



meridian FEATURES

KEY: ✓ = included ◆ = possible av = average - = not applicable

| FEATURES | UNITS | | | | |
|---|-------|---------|-------|---------|-------|
| | A1-A6 | B2-B6 | C1-C9 | D1-D9 | E1-E8 |
| EXTERIOR | | | | | |
| Covered Entry | ✓ | ✓ | ✓ | ✓ | ✓ |
| Covered Loading/Unloading | ✓ | ✓ | ✓ | ✓ | ✓ |
| Glass – Tinted | ✓ | ✓ | ✓ | ✓ | ✓ |
| Glass – High Performance to West | ✓ | ✓ | ✓ | ✓ | ✓ |
| Glass and Aluminium 'Shopfront' | ✓ | ✓ | ✓ | ✓ | ✓ |
| Masonry 'Shopfront' | ◆ | ◆ | ◆ | ◆ | ◆ |
| Renlita Bi-fold Glass Shutter – Counterweighted | ✓ | ✓ | ✓ | ◆ | ◆ |
| Roller Shutter – Motorised | ◆ | ◆ | ◆ | ✓ | ✓ |
| INTERIOR | | | | | |
| Warehouse | | | | | |
| Tiled entry | ✓ | ✓ | ✓ | ✓ | ✓ |
| Concrete Floor sealed | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3 Phase Electrical Supply | ✓ | ✓ | ✓ | ✓ | ✓ |
| Toilet and Shower | ✓ | ✓ | ✓ | ✓ | ✓ |
| Soap and Towel Dispenser | ✓ | ✓ | ✓ | ✓ | ✓ |
| Kitchenette | ✓ | ✓ | ✓ | ✓ | ✓ |
| 50 Litre Hot Water Service – Quick Recovery | ✓ | ✓ | ✓ | ✓ | ✓ |
| High Bay Lighting | ✓ | ✓ | ✓ | ✓ | ✓ |
| Office/Mezzanine | | | | | |
| Office | ✓ | ◆ | ✓ | ◆ | ✓ |
| Concrete Stairs Tiled | ✓ | ◆ | ✓ | ◆ | ✓ |
| Handrails – Powdercoated aluminium | ✓ | ✓ | ◆ | ✓ | ✓ |
| – Stainless steel | ◆ | ◆ | ✓ | ◆ | ◆ |
| Mezzanine Storage | ◆ | ◆ | ◆ | ◆ | ◆ |
| Carpet to Office | ✓ | ◆ | ✓ | ◆ | ✓ |
| Air Conditioning – Split System | ✓ | ◆ | ◆ | ◆ | ✓ |
| – Ducted | ◆ | ◆ | ✓ | ◆ | ◆ |
| Openable Windows | ✓ | ◆ | ✓ | ◆ | ✓ |
| Sun Louvres to Windows | ✓ | – | ✓ | – | ✓ |
| Raked Ceilings | ✓ | – | ✓ | – | ✓ |
| Kitchenette with Overhead Cupboard | ◆ | ◆ | ✓ | ◆ | ◆ |
| Toilet with Hot Air Hand Dryer | ◆ | ◆ | ✓ | ◆ | ◆ |
| Skirting – ducted | ◆ | ◆ | ✓ | ◆ | ◆ |
| Power Points | 3 | – | 4 | – | 3 |
| Instantaneous Zip heater | ◆ | ◆ | ✓ | ◆ | ◆ |
| Parking | | | | | |
| 'On grade' and Basement | ✓ | ✓ | ✓ | ✓ | ✓ |
| Clearances (assuming 200mm slab) | | | | | |
| Warehouse (m) | 6.5av | 5.2 | 3.5 | 5.3 | 7.7av |
| Under Mezzanine Office (m) | 2.7 | ◆ (2.6) | 3.9 | ◆ (2.7) | 3.0 |
| Office (m) | 3.2av | ◆ (2.4) | 3.5av | ◆ (2.4) | 3.5av |
| Other | | | | | |
| Rear Entertaining Deck | – | – | – | – | ✓ |

Disclaimer: Product specification may vary prior to completion subject to Consent Authority Requirements, Design Requirement or product availability.

EXTERIOR FINISHES

| ELEMENT | LOCATION | MATERIAL | FINISH/ COLOUR |
|-------------------------|---|---|---|
| PAVEMENT | All driveways & carparking areas | Concrete | Natural |
| | Unit entries | Stencilled concrete | 300 x 300 'Charcoal' |
| | Sandwich Shop courtyard | Concrete pavers | 200 x 200 'Charcoal' |
| WALLS | All except for blades & entry highlights | Precast concrete panels – Acra-tex Roll-on 350 Low profile 00 | Dulux 'Knowing' PW1-D9 |
| | Unit A/B wall blades | Ditto | Dulux 'Cold Current' P40-F9 |
| | Unit C/D wall blades | Ditto | Dulux 'Rubine' P01-E9 |
| | Unit D/E wall blades | Ditto | Dulux 'Green Gables' P26-A8 |
| | Unit A/B entry highlight | Ditto | Dulux 'Rubine' P01-E9 |
| | Unit C/D entry highlight | Ditto | Dulux 'Green Gables' P26-A8 |
| | Unit D/E entry highlight | Ditto | Dulux 'Cold Current' P40-F9 |
| | Unit A/B part north & west walls | Fibre cement with exposed joints | Pre-finished equal to Vitr Clad CFC 'Sandblasted Aluminium S877903-643' |
| | All Units above Mezzanine windows | Equal to Custom Orb laid horizontally | Colorbond 'Ironstone' |
| | Retaining RW-1 | Concrete block | Grey fair face |
| | Retaining RW-1 Sandwich shop | Concrete block | Grey split face with 50mm capping |
| | WINDOWS & DOORS | All | Aluminium framing |
| West elevations only | | Glazing | Pilkington TS21 on clear |
| Residual of elevations | | Glazing | Pilkington Comfortone grey |
| All glazed Tiltup doors | | Aluminium framing. Perforated mesh to top panels. | Dulux Powdercoat 'Berry Grey Gloss' |
| Roller shutters | | Steel | Colorbond 'Ironstone' |
| ROOFS | All roofs including awnings | Equal to 'Spandek Hi-ten' | Colorbond 'Windspray' |
| | Skylights | Fibreglass | Natural |
| | All awning & roof fascias | Steel | Dulux 'Simone Weil' PG1-A4 |
| | Building eave outriggers & purlins | Steel | Dulux powdercoat 'Simone Weil' PG1-A4 |
| | Underside eaves | CFC sheeting with exposed joints | Pre-finished or painted Dulux 'Knowing' PW1-D9 |
| | Gutters | Half round metal | Colorbond 'Ironstone' |
| | Downpipes on major blades | Circular metal | Colorbond 'Ironstone' |
| SUNDRIES | Balustrades to ramps, carparks & stairs, bollards | Steel | Powdercoat Dulux 'Berry Grey' gloss |

INTERIOR FINISHES

| | | | |
|--------|--|---|--|
| FLOORS | Warehouses | Concrete | Machine float with 'Rockite' seal |
| | Sandwich shop | Concrete | Sheet vinyl and non slip tiles – by others |
| | Office above Sandwich shop Block 'A' | Concrete | Carpet – direct stick Tuftmaster Luminary 40 oz. colour 'Wood Ash' |
| | All Mezzanines | Concrete | Carpet – direct stick Tuftmaster Luminary 40 oz. colour 'Wood Ash' |
| | Stairs to Mezzanines including Entry and landings | Concrete | Tilecraft TNBB RSSPCH Black 200x200 with non-slip nozing TMVFP015 200x50 to AS1428 |
| | All Amenities | Concrete | Tilecraft TNBB 2SPGYL grey speckled matt 200x200 |
| | Caretakers Room D9 | Concrete | Tilecraft TNBB 2SPGYL grey speckled matt 200x200 |
| WALLS | All Warehouses | Precast concrete panels | Natural |
| | All Amenities | WR PB on steel furring or framing or concrete | Paint |
| | All Amenities skirting including Caretakers room | WR PB on steel furring or framing or concrete | Tilecraft – Stk gloss white 200x200 |
| | All Basin & Tea Cupd splashbacks except C1-C9 Office. Return on side walls | WR PB on steel furring or framing or concrete | Tilecraft – Stk gloss white 200x200 |
| | All Basin & Tea Cupd splashbacks to C1-C9 Office | WR PB on steel furring or framing or concrete | Green colourback glass |

| ELEMENT | LOCATION | MATERIAL | FINISH/ COLOUR |
|-----------------|--|--|--|
| WALLS continued | Sandwich shop B1 | WR PB on steel furring or framing or concrete | Paint Dulux 'White Watsonia' PW2D4 low sheen |
| | All Offices including B1a | WR PB on steel furring or framing or concrete | Paint Dulux 'White Watsonia' PW2D4 low sheen |
| | All Internal office windows | Aluminium | Dulux Powdercoat 'Berry Grey Gloss' |
| | All Internal Doors | Solid core timber | Paint Dulux 'White Watsonia' PW2D4 gloss |
| | All Internal door frames | Steel | Paint Dulux Berry Grey gloss |
| | All Stair balustrades except C1-C9 Offices | Steel | Powdercoat or paint Dulux Berry Grey gloss |
| | All Stair balustrades to C1-C9 Offices | Stainless Steel | Polished |
| | Caretakers room D9 | Precast concrete panels and PB on steel framing | Paint Dulux 'White Watsonia' PW2D4 low sheen |
| CEILINGS | All Warehouses except Unit A1 | Insulated steel deck | Exposed sarking on safety mesh |
| | All Amenities including Caretakers room | Flush PB to steel furring – shadowline cornice | Paint – ceiling white |
| | All Mezzanines except Unit A1 | Flush PB to underside of roof Shadowline cornice | Paint – ceiling white |
| | Unit A1 | Flush PB 1 hr fire rated to underside of roof | Paint – ceiling white |
| | Exposed steel except for galv purlins & furring to roofing | Steel | Blue zinc chromate |
| | All soffits to mezzanines, stairs & beams | Concrete | Natural |
| | Exposed pipework | Various | Paint to match adjacent surface |

Key: PB – Plasterboard, WR – Water resistant

SCHEDULE OF FITTINGS

| ELEMENT | LOCATION | ITEM | TYPE/FINISH/ COLOUR | |
|----------------------------|-----------------------------------|-----------------------|--|---|
| SANITARY | Mezzanines Toilets | Toilet Suites | Caroma 'Regal' vitreous China 6/3 Dual flush, close coupled with seat-white | |
| | All Warehouse toilets | Toilet Suites | Caroma concealed trap 'Trident Sovereign 2000 Care' vitreous China 6 litre full flush, 'Pedigree 2' seat-white, 'Care' push button 405067 all to AS 1428 | |
| | All toilets except C1-C9 Office | Wall basins | Caroma 'Concorde 500', single tap hole, white – no shroud or pedestal | |
| | Office Toilets C1-C9 | Semi recessed basins | Caroma 'Leda Vasque', white | |
| TOILET FIXTURES | All toilets | Toilet roll holders | Posh Solus, chrome | |
| | All toilets except C1-C9 Office | Paper towel dispenser | Tork Classi-Box Mini, white | |
| | Office Toilets C1-C9 | Hand dryers | Zip Superdry, GPO connection | |
| | All toilets | Soap dispenser | Tork S-Box mini, white | |
| | All Warehouse toilets | Grab rails | Allow for fixing future rails to AS 1428 | |
| | All Warehouse toilets | Taps | Caroma 'Leda' vanity basin set, chrome | |
| | All Warehouse toilets | Taps | Caroma 'Opus' vanity mixer, chrome with extended lever | |
| | All Warehouse & Office toilets | Mirrors | As detailed – satin aluminium frame | |
| | TEA CUPBOARDS except B1-B9 Office | All Cupboards | Stainless steel sinks | Posh 'Solus' 850x500 mm. Left or right hand single bowl |
| | | All Cupboards | Taps | Caroma 'Opus' sink mixer, chrome |
| All Cupboards | | Handles | Madinoz 115/D PSS | |
| All Cupboards | | Hot water system | 50 litre quick recovery with safe tray | |
| TEA CUPBOARDS B1-B9 Office | All Cupboards | Stainless steel sinks | Reece D'Amani ss 500 diam with 2 tap holes | |
| | All cupboards | Hot water system | Zip Tudor 5 litre under bench & mixer tap. Connect to 50 litre unit | |
| | All Cupboards | Handles | Madinoz MDZ 162 PSS | |

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