

Specification Document - 887 Wellington Road, Rowville - Amenities

Developer and Builder: FORTIVIUM PTY LTD <small>Ground Floor, 35 Dalmore Drive, Scoresby, VIC, 3179 studio@fortivium.com.au</small>				Project No: 25024	Project Name: 887 Wellington Road, Rowville	Drawing Status: For Construction	Date: 01.09.2026	Rev: C1
Code:	Item:	Category	Prop. Location:	Specification:		Supplier:	Image:	Note:
BAS-01	Basin	Fixtures	Amenities - DDA Toilet	Brand: Product:	Caroma Opal 720 Wall Basin with LH Shelf; 1 Tap Hole	Reece		To be installed to AS1428.1 To include Shroud option (Code No. 632601) - Allow for bottle trap
BAS-02	Basin	Fixtures	Amenities - Female and Male Wash Area	Brand: Product:	Caroma Liano II 530mm Pill Inset Basin	Reece		
TAP-01	Tap - DDA Toilet	Fixtures	Amenities - DDA Toilet	Brand: Product:	Caroma Care Plus Basin Mixer with Care Handle H/C	Caroma		To be installed to AS1428.1 To include Care Plus W/C lever handle (Code: 91113C) Rating: WELS 6 Star Rated, 4.5L/min
TAP-02	Tap	Fixtures	Amenities - Female and Male Wash Area	Brand: Product:	Caroma Liano II 175mm Wall Basin/Bath Mixer and Outlet	Buildmat		Rating: WELS 6 Star (4.5L/min)
PAN-01	Toilet Pan - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Argent Alto Plus PWD BTW Toilet	Argent		To include backrest. To be installed to AS1428.1 Rating: WELS 4 Star Rated, 4.5L/3L (3.5L Average Flush)
PAN-02	Toilet Pan - Ambulant	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	Caroma Urbane II Cleanflush Wall Faced Close Coupled Toilet Suite (with GermGard)	Caroma		To be installed to AS1428.1 Back Entry Suite to include Urbane II Toilet Seat (with GermGard) Rating: WELS 4 Star Rated, 4.5L/3L (3.5L Average Flush)
PAN-03	Toilet Pan	Fixtures	Amenities - Female Toilet	Brand: Product:	Caroma Urbane II Cleanflush Wall Faced Close Coupled Toilet Suite (with GermGard)	Caroma		To be installed to AS1428.1 Back Entry Suite to include Urbane II Toilet Seat (with GermGard) Rating: WELS 4 Star Rated, 4.5L/3L (3.5L Average Flush)

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URI-01	Urinal	Fixtures	Amenities - Male Toilet	Brand: Product:	Hideaway Hideaway Active Electronic Sensor Urinal 0.8 Litre	Reece		Rating: WELS 6 Star Rating (0.8L/flush)
				Dimension: Colour: Finish: Code:	350mm W x 299mm D x 571mm H White - 9504316			
DRY-01	Dryer	Fixtures	Amenities - Male, Female and DDA toilets	Brand: Product:	Dyson Airblade V Dryer	Dyson		For DDA Toilet: To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	234mm W x 100mm L x 394mm H Nickel - 307170-01			
FWD-01	Floor Waste Drain	Fixtures	Amenities - Male and Female toilets	Brand: Product:	Mizu Drift Tile Insert Waste 100mm	Reece		
				Dimension: Colour: Finish: Code:	120mm W x 120mm L; 37mm D Chrome - 202209			
FWD-02	Linear Drain	Fixtures	Amenities - Female and Male Showers	Brand: Product:	Veitch RX65 Shower Channel 900mm (Swan)	Reece		
				Dimension: Colour: Finish: Code:	900mm L x 65mm W x 21mm D Satin - 202773			
FWD-03	Floor Waste Drain	Fixtures	DDA toilets and Cleaners Room	Brand: Product:	Mizu Drift Brass Trapscrew Grate Square 80mm	Reece		
				Dimension: Colour: Finish: Code:	87mm W x 87mm L x 20.8mm H Brushed Nickel Brushed 246022			
HOK-01	Coat Hook - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Bradley Surface Mounted Coat Hook	Bradley		To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	19mm W x 65mm H x 85mm Projection Satin Stainless Steel 9921			
SOP-03	Soap Holder	Fixtures	Amenities - Female and Male Showers	Brand: Product:	DesignStuff Shelf Dual Soap Dispenser Holder	DesignStuff		
				Dimension: Colour: Finish: Code:	400mm W x 100mm H x 115mm D Brushed Steel - 16450			

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HOK-02	Coat Hook	Fixtures	Amenities - Female and Male Showers	Brand: Product:	ABI Interiors Milani Robe Hook	ABI Interiors		
				Dimension: Colour: Finish: Code:	40mm Dia; 45mm Projection Brushed Nickel Electroplated 11674			
LKR-01	Lockers	Fixtures	Amenities - Male and Female	Brand: Product:	Cubispec Cubiloc Hanging Lockers	Cubispec		
				Dimension: Colour: Finish: Code:	Standard Lockers size - 1910mm H (1450mm Locker & 450mm Plinth) x 500mm D x 400mm W Doors & Plinth in Rosenheim Elm; Carcass in White -			
MIR-01	DDA Mirror	Fixtures	DDA Toilet	Brand: Product:	Aulic Aulic Sienna Arch LED Mirror Frameless	Buildmat		To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	500mm W x 900mm H - - LMSAR-500			
MIR-02	Mirror	Fixtures	Amenities - Female and Male Wash Area	Brand: Product:	Aulic Aulic Sienna Pill LED Mirror Frameless	Buildmat		
				Dimension: Colour: Finish: Code:	450mm W x 900mm H - - LMSPL-450			
MIX-01	Mixer - DDA Shower	Fixtures	Amenities - DDA Toilet	Brand: Product:	Caroma Care Plus Shower Mixer Standard Handle H/C	Caroma		To be installed to AS1428.1
				Dimension: Colour: Code:	100mm Dia. Base Plate; 154mm D Chrome 91107C			
MIX-02	Mixer - Shower	Fixtures	Amenities - Female and Male Showers	Brand: Product:	ABI Interiors Alano Shower Mixer	ABI Interiors		
				Dimension: Colour: Code:	90mm W x 150mm H; 118mm Projection Brushed Nickel 12254			
SNK-01	Sink	Fixtures	Cleaners Room	Brand: Product:	Britex Cleaner's Sink with Brackets and Legs	Britex		No splashback To include tapware TAP-04
				Dimension: Colour: Finish: Code:	600mm W x 500mm D x 620mm H - Stainless Steel CSL			

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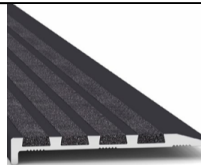
Project No:
25024

Project Name:
**887 Wellington Road,
Rowville**

Drawing Status:
For Construction

Date:
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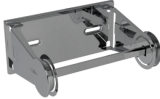
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NOS-01	Nosing Strip - Surface Mounted	Fixtures	Stairs, typ.	Brand: Product:	Latham Super Visual Nosing	Latham		Cut to length on site. Surface mounted. P5 Slip Rating LRV 5 Suregrip Sparkling Black Silicon Carbide Mineral Inserts	
				Dimension:	10mm H x 75mm W				
				Colour: Code:	All Black AB-734ST				
PTN-01	Toilet Partition System	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	Cubispec Merge Partition System	Cubispec			
				Dimension: Finish:	Refer to Architectural Documentation for overall dimensions Doors in Pearl Grey; Divisional panels/frontal in Rosenheim Elm				
				Code:	-				
PTN-02	Privacy Panel	Fixtures	Amenities - Male Toilets	Brand: Product:	Cubispec Urinal Dividers	Cubispec			
				Dimension:	1100mm H x 400mm D				
				Finish: Code:	Divisional panels in Rosenheim Elm -				
RGR-01	Grab Rail - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Caroma Care Support Grab Rail - 90 Degree Angled 960x600 - Right Hand	Caroma		To be installed to AS1428.1	
				Dimension: Colour:	960mm W x 600mm H Stainless Steel				
				Finish: Code:	- 687461SS				
RGR-02	Grab Rail - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Caroma Care Support Grab Rail - 450mm Straight	Caroma		To be installed to AS1428.1	
				Dimension: Colour:	450mm Stainless Steel				
				Finish: Code:	- 687472SS				
RGR-03	Grab Rail - Ambulant	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	Caroma Care Support Grab Rail - 90 Degree Angled	Caroma		To be installed to AS1428.1	
				Dimension: Colour:	450x450 Brushed Nickel				
				Finish: Code:	- 687460BN				
RGR-04	Grab Rail - DDA	Fixtures	Amenities FF - DDA Toilet	Brand: Product:	Caroma Care Support Grab Rail - 90 Degree Angled 960x600 - Left Hand	Caroma		To be installed to AS1428.1	
				Dimension: Colour:	960mm W x 600mm H Stainless Steel				
				Finish: Code:	- 687462SS				

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RTW-01	Towel Rail	Fixtures	Amenities - Female and Male Showers	Brand: Product:	ABI Interiors Milani Single Towel Rail 600mm	ABI Interiors		
				Dimension: Colour: Finish: Code:	600m L (Fixing distance 572mm); 64mm Projection Brushed Nickel - 11677			
SBN-01	Shower Bench	Fixtures	DDA Toilet and Male and Female Change	Brand: Product:	Caroma Care Support Folding Shower Seat	Caroma		To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	1020mm W x 355mm D x 470mm H White Matt 687397W			
SHR-01	Shower Set (Rail & Shower Head)	Fixtures	DDA Toilet	Brand: Product:	Caroma Care Support Accesible Shower Set with Inverted T Rail - Left Hand	Caroma		To be installed to AS1428.1 Rating: WELS 4 Star, 7.5L/min
				Dimension: Colour: Finish: Code:	700mm W x 1100mm H Chrome - 91128C4E			
SHR-02	Shower Head	Fixtures	Amenities - Female and Male Showers	Brand: Product:	ABI Interiors Shower Head Round 250mm	ABI Interiors		To be installed with Shower Arm SHR-03 Rating: WELS 3 Star, 8.5L/min
				Dimension: Colour: Finish: Code:	250mm Dia; 55mm H Brushed Nickel - 10365			
SHR-03	Shower Arm	Fixtures	Amenities - Female and Male Showers	Brand: Product:	ABI Interiors Shower Arm 400mm	ABI Interiors		To be installed with Shower Head SHR-02
				Dimension: Colour: Finish: Code:	400mm Arm Projection; 71mm H Brushed Nickel - 102011			
SOP-01	Soap Dispenser - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Bradley Soap Dispenser 1.2L; Model 6562A	Bradley		To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	122mm W x 208mm H x 73mm D Satin with SS Cover Button - -			
SOP-02	Soap Dispenser	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	DesignStuff Floating Soap Dispenser Holder	DesignStuff		
				Dimension: Colour: Finish: Code:	47mm L x 75mm W x 80mm H Brushed Steel Matte 11958			

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TAP-04	Tap - Cleaners	Fixtures	Cleaners Room	Brand: Product:	Britex Wall Mounted Sink Set with Gooseneck Swivel	Britex		Rating: WELS 5 Star Rating (6L/min)
				Dimension: Colour: Finish: Code:	260mm H x 200mm to centre of spout - Stainless Steel TW-SET-05			
TGI-01	Tactile Ground Indicator	Fixtures	Stairs, typ,	Brand: Product:	Classic Architectural Group Classic Tredfx range; Stainless Steel TGSI Individual Tactile	Classic Architectural Group		Without rear stud. Self-adhesive Slip rating P5
				Dimension: Colour: Finish: Code:	35mm Dia x 5mm H Black PVD Stainless Steel SH10FA-B			To be installed installed in accordance with AS/NZS 1428.1
TPH-01	Toilet Roll Holder - DDA	Fixtures	Amenities - DDA Toilet	Brand: Product:	Bradley Toilet Tissue Dispenser, Model 5054	Bradley		To be installed to AS1428.1
				Dimension: Colour: Finish: Code:	152mm W x 70mm H x 114mm D Chrome Plated -			
TPH-02	Toilet Roll Holder - Typical	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	ABI Interiors Elysian Toilet Roll Holder	ABI Interiors		
				Dimension: Colour: Finish: Code:	167mm W; 53mm Dia Blackplate; 81mm Projection Brushed Nickel - 11547			
TPH-03	Paper Towel Dispenser	Fixtures	Amenities - Female and Male Toilets	Brand: Product:	OzWashroom Stainless Steel Slim Paper Towel Dispenser	OzWashroom		
				Dimension: Colour: Finish: Code:	280mm W x 370mm H x 101mm D Stainless Steel - TDSS37			
TPH-04	Paper Towel Dispenser & Waste Bin Combination Unit	Fixtures	Amenities - Female and Male Lockers/Change Area	Brand: Product:	JD Macdonald Paper Towel Dispenser & Waste Bin 7.6L - Recessed	JD Macdonald		Rough wall opening required is 324mm W x 673mm H x 102mm D. Top of rough wall opening is 19mm below top of unit.
				Dimension: Colour: Finish: Code:	362mm W x 711mm H x 108mm D Stainless Steel - 10-0462-AD			

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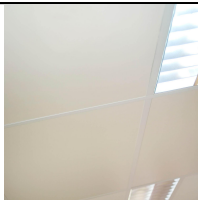
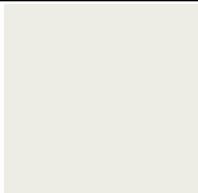
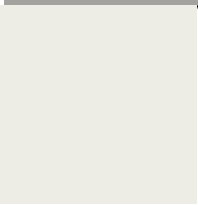
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STN-01	Mineral Stone	Internal Finishes	Amenities	Caesarstone	Mineral – Crystalline Silica Free; Collection Metropolitan	Fresh Concrete	Concrete	L: 3240mm W: 1640mm T: 20mm	4001	Caesarstone		Silica-free
TLF-01	Porcelain Floor Tiles	Internal Finishes	Amenities - Female, Male & DDA	Tiento	Byron Tiles	White	P4 slip resistance	L: 600mm W: 600mm T: 9.5mm	TTME695	Tiento		
TLF-X1	Porcelain Floor Pavers	External Finishes	Outdoor Area & South Entry	Tiento	Gioiello Travertine	Silver	External P5 Slip Resistance	L: 600mm W: 400mm T: 20mm	-	Tiento		
TLW-01	Porcelain Wall Tiles	Internal Finishes	Amenities - Female, Male & DDA	Tiento	Byron Tiles	White	P4 slip resistance	L: 600mm W: 600mm T: 9.5mm	TTME695	Tiento		
TLW-02	Porcelain Wall Tiles	Internal Finishes	Amenities - Female and Male	Tiento	Marrakesh Tile; Brick Series	Total White	Matt & Gloss (Blend) - Refer to Arch. drawings	L: 200mm W: 48mm T: 9.5mm	TTME798 (Matt) TTME801 (Gloss)	Tiento		Blend 70% Matt & 30% Gloss
TLW-03	Ceramic Wall Tiles	Internal Finishes	DDA Toilet and Cleaners Room	National Tiles	PNT-M1320	Grey	Matt	L: 300mm W: 75mm T: 10mm	PNT-M1320	National Tiles		
LAM-01	Laminate	Internal Finishes	Amenties - Vanity	Polytec	Compact Laminate	Antico Oak	Woodmatt	T: 13mm Refer to Architectural Documentation for size	-	Polytec		To be edged with matching 1mm thick ABS edging.

Specification Document - 887 Wellington Road, Rowville - Internal Finishes

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CEL-T1	Office Ceiling Tile	Internal Finishes	Office Typ.	Gyprock	Supatone	-	-	L: 1200mm W: 600mm T: 10mm	-	-		Used with Rondo Key-Lock Suspended Ceiling System								
CEL-P1	Plasterboard Suspended Ceiling	Internal Finishes	Office - As nominated	Gyprock	Standard 13mm Plasterboard	Painted in PNT-C1	-	Refer to Architectural Documentation	-	-		Used with Rondo Key-Lock Suspended Ceiling System								
CEL-P2	Plasterboard Suspended Ceiling, Moisture Resistant	Internal Finishes	Amenities	Gyprock	Moisture-resistant 13mm Plasterboard	Painted in PNT-C2	-	Refer to Architectural Documentation	-	-		Used with Rondo Key-Lock Suspended Ceiling System								
PNT-01	Paint	Internal Finishes	All Internal Walls excl. Amenities	Dulux	Wash&Wear®	Snowy Mountains Half	Low Sheen	-	SW1F3	Dulux		Low VOC water-based paint.								
PNT-02	Paint	Internal Finishes	Amenities Walls	Dulux	Wash&Wear® +PLUS Kitchen&Bathroom	Snowy Mountains Half	Low Sheen	-	SW1F3	Dulux		Low VOC water-based paint..								
PNT-03	Paint	Internal Finishes	Amenities Walls	Dulux	Wash&Wear® +PLUS Kitchen&Bathroom	Flooded Gum	Low Sheen	-	SN4H3	Dulux		Low VOC water-based paint.								
PNT-C1	Paint	Internal Finishes	All Internal Ceilings & Ceiling Margins	Dulux	Ceiling White	Snowy Mountains Half	Low Sheen	-	SW1F3	Dulux		Low VOC water-based paint.								

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RSD-X1	Steel Roller Shutter Door	External Finishes	Warehouse - Roller Doors	TBC	DURATEC	Zeus Charcoal Satin	3 Phase Motor	Maximum Roller Shutters		
SKR-01	Aluminium Skirting	Internal Finishes	Office - As nominated	Aluminium Solutions	Aluminium Skirting	Satin White (TBC)	100mm; 1.6mm thick	ASV-FB100X1.6MF	Aluminium Solutions	
CPT-01	Carpet Tile	Flooring	Office	Interface	10mm thick 500 x 500mm cushion backed carpet tile					

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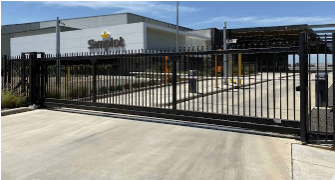
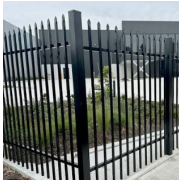
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RFB-X1	Fibreglass Roof Sheet	External Finishes	Warehouse	Ampelite	Wonderglas GC		Fibreglass	Ampelite			
RMT-X1	Steel Roofing Sheet	External Finishes	Warehouse & Office roof	Lysaght	Lysaght Klip-Lok 700	-	Zincalume Steel	700mm W; 40mm Rib H	Lysaght		
GLZ-X2	Vision Glazing	External Finishes	Office Facade	-	Double-Glazed Unit	Soltech Grey	Clear Glass	6mm x 12mm x 6mm	-	Specitive	 <div>SHGC 0.28 U-Value 1.6 Spandrel backpan to be painted in PDC-01</div>
PDC-01	Powdercoated window frames	External Finishes	Office Facade	Dulux	DURATEC	Zeus Charcoal Satin			Specitive		
CON-01	Warehouse Concrete Slab	External Finishes	Warehouse Slab	Heidelberg Materials	200mm thick Reinforced Concrete Slab S40 concrete to a Burnished Finish Tolerances as per AS3000			SL92 mesh top on 0.2mm polythene membrane and 50mm sand bed	Heidelberg		
CON-02	Ground Floor Office Concrete Slab	External Finishes	GF Office Slab	Heidelberg Materials	130mm thick Reinforced Concrete Raft Slab, float finish			SL92 mesh top on 0.2mm polythene membrane and 50mm sand bed	Heidelberg		
CON-03	Level 1 Office Suspended Slab	External Finishes	Level 1 Suspended Slab	Heidelberg Materials	130mm thick Reinforced Concrete Slab on 1.0mm Bondeck. N32 Concrete			SL102 mesh top with additional bars as noted on structural drawings	Heidelberg		

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CON-04	Heavy Duty External Concrete	External Finishes	External Hardstand and carpark	Heidelberg Materials	175mm thick reinforced concrete slab on 100mm compacted crushed rock	SL82 mesh top	Heidelberg		
PC-01	Precast Concrete Panels	External Finishes	Warehouse	Metro	150mm and 180mm thick Precast Concrete Panels	Reinforced Concrete Panels	Metro Precast		
AC GF1,2	Ducted Air con	Mechanical	Office	Mitsubishi	PEA-M180LAA.TH (INDOOR) PUZ-ZM180VKA-A.TH (OUTDOOR)		Mitsubishi		
AC GF3	Ducted Air con	Mechanical	Office	Mitsubishi	MAZ-GS35VFD2-1 (INDOOR) MUZ-GS35VFD2-1 (OUTDOOR)		Mitsubishi		
AC L1 1,2	Ducted Air con	Mechanical	Office	Mitsubishi	PEA-M180LAA.TH (INDOOR) PUZ-ZM180VKA-A.TH (OUTDOOR)		Mitsubishi		
MAINS POWER	Main Power Feed	Electrical	Warehouse	United Energy	500AMPS three phase power connection	Main Switchboard near front entry. Meters are in this enclosure			
DISTRIBUTION BOARDS	Distribution boards	Electrical	Warehouse and office	Allro	Distribution boards installed in following positions	Warehouse DB: 160 Amps Ground Floor Office DB: 160Amps (reduced to 100Amps) first Floor Office DB: 160Amps Future DB (not installed): 160 Amps			

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WATER	Water Conenction	Water	Near Front Entry	South East Water	25mm General water service 100mm Fire Service			
ROLLER DOORS	Warehouse Roller Doors	Mechanical	Warehouse	F and J Roller Doors	Rolling Drum Curtain roller doors in powdercoat Dulux Duratec Zeus Charcoal Satin with aluminium bottom rails and weather strips. 3 phase 1hp motor gear boxes. Clear Opening for roller door 5000mm x 5000mm	F and J Roller Doors		
SLIDING GATES	External	Mechanical	Front	Boswen	Qty 2 x 6400mm wide Sliding Gates with automatic opening. Front and side fencing 1800mm high speartop fencing		 	
LIFT	Passenger Lift	Mechanical	Office	Shotton Lifts	Alpine Passenger Lift. DDA compliant. 630kg weight capacity. Lift Car dimensions 1100mm x 1400mm x 2100mm	Shotton Lifts		
STORMWATER	Detention and Treatment	Hydraulic	Site	Atlan	2 x Atlan Filters in Main treatment pit in North West corner of warehouse. 750mm Stormpro detention pipe (detention approx 35kl)	Atlan		
CAR PARKING	Car Parks	Parking	Hardstand		With Container Unloading area = 10 Car Spaces Without Container unloading = 17 Car Spaces			