

SCHEDULE OF FINISHES	LIFT LOBBIES	SERVICE CUPBOARDS	EXTERNAL ACCESS WALKWAYS	EXTERNAL PARKING & D/WAY	COMMON AREA TOILETS	COMMON AREA TEA KITCHENS	MAIN STAIRCASE	SECONDARY STAIRCASE	SERVICE ROOMS	LOWER BASEMENT	UPPER BASEMENT	BASEMENT LOBBIES	EXTERNAL WALKWAYS	OFFICE UNITS	RETAIL UNITS	STORES
	FLOORS															
Tiles P.C. R120/m ² , laid to Architect's detail layout.	■											■				
Tiles P.C. R100/m ² , laid to Architect's detail layout.					■	■	■									
Sand:cement screed		■						■	■							
Power floated concrete		■	■									■		■	■	■
Power floated concrete										■						
Concrete pavers				■												
Steel grating over ventilation openings where required											■		■			
WALLS																
Smooth plaster; finish with one undercoat and two coats acrylic PVA	■	■	■		■	■	■	■	■			■	■			
Flush-pointed blockwork with no further finish														■	■	■
Concrete columns and walls to be rubbed down, and painted with one coat undercoat and two coats of contractor's PVA up to 1,000 mm. Walls to be bagwashed and painted with one coat undercoat and two coats of contractor's PVA up to 1,000 mm.										■	■					
Textured plaster panel to Architect's design and specification	■															
Tiles P.C. R100/m ² to Architect's detail layout to 1.5m above FFL					■	■										
SKIRTING																
100 mm cut tile skirting to match floor tile	■						■						■			
100mm cut tile skirting to Architect's choice			■													
CILLS																
Externally – to match external finishes														■	■	■
Internally - smooth plaster with arrised edge and painted finish as per walls.					■	■								■		
CEILINGS																
Rough cast concrete finish, unpainted	■	■	■		■	■	■	■	■	■	■	■		■	■	■
Rhinoboard ceiling with skimmed joints, painted with one undercoat of alkali resistant primer ("Duraseal" or similar approved) and two coats acrylic PVA. Bulkheads as required.	■											■				
ELECTRICAL AND LIGHTING																
Sub-distribution board with individual metering															■	■
Single 15-amp socket outlet	■						■								■	■
Double 15-amp socket outlet							■									
Low bright fluorescent lamps within a flush mounted light fitting with acrylic diffuser producing 250 lux in the room or area.	■				■	■						■				
Fluorescent lamps within a waterproof surface mounted light fitting, with acrylic diffuser producing 160 lux in the room or area.										■	■					
Wall mounted bulkhead lights to 160 lux.		■		■					■							■
Single wall mounted bulkhead light above sub-distribution board															■	■
Wall or ceiling mounted bulkhead lights to 250 lux.			■				■	■								
Decorative wall-mounted down or uplighters to Architect's choice	■											■				
DOORS																
Standard height semi-solid meranti slatted door painted with an undercoat and two finishing coats of enamel paint, to Architect's choice of standard colours, hung on Meranti frames		■			■	■			■			■				■
Glazed powder coated hinged aluminium door	■													■	■	
Standard hollow core door painted with an undercoat and two finishing coats of enamel paint, to Architect's choice of standard colours, hung on Meranti frames, to toilet cubicle doors					■											

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	IRONMONGERY AND FITTINGS															
Cylinder lockset with hollow brushed stainless steel or aluminium furniture as per Dorma, or similar approved by the Architect.	■											■		■	■	
2 Lever Lockset with hollow brushed stainless steel or aluminium furniture as per Dorma, or similar approved by the Architect		■				■			■							■
Brushed hollow stainless steel pull handle with cylinder lock (thumbscrew internally) - or similar approved by architect					■				■							
Union WC indicator bolt.					■											
Light-duty overhead door closer.					■	■						■		■	■	
Heavy-duty overhead door closer	■															
Rubber tipped door stop		■			■	■			■			■		■	■	
Rubber tipped hat and coat hook/door stop to cubicle doors					■											
Aluminium signs (Male, Female, Kitchen)					■	■			■							
Barrel lock to sliding aluminium doors																
Brassware to Architect's choice					■	■										
Mirror 400mm wide X 900mm high with bevelled edges mounted with chrome-capped fasteners					■											
Chromium plated toilet roll holders					■											
Chromium plated single towel rail, 900mm long					■											
White vitrous china wall-mounted washhand basin with no pedestal with chrome bottle trap					■											
White vitrous china close-coupled WC with matching supawood seat					■											
White vitrous china urinal					■											
Kitchen cupboards constructed of fibreboard in standard colour formica finish, doors with square edges all in formica finish, post-formed formica tops, fibreboard shelves finished in formica, handles to Architect's choice, no drawers, no top cupboards, all to Architect's detail.						■										
Under-counter geyser of 10l capacity						■										
MISCELLANEOUS																
Mechanical ventilation in compliance with the NBR where needed, natural ventilation will be provided where practical					■	■				■	■	■				
Balustrading comprising brick wall with top rail in stainless steel, all to Architect's detail.			■				■						■			
External water supply point.				■												
Glazed powder coated aluminium shopfront to specialist's design and Architect's specifications																■