steel

Colour: "Black"

CEILINGS TO WET AREAS

FINISH SELECTION

Plasterboard Square Set

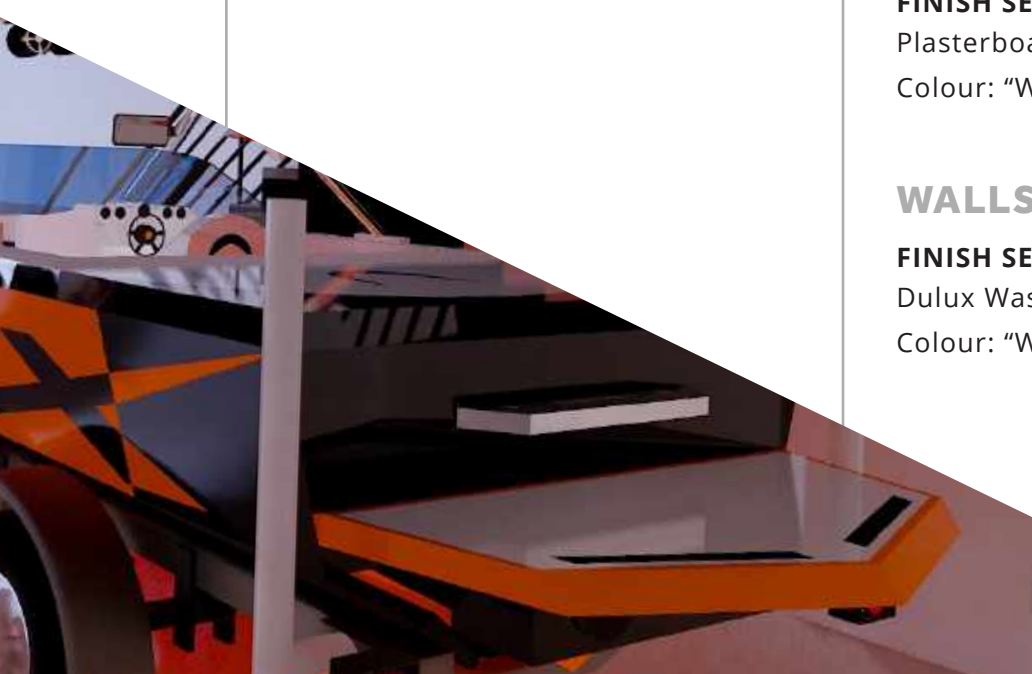
Colour: "White"

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



SWITCH & POWER POINTS

FINISH SELECTION

Clipsal classic series

INDUSTRIAL STANDARD INCLUSIONS



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

SECURITY

HIKVISION

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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

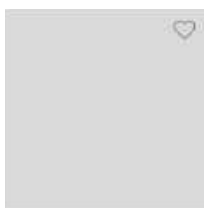
Colour: TBA

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

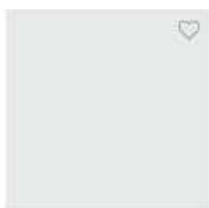
INDICATIVE ONLY

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

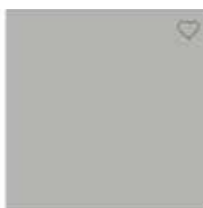
LIGHT GREY



TERRACE WHITE



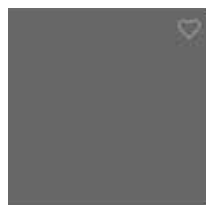
LEXICON®



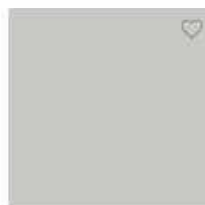
COLORBOND®
SHALE GREY

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

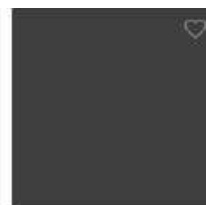
DARK GREY



TEAHOUSE



DIESKAU



DOMINO

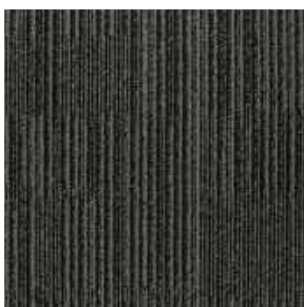
INDUSTRIAL STANDARD INCLUSIONS FLOORING

HONED & POLISHED CONCRETE FLOORING FOR GROUND SLAB AREA



CARPET

Carpet supply & install to upper mezzanine
areas and stairs



Matrix



Midnight





poter
industrial

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.







potter
industrial

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