



FINISH SCHEDULE

April 2022

Table of Contents

1. Exterior Finish Schedule.....	2-3
2. Interior finishes Schedule.....	4-12
2.1 Entrance Hall.....	4
2.2 WC.....	5
2.3 Living Room.....	6
2.4 Kitchen Dining.....	7
2.5 Stores & Presses.....	8
2.6 Stairs.....	8
2.7 Landing.....	9
2.8 Bedrooms.....	10
2.9 En-suite.....	11
2.10 Main Bathroom.....	12
2.11 Apartment Exceptions.....	12
3. Appendix 1: Schedule of Electrical Fittings.....	13-19
3.1 Four Bedroom Houses.....	13
3.2 Three Bedroom Houses.....	15
3.3 Two Bedroom Houses.....	17
3.4 Apartments.....	19
4. Appendix 2: Sanitary Ware.....	20
5. Appendix 3: Internal Joinery.....	22
6. Appendix 4: Kitchen Fittings	23
7. Appendix 5: External Windows and Doors.....	24
8. Appendix 6: Paint Colours	24
9. Appendix 7: Heating System	25



Exterior Finish Schedule

Foundation

Reinforced concrete strip foundations to structural engineer's detail and specification.

Floor

U Value (0.15w/m²k) comprising 150mm Reinforced concrete slab with power floated finish to Structural Engineers details on insulation (0.22 W/mK) with 30mm insulation (0.22 W/mK) perimeter strips on suitable radon barrier laid in accordance with manufacturer's instructions on 50mm clean sand blinding on hardcore in accordance with SR21.

Main Structure

The building structure is proposed as Amvic ICF form system. The Amvic system consists of two moulded flame-retardant EPS panels separated by polypropylene webs. The polypropylene web ties/spacers are sized to maintain core width of 150mm. The standard EPS panels are 400mm high and 1200mm in length, with a thickness of 75mm & 100mm being used in the buildings. The panels are manufactured from fire retardant grade EPS in accordance with IS EN 13163[1] without the use of HCFC's. Vertical edges are grooved to form a flush fit when joined together.

Floor Structure

The floor structure is timber posi-joists to the first floor of the houses. First floor structure for apartments will be pre-cast concrete slabs.

Roof Structure

Timber roof trusses with 2x1.5" battens & breathable felt.



Roof Finish

Black/Blue Cement Slate/tile (planning dependant) Cembrit Berona or Equivalent.

Fascia & Soffit

uPVC Fascia & Soffit – Black.

Gutter & Downpipe

uPVC Gutter & Downpipe – Black.

Windows

Oknoplast Prismatic system 76mm thick PVC, double glazed, tilt and turn Anthracite Gray Wood Grain PVC Foil. U-Value 1.2 w/m²k. Standard locking system. Triple gasket seal. Handles silver/square type. Safety glass where required.

Entrance Door

Rhino composite door, Lane type in range of Heritage colours (planning dependant). 70mm thick double rebate. Standard multipoint locking. Cylinder/Thumbturn.

External Double Doors

uPVC Tilt & Turn inward opening double glazed doors allowing better ventilation options – Anthracite Grey.

External Wall

KABE Render system. Main Wall RTL Frost, Sills & Plinths RTL Stone.



Interior Finish Schedule

Entrance Hall:

Floor

RTL LVT noble oak Grey.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Under Stairs Storage

Sloped head to wardrobe type double doors painted RTL polished white.

Electrical

See Appendix 1.



WC:

Floor

RTL LVT noble oak Grey.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Ware

Wash hand Basin, P Trap Toilet and Cistern.

WC Pictures

See Appendix 2.

Splashback

PVC Panel Beige Concrete Matt 600 x 300mm.



Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Electrical

See Appendix 1.

Living Room:

Floor

RTL LVT noble oak Grey.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Electrical

See Appendix 1.



Kitchen Dining:

Floor

RTL LVT noble oak Grey.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Electrical

See Appendix 1.

Fitted Kitchen

Plain door in dust grey finish. Lorenzo wood laminate Work top. Lorenzo wood back splash 600 x 600mm Lorenzo wood upstand 180mm. Stainless steel extractor hood, single bowls sink and drainer. ¼ turn high spout mixer tap. See Appendix 4.



Stores & Presses:

Floor

RTL LVT noble oak Grey.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Stairs:

Floor

Carpet Colour TBC.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Walls

Smooth plaster finish Painted RTL natural.

Stairs

String painted RTL6P. Polished White. Newel 90 x 90 mm square painted RTL polished white. Handrail - stained Walnut and varnished.



Landing:

Floor

Carpet colour TBC.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.



Bedrooms:

Floor

RTL LVT noble oak Grey.

Skirting

Laminated white profiled skirting 120mm x 12 mm RTL polished white.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Electrical

See Appendix 1.



En-Suite:

Floor

RTL LVT noble oak Grey.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Ware

See Appendix 2.

Electrical

See Appendix 1.



Main Bathroom:

Floor

RTL LVT noble oak Grey.

Windowboards

Painted window board bull nosed to 3 sides, RTL Polished White to 25mm Green MDF.

Walls

Smooth plaster finish Painted RTL natural.

Ceilings

Smooth Plaster Finish painted RTL pure.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

Ware

See Appendix 2.

Electrical

See Appendix 1.

Apartment's Exceptions:

Doors

Internal apartment doors will be FD30 rated Model 100 pre hung door set where specified by fire consultant. Apartment entrance doors will be FD60 rated Model 690 pre hung door set where specified by fire consultant. Appendix 3.

Appendix 1

Schedule of Electrical Fittings

4 Bed Houses

Kitchen	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	1 socket to have USB point
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 4	1 socket to have USB point
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
External	Bulkhead x 2	
	Isolator for heat pump	

4 Bed Houses

Bed 1	Double sockets x 3	2 sockets to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 3	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 3	Double sockets x 2	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 4	Double sockets x 2	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket water storage pump x 1	

3 Bed Houses

Kitchen Diner	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	1 socket to have USB point
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 4	1 socket to have USB point
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Entrance Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	

3 Bed Houses

Bed 1	Double sockets x 3	2 sockets to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 3	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 3	Double sockets x 2	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket for water storage pump x 1	

2 Bed Houses

Kitchen Diner	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	1 socket to have USB point
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 4	1 socket to have USB point
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Entrance Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	

2 Bed Houses

External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	
Bed 1	Double sockets x 3	2 sockets to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 3	1 socket to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket for water storage pump x 1	

Apartments

Kitchen Diner	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Socket & isolator for dish washer & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	1 Socket to have USB point
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 4	1 Socket to have USB point
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
WC	Centre globe x 1	
	Shaver light x 1	
	Extractor Fan x 1	
Entrance Hall	Centre pendent x 1	
	double socket x1	
	Smoke detector x 1	
	Doorbell x 1	
	Consumer board	
External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	
Bed 1	Double sockets x 3	2 sockets to have USB point
	Centre pendent x 1	
	Smoke detector x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Spur for water storage pump	

Appendix 2 Sanitary Ware



RTL1SW – *Pivot
Shower Door Satin
900 x 1950mm*

RTL2SW - *Fixed
Shower Screen Satin
900x1950mm*



RTL6SW – *Washbasin
Mixer Tap & Waste*



RTL3SW – *Dolomite Cast
Shower Tray 900x900mm*



RTL5SW – *Thermostatic
Showering Kit*



RTL7SW – *Washbasin
Chrome 550 x 470 mm*

Appendix 2

Sanitary Ware



RTL14SW – *Small Washbasin & Pedestal For WC*



RTL11SW - *PVC Wall Panel 400x2700mm Beige Concrete Matt*



RTL16SW – *Chrome Washbasin Waste Trap*

End Cap		
	Silver	2400mm
	Silver	2700mm
	Silver	4000mm

Internal Corner		
	Silver	2400mm
	Silver	2700mm
	Silver	4000mm



RTL9SW – *Combi WC Toilet and Cistern*

RTL13/14SW – *Trims for PVC Panelling (Silver)*

Appendix 3

Internal Joinery



RTL1D – Doorset
*Model 100 Finished,
Standard or Fire rated
available*



RTL2D - Doorset
*Model 690 Finished,
Standard or Fire rated
available*



RTL 1FL –
*Laminate Vinyl
Flooring 178 x
1219 x 4.5mm*

Appendix 4

Kitchen Fittings



RTL62K – *Cooker Hood
Extractor Stainless 600mm*



RTL57K –
Handle Fat D



RTL61K – *High Spout ¼
Turn Mixer Tap*



RTL59K – *Single Bowl Sink
& Drainer*

Appendix 5 & 6

- External Windows & Doors - Paint Colours



RTLED1 – Lane Type
External Composite Door



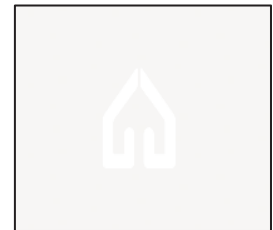
RTL1P – *RTL Frost*
Exterior Walls



RTL2P – *RTL Stone*
Exterior Sills and Plinth



RTL3P – *RTL Natural*
Interior Walls



RTL4P – *RTL Pure*
Interior Ceilings



RTL1WW- Prismatic Double-
Glazed Anthracite

Appendix 7

Heating System

The heating source for each unit will be an externally mounted high efficiency air-to-water split heat pump with integrated hot water storage.

Cold Water Storage by means of 300ltr Aquabox with integrated booster pump.

Space heating provided by means of high efficiency steel radiators to all rooms.



RTL31HS – Aquabox
300ltr with Booster
Pump



RTL29HS – High
Efficiency Steel
Radiator

RTL28HS – Split
Air-to-Water Heat
Pump c/w Hot
Water Storage.





Contact Us

colm.donnellan@remcolltrading.com

+353 (1) 813 9754

Our Offices

Office 5, Unit 2, Lauragh,
Industrial Estate, Bandon, Co.
Cork P72 Y729



(E&OE)