

**Ramada Manukau Hotel Suites SUBS Interior Finishes Schedule**

<b>Project:</b>	Ramada Manukau
<b>Address:</b>	770 Great South Road, Manukau
<b>Level:</b>	Levels 1-3 Hotel Suites
<b>Date :</b>	30/04/2019

Key:

<b>Total Serviced Units:</b>	85
<b>Total Retail Units:</b>	2
	Need Sample
	Change made
	To be confirmed/d ecided

**1 BASEMENT**

**1.1 Basement**

Item	Material/Finish	Type/Colour	Manufacturer	DWG No.Ref :
Roller Door	Grill	Powdercoated		
Floor	Concrete with dust sealer			
Columns	Paint 1.2m high(from ground)	Pohutukawa R36-087-023	Resene	
Walls/Skirting	Paint	Triple Sea Fog N87-007-094	Resene	

**1.2 Basement Lobby**

Door/Frame	Paint	Baltic Sea N37-002-259	Resene	
Walls/Skirtings	Paint	Triple Sea Fog N87-007-094	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Floor	Longboard Looselay	Embered Blackbutt LLP314	Karndean	
Columns	Paint	Baltic Sea N37-002-259	Resene	

**1.3 Services Entry/Room/Rubbish Room**

Door/Frame	Paint	Baltic Sea N37-002-259	Resene	
Walls/Skirtings	Paint	Triple Sea Fog N87-007-094	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Floor	Concrete			

**1.6 Bike Racks**

Bike Racks		Galvanised		
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**1.7 Lifts**

Item	Material/Finish	Type/Colour	Manufacturer	DWG No.Ref :
Floor	Tile 600x 600	Sienna Black Lappato	Tile Warehouse	
Floor Grout	Grout	Midnight 202	Tile Warehouse	
Front Walls x3		Chicago Wood	Schindler	
Ceiling		Standard Spot with LED Lights	Schindler	
Handrail		Straight Aluminium Brushed	Schindler	
Signalisation		Lucerne Brushed	Schindler	

**1.8 Basement Stairs**

Item	Material/Finish	Type/Colour	Manufacturer	DWG No.Ref :
Stair Rise	Concrete			
Stair Tread	Concrete			
Posts	Paint	Baltic Sea N37-002-259	Dulux	
Handrail	Paint	Baltic Sea N37-002-259	Dulux	
Nosing Insert			Treadsafe	

1.9 Fire & Electrical Services - Service Door				
Item	Material/Finish	Type/Colour	Manufacturer	DWG No.Ref :
Service Door	Paint	Baltic Sea N37-002-259	Resene	

<b>2</b>	<b>GROUND FLOOR</b>
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2.1 Reception/Lobby & Lobby Storage				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Entry Doors	Auto Doors with glass partition			
Storage Doors	Paint	Baltic Sea N37-002-259	Resene	
Entry Mat x2	Mattwell Coral Tread - 2m x1m - Possible to incorporate Hotel logo - requires a 4 week lead	Granite	Advance Flooring	
Floor	Tile 600x 600	Sienna Black Lappato	Tile Warehouse	
Floor Grout	Grout	Midnight 202	Tile Warehouse	
Feature Wall	Wallpaper	Collection- Versace II Pattern No- 962404	Eurowalls	
Remaining Walls/Skirtings/Trim	Paint	Black White N93-005-100	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Columns	Paint	Baltic Sea N37-002-259	Resene	

2.2 Office & Office Storage				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Half Baltic Sea N46-002-264	Resene	
Floor	Enigma Carpet Tile - Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), F555C(D8))	Feltex	
Walls /Trim/ Skirtings	Paint	Black White N93-005-100	Resene	
Ceiling	Paint	Eighth Black White N97-004-	Resene	

2.3 Tea Bench				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Half Baltic Sea N46-002-264	Resene	

Floor	Karndean Vinyl Timber Plank Looselay Longboard	Embered Blackbutt LLP314	Karndean	
Walls /Trim/ Skirtings	Paint	Black White N93-005-100	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Bench Top	Engineered Stone	Concrete/NW5833 Forest	ABC Kitchens	
Cabinet	Bestwood Melamine	Carbon Velvet	ABC Kitchens	

2.4 Lobby Accessible Toilet				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Half Baltic Sea N46-002-264	Resene	
Floor	Karndean Vinyl Timber Plank Looselay Longboard	Embered Blackbutt LLP314	Karndean	
Walls/Trim	Paint	Double Black White N90-005-099	Resene	
Ceiling	Paint	Eighth Black White N97-004-	Resene	
Partition	Multi-Purpose Partition	New Graphite	Duraplan/Hale	
One Accessible Toilet	Cavity Slider	New Graphite	Duraplan/Hale	

2.5 Retail Kitchenette/Toilet x2				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Half Baltic Sea N46-002-264	Resene	
Floor	Karndean Vinyl Timber Plank Looselay Longboard	Embered Blackbutt LLP314	Karndean	
Walls/Trim	Paint	Double Black White N90-005-099	Resene	
Suspended Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Bench Top	Engineered Stone	Concrete/NW5833 Forest	ABC Kitchens	
Cabinet	Bestwood Melamine	Carbon Velvet	ABC Kitchens	

2.7 Gymnasium				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Half Baltic Sea N46-002-264	Resene	
Floor	Enigma Carpet Tile - Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), F555C(D8))	Feltex	
Walls/Trim	Paint	Double Black White N90-005-099	Resene	
Ceiling		Standard Tile	Don	
Top	Acylic Top	Gobi Quicksand NW5813	ABC Kitchens	
Cabinet	Bestwood Melamine	Urban velvet	Bestwood	

<b>3</b>	<b>Levels 1, 2, 3 &amp; 4</b>
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<b>3.1</b>	<b>Common Area Hallways</b>
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Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Triple Sea Fog N87-007-094	Resene	
Floor	Enigma Carpet Tile - Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), F555C(D8))	Feltex	
Walls/Trim	Paint	Double Black White N90-005-099	Resene	
Ceiling	Paint	Eighth Black White N97-004-	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			

<b>3.2</b>	<b>Storage Room</b>
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Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Triple Sea Fog N87-007-094	Resene	
Floor	Enigma Carpet Tile - No Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), F555C(D8))	Feltex	
Walls/Trim	Paint	Half Balck White N94-004-096	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			

<b>3.3</b>	<b>All Units' Lounge/Entrance Finishes</b>
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Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Entrance Door (Hallway Side)	Paint	Triple Truffle Y69-012-082	Resene	
Entrance Door (Room Side)	Paint	Triple Truffle Y69-012-083	Resene	
Internal Doors	Paint	Triple Sea Fog N87-007-094	Resene	
Floor	Carpet	Safari 36 oz to colour match Product - Bonita, Colour-0560 Fiji	Feltex	
Walls/Trim/ Skirtings	Paint	Half Balck White N94-004-096	Resene	
Ceiling	Paint	Eighth Black White N97-004-098	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			

<b>3.6</b>	<b>All Units' Kitchen Finishes</b>
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<b>All Units' Kitchens</b>
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Top	Acrylic Top	Gobi Quicksand NW5813	ABC Kitchens	
Cabinet	Bestwod Melamine	Urban Velvet	Prime	
Splashback Tiles	Tiles 150x600 (Stacked)	Studio White Gloss	Tile Warehouse	
Splashback Grout	FG8 Grout	273 Magellan Grey	Tile Warehouse	
Floor	Timber Vinyl Loose Lay Longboard Plank	Embered Blackbutt LLP314	Karndean	

**3.7 All Units' Bathroom Finishes**

Hotel, Studio & 1 Bedroom Units' Bathrooms				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Triple Sea Fog N87-007-094	Resene	
Floor	Tiles 600x600	Sienna Ice Lappato	Tile Warehouse	
	Grout	Kem 525	Tile Warehouse	
Ceiling	Gib Tone Tile	White only	Resene	
Walls/Trim/ Skirtings	Paint	Half Black White N94-004-098	Resene	
Vanity Top	Composite Stone	White	Franklin	
Vanity Cabinet	Melamine	To match Urban Velvet	Franklin	
Vanity Splashback Tiles	Tiles 150x600 (Stacked)	Studio White Gloss	Tile Warehouse	
	Grout	273 Magellan Grey	Tile Warehouse	
Shower base & walls	Plastic Fully Formed			

Accessible Unit Bathrooms				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Triple Sea Fog N87-007-094	Resene	
Floors/Walls	Tiles 600x600	Sienna Ice Lappato	Tile Warehouse	
	Grout	Kem 525	Tile Warehouse	
Ceiling	Gib Tone Tile	White only	Resene	
Vanity Top	Composite Stone	White	Franklin	
Vanity Cabinet	Melamine	To match Urban Velvet	Franklin	
Vanity Splashback Tiles	Tiles 150x600 (Stacked)	Studio White Gloss	Tile Warehouse	
	Grout	273 Magellan Grey	Tile Warehouse	
Shower base & walls (showe junction-full height)	Tiles 600x600	Sienna Ice Lappato	Tile Warehouse	
	Grout	Kem 525	Tile Warehouse	

**3.8 All Units' Bedroom Finishes**

All Units' Bedroom Finishes				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Wardrobe door	1/2 Mirror & 1/2 Colour	White Gloss	Showerwell	
Room Divider		White Gloss		
K- Braces	Paint	Truffle Y78-011-083	Resene	

Ramada Manukau Residential Apartments SUBS Interior Finishes Schedule

<b>Project:</b>	Ramada Manukau	Key:	<b>Total Apartment Units:</b>	67
<b>Address:</b>	70 Great South Road, Manuka		Need Sample	
<b>Level:</b>	Levels 3-8 Residential Apartments		Change made	
<b>Date :</b>	11.10.2018		To be confirmed/decided	

**1 Levels 3,4,5,6,7 & 8**

**1.1 Common Area Hallways**

Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Doors	Paint	Double Sea Fog N90-005-100	Resene	
Floor	Enigma Carpet Tile - Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), E555C(D8))	Feltex	
Walls/Skirtings/Trim	Paint	Double Alabaster N95-004-106	Resene	
Ceiling	Paint	Quarter Alabaster N97-004-102	Resene	

**1.2 Storage Room**

Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Door/Frame	Paint	Double Sea Fog N90-005-100	Resene	
Floor	Enigma Carpet Tile - No Cushion backing required	Selected Colours - Red(F247L(T8)), Black (F347T(G12)), Beige (F669B(B3), Gold(F138C(W6)), E555C(D8))	Feltex	
Walls/Trim	Paint	Double Alabaster N95-004-106	Resene	
Ceiling	Paint	Quarter Alabaster N97-004-102	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			

**1.3 1 & 2 Bedroom Units (Same Colour scheme in all rooms)**

Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Apartment Door Frame (Hall Side)	Paint	Flintstone BR56-027-077	Resene	
Apartment Door Frame (Internal Side)	Paint	Flintstone BR56-027-077	Resene	
Internal Doors/ Frames	Paint	Double Sea Fog N90-005-100	Resene	
Floor	Carpet	Safari 36 oz to colour match Product - Bonita, Colour-0560 Fiji	Feltex	
Walls/Skirtings	Paint	Alabaster N96-006-099	Resene	

Ceiling	Paint	Quarter Alabaster N97-004-102	Resene
Lighting	Ongoing discussion until Electrical Contractor appointed		

1 & 2 Bedroom Kitchen				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Bench Top	Engineered Stone	Gobi Quicksand NW5813	ABC Kitchens	
Cabinets	Bestwood	Bestwood Melamine Subtle Grey Velvet	ABC Kitchens	
Splashback Tiles	Tile 150x600	Studio Gloss White	Tile Warehouse	
Grout	Grout	Misty Grey 341	Tile Warehouse	
Floor	Timber	Oak Newport Rustic Grade Plank	VidaSpace	
Lighting	Ongoing discussion until Electrical Contractor appointed			

All Bathrooms				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Floor	Tiles	Sienna Ice Lappato 600x600	Tile Warehouse	
Floor Grout	Grout	Kem 525	Tile Warehouse	
Ceiling	Paint	Quarter Alabaster N97-004-102	Resene	
Skirtings	Tiles	Sienna Ice Lappato 600x600	Tile Warehouse	
Walls (to 1.2 high)	Tiles	Sienna Ice Lappato 600x600	Tile Warehouse	
Wall Grout	Grout	Kem 525	Tile Warehouse	
Remaining Walls	Paint	Half Alabaster N97-003-099	Resene	
Vanity Top	Composite Stone	White	Franklins	
Vanity Cabinet	Bestwood	Bestwood Melamine Subtle Grey Velvet	Franklins	
Vanity Splashback Tiles	Tile 150x600	White	Tile Warehouse	
Grout	Grout	Misty Grey 341	Tile Warehouse	
Surround Mirror				
Task Lighting				
Shower base	Tiles	Sienna Ice Lappato 600x600	Tile Warehouse	
Shower walls	Tile (to 1.8m)	Sienna Ice Lappato 600x600	Tile Warehouse	
Shower Grout	Grout	Kem 525	Tile Warehouse	

1 & 2 Bedrooms				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Wardrobe door	1/2 Mirros & 1/2 Colour	White Ash	Showerwell	
Wardrobe Divider		White Ash	Showerwell	
Door	Paint	Double Sea Fog N90-005-100	Resene	
Floor	Carpet	Safari 36 oz to colour match Product - Bonita, Colour-0560 Fiji	Feltex	
Walls/Trim	Paint	Alabaster N96-006-099	Resene	
Ceiling	Paint	Quarter Alabaster N97-004-102	Resene	

2 Bedroom Units Only - Master Bedroom				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Wardobe door	1/2 Mirror & 1/2 Colour	Shadow	Showerwell	
Room Divider		Shadow	Showerwell	
Door	Paint	Double Sea Fog N90-005-100	Resene	
Floor	Carpet	Safari 36 oz to colour match Product - Bonita, Colour-0560 Fiji	Feltex	
Walls/Trim/ Skirtings	Paint	Double Alabaster N95-004-106	Resene	
Ceiling	Paint	Quarter Alabaster N97-004-102	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			

1.4	Outdoor Patios			
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Patio	Timber (on waterproofing)	Kwila		
Walls	Paint	Colour of exterior building T.B.A		

**Ramada Manukau Exterior Finishes Schedule**

<b>Project:</b>	Ramada Manukau
<b>Address:</b>	770 Great South Rd, Manukau
<b>Date :</b>	11/12/2018

1 GROUND FLOOR				
Item	Material/Finsh	Type/Colour	Manufacturer	DWG No.Ref :
Front Door	Aluminium Frame with Glass			
Front Door Handles	D Handle	Satin Chrome GY120A		
Wall Cladding		Rusted Brown Matt	Allwin	Type 1
Wall Cladding		Off White	Allwin	Type 2
Floor	Concrete			
Louvres		Ironsand Matt		
Windows	Aluminium	Ironsand Matt		
Frames above Hotel Entrance	Paint		Resene	
Frames around balconies	Paint		Resene	
Door	Aluminium			
Glazing Colour	Glass	Clear Float		
Spandrel Glass		Army	Resene	
Glass Balustrade		Clear		
Roof	Long Run Coloursteel	Gull Grey		
Cap Flashing				
Fasia	Coloursteel	Flaxpod		
Soffits	Coloursteel	Triple Concrete N79-002-103	Resene	
Roof vetniallation units screening colour	Steel range	Gull Grey		
Downpipes	Paint	Triple Concrete N79-002-103	Resene	
Lighting	Ongoing discussion until Electrical Contractor appointed			
Main Building Colour	Cladding	Core Ash		
Main Window Joinery		Sandstone Grey Matt		
Hotel Entry Canopy		Flaxpod		
High Hotel Signage				
Protruding Rear Eyebrow				
Exterior Balustrade	Aluminium	Silver Pearl	Resene	
Entry Canopy and Deck Edge Trim		Army	Resene	
Entrance Steps Tiles	Structured Tile	X'treme Silver Grip 600 x600	Tile Warehouse	
Entrance Steps Grout	Grout	211 Slate Grey	Tile Warehouse	
Entrance Step Nosing	Bullnose	Jap Black	Tile Warehouse	
Entrance Ramp	Concrete			
Concrete Paving Colour	Coloured Concrete	Colour Palette 155 (Left hand colour match)	Peter Fell	
Carpark	Concrete			Refer Civil Plans