

THE LAGOON DINING, RETAIL & ENTERTAINMENT PRECINCT, AMWAJ ISLANDS

			Ground Floor	First Floor	Second Floor
Wall/ Façade	Street Side	External Columns & Beams (All Sites)	Cement + sand render and external quality water based acrylic masonry paint	Cement + sand render and external quality water based acrylic masonry paint	Cement + sand render and external quality water based acrylic masonry paint
		Façade Infill Panels	Proprietary locally manufactured spray painted or self coloured decorative GRC screen panels.	Proprietary locally manufactured spray painted or self coloured decorative GRC screen panels	Proprietary locally manufactured spray painted or self coloured decorative GRC screen panels
		Façade for Sites 4 & 5	Cement + sand render and external quality water based acrylic masonry paint on 200 conc. infilled blockwork	Cement + sand render and external quality water based acrylic masonry paint on 200 conc. infilled blockwork	Cement + sand render and external quality water based acrylic masonry paint on 200 conc. infilled blockwork
		Wall to Service Corridor	200 rendered blockwork acrylic masonry painted externally and gloss oil painted full height internally	200 rendered blockwork acrylic masonry painted externally and gloss oil painted full height internally	200 rendered blockwork acrylic masonry painted externally and gloss oil painted full height internally
		Curved walls around Parking Ramps	External quality water based acrylic masonry paint on curved concrete upstands (Grade 1 formwork)	As Ground Floor.(Allow for render as indicated on drawings only if Grade 1 formwork is considered cost prohibitive.)	As Ground Floor.(Allow for render as indicated on drawings only if Grade 1 formwork is considered cost prohibitive.)
		Wall for Service/ Substation Area	Cement + sand render and external quality water based acrylic masonry paint on 200 conc. infilled blockwork	N/A	N/A
		Garbage Rooms	200 rendered blockwork gloss oil painted full height internally	200 rendered blockwork gloss oil painted full height internally	N/A

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			Ground Floor	First Floor	Second Floor
Wall/ Façade	Lagoon Side	Columns (external)	Cement + sand render and external quality water based textured acrylic masonry paint	Cement + sand render and external quality water based textured acrylic masonry paint	Cement + sand render and external quality water based textured acrylic masonry paint
		Beams (external)	Aluminium cladding to downstand fascia and return soffit.	Aluminium cladding to downstand fascia and return soffit.	Aluminium cladding to downstand fascia and return soffit.
		Interior Walls and columns	Unrendered 200 blockwork principally as demising walls (Finishes by occupant)	Unrendered 200 blockwork principally as demising walls (Finishes by occupant)	Unrendered 200 blockwork principally as demising walls (Finishes by occupant)
		Exterior Walls	200mm blockwork rendered and painted to common areas beyond the unit boundaries.	200mm blockwork rendered and painted to common areas beyond the unit boundaries.	200mm blockwork rendered and painted to common areas beyond the unit boundaries
		Service corridor/ Service Lift Lobby	200 rendered blockwork acrylic masonry painted externally	200 rendered blockwork acrylic masonry painted externally	200 rendered blockwork acrylic masonry painted externally
		Loading Area	200 concrete core filled rendered blockwork and external quality acrylic masonry painted	N/A	N/A
		Washrooms	200mm blockwork, render backing and full height vitrified ceramic tiles (Sites 4 + 5 + 8 only)	200mm blockwork, render backing and full height vitrified ceramic tiles	200mm blockwork, render backing and full height vitrified ceramic tiles
		Lift Lobby	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent
		Retail Units Entry statements	200mm blockwork where applicable prepared for applied finishes by others	200mm blockwork where applicable prepared for applied finishes by others	200mm blockwork where applicable prepared for applied finishes by others
		Downturn Beam at Shopfront demising line	Galv. Steel framing with applied aluminium or other suitable external cladding for unit signage and lower frame to 2400 above FFL with glazing or other applied infill material by others.	Galv. Steel framing with applied aluminium or other suitable external cladding for unit signage and lower frame to 2400 above FFL with glazing or other applied infill material by others.	Galv. Steel framing with applied aluminium or other suitable external cladding for unit signage and lower frame to 2400 above FFL with glazing or other applied infill material by others.
		Shopfront Enclosures	By Occupant (FFL to 2400H.)	By Occupant (FFL to 2400H.)	By Occupant (FFL to 2400H.)
		Railing at Terraces	Galvanised steel painted bollards with steel chains to define visual boundary. (Where external change in levels exceeds 1m. Utilise as described for level 1)	Stainless steel handrail and balustrade with stainless steel wire cable balusters	Stainless steel handrail and balustrade with stainless steel wire cable balusters
		Railing at interior void at Site 4	N/A	Stainless steel handrail, stainless steel balustrade w/ clear tempered glass baluster (excluded from contract as deemed occupant fit-out)	Stainless steel handrail, stainless steel balustrade w/ clear tempered glass baluster (excluded from contract as deemed occupant fit-out)

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			Ground Floor	First Floor	Second Floor
Wall/ Façade	Bridge between Sites 4 & 5	Column & Beam	N/A	Reinforced Concrete with aluminium cladding to downstand beams and beam soffits only.	N/A
		Railing	N/A	Stainless steel handrail, stainless steel balustrade w/ stainless steel wire cable balusters	N/A
		Building apron/Sidewalk	300 x 300mm granite pavers	N/A	Precast Concrete planks. - No applied finishes
		Car Parking Bay & Driveway Aisles	Power-floated concrete ground slab	Precast Concrete planks. – No applied finishes	300 x 300mm homogeneous ceramic tiles [slip resistant] with matching half tile height skirting
		Service corridor/ Service Lift Lobby	300 x 300mm homogeneous tiles [slip resistant] with matching half tile height skirting	300 x 300mm homogeneous ceramic tiles [slip resistant] with matching half tile height skirting	N/A
		Loading Area	Power-floated concrete ground slab	N/A	300 x 300mm slip resistant homogeneous tiles
		Washrooms	300 x 300mm slip resistant homogeneous tiles (Sites 4, 5 and 8 only)	300 x 300mm slip resistant homogeneous tiles	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent
		Lift Lobby	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	Cement render with hardener and vitrified ceramic nosing tiles
		Staircases	Cement render with hardener and vitrified ceramic nosing tiles	Cement render with hardener and vitrified ceramic nosing tiles	N/A. Generally all finishes by occupant
		Retail/FB/Ent Units	N/A. Generally all finishes by occupant	N/A. Generally all finishes by occupant	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent
		Terraces & Walkways	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	N/A
		Outdoor steps to waterfront	Precast concrete treads and risers with decorative exposed aggregate finish	N/A	N/A
		Waterfront boardwalk from Terrace to service road	Landscape treatment TBA. Allow for connecting steps to service road in existing coloured concrete paving setts	N/A	N/A
		Floating Restaurants	Deck	To be confirmed as an Occupant fit-out item otherwise natural stone tiles as previously described	N/A
Amphitheatre	Deck and Stepped Seating	Honed natural stone smooth surface tiles to be confirmed (600 x 300mm)	N/A	N/A	
	Bridge to Sites 4 & 5	N/A	600 x 400 mm natural stone floor tiles, possible slate derivative sourced from sub-continent	N/A	