

323B Chisholm Rd, Auburn

SCHEDULE OF FINISHES – INDUSTRIAL UNITS

ITEM	DETAIL	SPECIFICATION / COLOUR
Structure		
	Industrial Floor Slab Load Limit	12.5kPa Uniformly Distributed load
	Office Mezzanine Live Load	3.0 kPa Uniformly Distributed load
	Clear Internal height of Warehouse	5.5M minimum
Windows		
	Framing	Aluminium Windows
	Glazing	To National Construction Code (NCC)
Partitions and Walls		
	Entry Door	Solid Core Metal Clad both sides
	Internal Doors	Timber Painted
	Warehouse Walls	Concrete Panel
Finishes		
	Warehouse Floor	Concrete Steel Trowel Finish
	Warehouse Walls	Precast
	Warehouse Ceiling	Exposed Steel Frame with Sarking
Kitchen		
	Joinery	Laminex or similar
	Benchtop	Laminex or similar
	Sink	Single Bowl
	Tap	Chrome Finish Mixer
	300mm High Splashback	Ceramic Tiles
	Power	2 x Double GPOs
	Under Bench Hot Water	Rheem 45L or similar
Painting		
	Interior Plasterboard Walls	White
	Plasterboard Ceilings	White
	Roller Door	Prefinished as specified
	Bathroom walls	White
Electrical		
	Supply to Sub Board	Three Phase 50amps per Phase
	Factory Lighting	Surface Mounted LED High-bay

	Toilet Lighting	LED lights
	Emergency Lighting	To Australian Standard
	Communications	NBN Network Termination device
Security		
	CCTV	Driveway areas
	After Hours Access	Keypad control to estate entry gate
Bathroom	(Accessible)	
	Toilet	Caroma or similar
	Basin	Caroma or similar
	Toilet Roll Holder	Chrome Finish
	Mirror	Above basin
	Floor Tiles	Ceramic
	Shower + Mixer	Chrome Finish
	Coat/Robe Hook	Chrome Finish
	Ceiling	Painted
	Grab Rail	Stainless Steel
	Power	1 x Double GPO
Hi Clearance Roller Door		
	Motorised Roller	Three Phase Power Supply
	Shutter/Heavy Duty Roller Door	Steel with rubber base seal
	Roller Door Clearance	Minimum 4.2m high
Internal Stairs		
	Stair Tread	Metal Stair to National Construction Code (NCC)
	Handrail	Stainless Steel, or; Powdercoated Aluminium
Mezzanine		
	Carpet	Direct Adhesive Carpet Tile
	Ceiling	White Drop-In Ceiling Tile
	Power	4 x Double GPOs
	Air Conditioning	R/C Split System Daikin, Actron or similar
	Lighting	LED Lights
	Wall Finish	Plasterboard with Steel Stud
Additional		
	Fully Landscaped	Common Areas



	Mail Box	Brushed Aluminium
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