

SELECTED PROJECTS · 2024 — 2026

FF&E Designer/Specialist & Project Coordinator

Bespoke furniture, decorative lighting, hand-tufted carpets and artwork — specified, procured and controlled from concept through factory inspection to handover.



HOSPITALITY & PRIVATE RESIDENTIAL · UNITED ARAB EMIRATES · KINGDOM OF SAUDI ARABIA

Kanz Kamal Roushdy

An FF&E practitioner who works at both ends of the package — the specification that defines a piece, and the coordination that gets it built, inspected and shipped without drift.

Four years across hospitality and high-end private residential work in the UAE and Saudi Arabia, delivering furniture, decorative lighting, hand-tufted carpets and artwork packages through European and Asian manufacturers. The work spans concept selection decks and technical specification through BOQ reconciliation, supplier tendering, technical-sheet control, finishes approval, factory inspection and shipment.

The through-line across every project here is document control. Each package is run from a single controlling tracker — item code, zone, quantity, finish, revision, status — so that what is quoted, what is drawn and what is manufactured stay the same thing.

EXPERIENCE

2024 — 2026

FF&E Designer/Specialist & Project Coordinator — Blouge FZ L.L.C., Ras Al Khaimah, United Arab Emirates. Furniture, lighting, carpet and artwork packages for hospitality and private residential clients in the UAE and Saudi Arabia.

SECTORS	CATEGORIES	MARKETS
Hospitality — full-service & apart-hotel Private residential — luxury villas	Loose & bespoke furniture · Decorative lighting · Hand-tufted carpets · Artwork & framing	Clients: UAE · Kingdom of Saudi Arabia Manufacturing: Portugal · Albania · India · China · UAE



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AT A GLANCE

EXPERIENCE	2024 — 2026
PROJECTS	4 selected, across 2 markets
LANGUAGES	Arabic & English

What I produce, and what I control

SPECIFICATION & DESIGN

- FF&E schedules & item specification sheets
- Furniture selection & concept decks
- Material, finish & colour boards
- Technical drawing review & mark-up
- Alternative-option presentations
- Artwork curation & framing specification
- Lighting finishes guides

PROCUREMENT & COORDINATION

- BOQ take-off & quantity reconciliation
- Supplier sourcing, RFQ & comparison
- Quotation vs. specification checking
- Material & production trackers
- Lead-time & delivery-date control
- Sample & mock-up checks
- Project packaging list & delivery notes

QUALITY & COMPLIANCE

- Pre-shipment factory inspection
- Defect registers & remanufacture control
- Shop-drawing tracing & shape alignment
- Fire-retardant & material certification
- Finish & colour approval records
- Revision control across issued packages
- Client approval & sign-off trails

TOOLS

- AutoCAD
- 3Ds Max
- Adobe InDesign · Photoshop
- Microsoft Excel — trackers & schedules
- PowerPoint & Keynote — client decks

SUPPLY CHAIN WORKED WITH

PORTUGAL · UPHOLSTERY, CASE GOODS & OFFICE FURNITURE

PORTUGAL · DECORATIVE LIGHTING

ALDECO — PORTUGAL · TEXTILES

CASAMANCE — FRANCE · TEXTILES

ORB · TEXTILES

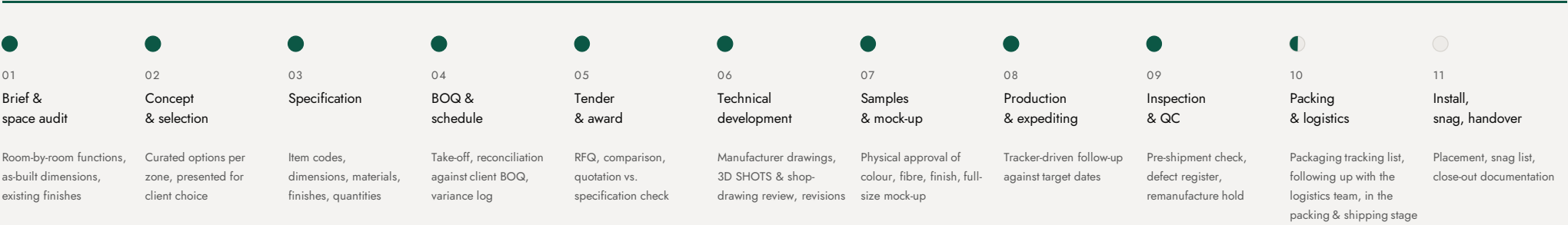
INDIA · CUSTOM CARPETS MANUFACTURING

ALBANIA · UPHOLSTERY & CASE GOODS

NATIONAL PAINTS — FIRE-RETARDANT COATINGS

How an FF&E package runs

The eleven stages below are the full chain from brief to handover. The stages marked in emerald are the ones I have personally owned on the projects in this portfolio — the front half is the specialist’s work, the back half the coordinator’s, and the value is in not letting anything change between the two.



THE CONTROLLING DOCUMENT

Every package runs from one tracker that carries the item code through all eleven stages. Drawings, quotations and sheets are keyed to it, never the other way round.

WHERE PACKAGES FAIL

Between stages 05 and 06 — when a quotation and a technical sheet describe the same code differently — and between 08 and 09, when production runs ahead of an unapproved finish.

WHAT I CHECK FIRST

Quantity against BOQ, finish against approved sample, and sheet against quotation. Three checks that catch most of what would otherwise arrive on site wrong.

Four packages, four categories

	PROJECT	LOCATION	CATEGORY	SCALE	RECORDS WINDOW	PAGE
01	Mr. Abdelmalek's Villa	Riyadh, KSA	Bespoke upholstery & case goods	4 floors · 15 zones · 21 drawing sheets	Oct 2024 — Jul 2026	06
02	Novotel & Adagio Hotel, Al Butain	Abu Dhabi, UAE	Artwork & framing package	2 hotels · 498 pieces · 7 codes	Jan 2026 — Sept 2026 (Phase 1 Completed) — currently processing phase 2	09
03	Novotel Hotel Riyadh	Riyadh, KSA	Hand-tufted carpets	20 items · 280 pieces · ≈2,438 m ²	Oct 2025 — Jun 2026	12
04	Mr. Mashaal's Villa	Riyadh, KSA	Decorative lighting	32 items · 19 zones · 27 tech sheets	Sep 2024 — May 2025	14

Projects Index

7
PACKAGES DELIVERED

778
PIECES TRACKED — PROJECTS 02 & 03

10
MANUFACTURERS & SUPPLIERS COORDINATED

5
COUNTRIES OF MANUFACTURE

PROJECT 01 · PRIVATE RESIDENCE

Mr. Abdelmalek's Villa

RIYADH, KINGDOM OF SAUDI ARABIA

A 4-floor private villa furnished entirely in bespoke upholstery and case goods, developed with a Portuguese manufacturer across a 21-sheet technical package.

Sofas from 2,350 to 4,690 mm, armchairs, majlis seating, dining, beds and nightstands — each drawn, upholstered to a named fabric reference and finished in matte gold stainless or lacquered MDF to a specified NCS colour.

FF&E SPECIFICATION

BESPOKE DEVELOPMENT

PRODUCTION CONTROL

FACTORY QC

4	10	21	R8	3
FLOORS	ZONES	DRAWING SHEETS	TRACKER REVISION	FABRIC HOUSES

PHASES OWNED

BRIEF	CONCEPT	SPEC	SCHEDULE	TENDER	TECH DEV	SAMPLES	PRODUCTION	QC	LOGISTICS	HANDOVER

CHALLENGE 01 · SPECIFICATION DRIFT

A bespoke package that revised three times before it was final

SITUATION	The technical drawing package was issued in three tranches — 14 October, 12 November and 26 November 2025. Fabric references, pillow schedules and metal & fabric finishes moved between issues, and the manufacturer was working to whichever sheet had arrived last.
ACTION	Made the material tracker the single controlling document and drove it to revision R8. Every drawing sheet was keyed back to it, and a discrepancy list was issued to the factory before any fabric was cut.
RESULT	The package closed at R1 FINAL with fabric references, pillow counts and metal finishes matching drawing for drawing across all 21 sheets.

CHALLENGE 02 · NON-CONFORMANCE AT THE FACTORY

A velvet sofa run that did not match the approved drawings

SITUATION	At the shop drawing stage the sofa didn't match the design intended and pre-shipment inspection in June 2026, a run of brown velvet seating showed upholstery deviation against the approved technical drawings.
ACTION	For the shop drawing design I sketched the correct curves for the supplier technical team to use it as a guide. For the pre-shipment inspection each affected part was photographed and tagged on the factory floor against its item code, a defect register was issued to the manufacturer, and the shipment was held rather than released.
RESULT	The sofa was redrawn in the technical stage until it met the client's vision & got remanufactured and re-inspected before release. Nothing non-conforming travelled to site, and no rectification cost landed at destination.

MATERIAL TRACKING DETAILS					CURRENT STATUS UPDATES & BUDGES REQUEST TO PELCORTE 06/10/2025				
S.N. CODE	DESCRIPTION	QTY	UNIT	IMAGE	REQUIRED FUNCTION	TYPE	CHOOSSEN FINISH DETAILS/ CODE	REFERENCE IMAGE	
Men Majlis									
5	SOFA AS IMAGE, UPHOLSTERY IN FABRIC D FRAME IN MDF COVERED BY 'BRUSHED DARK BRASS' DIMENSIONS: W 2600 X D 800 X H 800 MM	2	Pcs		SOFA BODY	FABRIC	BOOK: ALDECO MATERIAL: safety velvet 05 bronze brown		SAMPLE PROVIDED APPROVED 'DONE'
					SOFA BASE	METAL	STAINLESS STEEL W/ BRASS COLOR FINISH FOLLOW IMAGE SHARED IN THE REMARKS COLUMN		SAMPLE PROVIDED APPROVED 'DONE'
					PILLOW A (40 X 40 CM) - 2 pcs	FABRIC	BOOK: ALDECO MATERIAL: DÉCOUPÉ VELVET 03 Linen Caramel		SAMPLE PROVIDED APPROVED 'DONE'

A GLIMPSE OF HOW THE MATERIAL TRACKER IS MANAGED FOR EACH ITEM IN THE PROJECT FROM SELECTION STAGE TILL PACKAGING AND SHIPPING.



DEFECT REGISTER — PIECES TAGGED ON THE FACTORY FLOOR AND HELD FOR REMANUFACTURE

PACKAGE SPECIFICATION

MANUFACTURE	Portugal — upholstery & case goods
TEXTILES	Aldeco (Garret Easy Clean FR, Siege Velvet, Vallado, Safety Velvet, Découpé Velvet, Freddie Velvet) · Casamance (Chester) · ORB (Numea)
METALWORK	Stainless steel, Inox d'Ouro matte gold, to approved sample
CASE GOODS	Matte-lacquered MDF to NCS S 3502-Y50R, S 2002-Y50R, S 7020-B, S 2005-Y20R · French oak · black lacquer
ZONES	Basement B01–B02 · Ground G01–G02 · First F01–F05 · Roof R01–R02

Manufactured to specification

Photographed at the manufacturer before release. Each piece carries the fabric reference, metal finish and dimension that were specified in the technical package.



G01 · MEN MAJLIS
4-Seater Sofa

Upholstered seating on a matte gold stainless plinth · loose scatter cushions in contrast weave



G02 · FAMILY MAJLIS
Curved bouclé armchair

Sculpted shell in textured bouclé · matte gold stainless plinth to approved sample



F01 · FAMILY MAJLIS
L- Shaped sofa

Continuous shaped back in plain weave · loose cushions in contrast.



F05 · BEDROOM 5
Bed

Upholstered Magenta Roma sand fabric with a matte gold stainless plinth



R01 · MASTER BEDROOM
Nightstand pair

Radiused oak carcass with black lacquer inset · leather-wrapped pull



F05 · BEDROOM 3
Lacquered nightstand

Upholstered Garret Easy Clean FR 02 Calcaire fabric with a matte gold stainless plinth

FURNITURE TYPOLOGIES

Sofas · armchairs · majlis seating · beds · nightstands

LARGEST PIECE

4,690 mm sofa, first-floor family majlis — drawn front, side and top with a keyed pillow schedule

PILLOW SCHEDULE

Every sofa carries a per-piece cushion list — count, size and fabric reference — drawn on the sheet, not left to the factory

APPROVAL BASIS

Metal and timber finishes approved against physical samples, not renders. 3D render issued alongside each sheet for client confirmation of layout & color scheme chosen

Novotel & Adagio Hotel Al Butain

ABU DHABI, UNITED ARAB EMIRATES

A 498-piece artwork and framing package for two hotels on one site — curated, specified, fire-certified and reconciled against the client's BOQ before procurement.

Twenty artwork codes across four sizes, covering guest bedrooms, bathrooms, living areas and circulation corridors on floors 11 to 14 for both hotels.

ARTWORK CURATION

SPECIFICATION

BOQ RECONCILIATION

FIRE COMPLIANCE

498 _{pcs}	20	4	2	11–14
PHASE 1 QUANTITY	ARTWORK CODES	SIZES	HOTELS	FLOORS

PHASES OWNED

BRIEF	CONCEPT	SPEC	SCHEDULE	TENDER	TECH DEV	SAMPLES	PRODUCTION	QC	LOGISTICS	HANDOVER	

CHALLENGE 01 · QUANTITY VARIANCE

Procurement choice of artwork did not meet the client's needs

SITUATION	Once the client had chosen the rooms, bathrooms & corridor artwork for the Novotel & Adagio, from the client deck I prepared, the selection totaled 60 pieces against a BOQ line of 56 on code AT-705. The variance was buried inside eighteen separate artwork options.
ACTION	Built a code-level tracker mapping every selected artwork to its BOQ code, floor band and unit type — studio, 1BR, 2BR, 3BR — then flagged the four-piece variance in writing, naming the exact code, before anything went to procurement.
RESULT	The client reconciled the quantity at their end. A four-piece overage was resolved on paper instead of arriving as surplus stock on a hotel floor.

CHALLENGE 02 · COMPLIANCE IN CIRCULATION ROUTES

Artwork in hotel corridors needs a fire submittal, not just a spec

SITUATION	Framed canvas in guest corridors sits in a means-of-escape route, so the canvas, the timber moulding and the coating each needed documented performance — from three different suppliers.
ACTION	Assembled the canvas technical data sheet, the pine moulding data sheet, the fire-retardant varnish data sheet and the manufacturer's fire certificate into one 15-page submittal issued alongside the artwork specification.
RESULT	One approvable package rather than a chain of RFIs, with the compliance chain closed before the first frame was ordered.

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112.26 & 113.26 - NOVOTEL & ADAGIO - ROOMS & CORRIDORS ARTWORKS - PHASE 1 TRACKER

L/F	Code	DESCRIPTION	TOTAL QTY	PHASE 1 TOTAL QTY	PHASE 2 TOTAL QTY	UNIT	ITEM IMAGE	REMARKS	PHASE 1					CURRENT STATUS	
									LEAD TIME	FLOORS LEAD TIME	STUDIOS SET	1 BRK SET	WORK SET		3 BRK SET
NOVOTEL HOTEL															
ROOMS															
1	AT-701	ART WORK 1 @ BEDROOM 1800 mm x 1200 mm		110		Pcs		http://www.adagio.com/interior-design/ 11TH FLOOR - NOVOTEL HOTEL	TARGET DATE 5 SEPTEMBER	11TH TO 14TH FLOOR /	-	-	-	-	
1	AT-702	ART WORK 2 @ BATHROOM 1800 mm x 1200 mm		110		Pcs		http://www.adagio.com/interior-design/ 11TH FLOOR - NOVOTEL HOTEL	TARGET DATE 5 SEPTEMBER	11TH TO 14TH FLOOR /	-	-	-	-	
1	AT-703	ART WORK 3 @ LIVING ROOM TYPE 1 SUITE 1800 mm x 1200 mm		4		Pcs		http://www.adagio.com/interior-design/ 11TH FLOOR - NOVOTEL HOTEL	TARGET DATE 5 SEPTEMBER	11TH TO 14TH FLOOR /	-	-	-	-	

PHASE 1 TRACKER — EVERY SELECTED ARTWORK MAPPED TO CODE, FLOOR BAND AND UNIT TYPE

ITEM SPECIFICATION

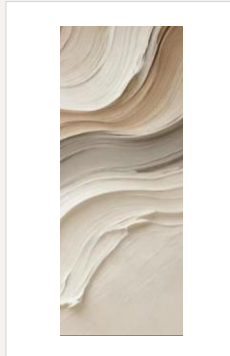
SUBSTRATE	Exhibition matte poly-cotton canvas, 380 gsm — Canvas Range IFA 55, 500 µm, high-white, crack-resistant on edges
PRINT	Aqueous ink, pigment and dye compatible · fast-drying, scratch and water resistant
FRAME	Rocky Mountain white pine moulding, L-shape profile, painted finish to image
COATING	National Paints fire-retardant varnish, certified — 2 coats primer + 2 coats topcoat
FIXING	Safety lock — required for guest-accessible areas
SIZES	600 × 600 · 800 × 1000 · 800 × 1200 · 700 × 2000 mm
CODES	AT-701 · AT-702 · AT-703 · AT-704 · AT-705 (variances) · AT-706 · AT-707

QUANTITY BREAKDOWN

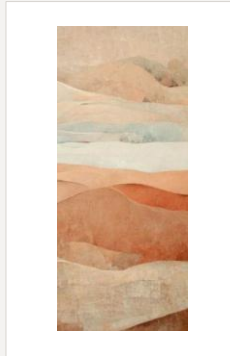
Novotel — guest rooms	224	Adagio — guest rooms	118
Novotel — corridors AT-705	72	Adagio — corridors AT-705	60
Novotel — corridors AT-706/707	16	Adagio — corridors AT-706/707	8

The palette, presented for choice

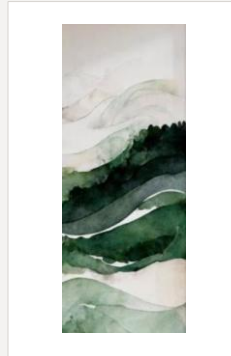
Options were presented space by space — bathroom, bedroom, living area, corridor — each on its own specification sheet carrying code, dimension, finish and fixing, so the client chose from specified items rather than from images.



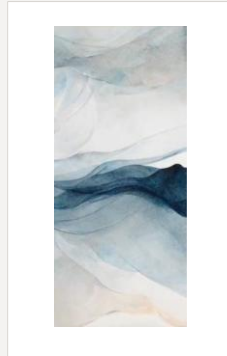
AT-705
Corridor · 700 × 2000 mm



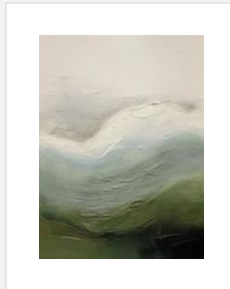
AT-705
Corridor · 700 × 2000 mm



AT-705
Corridor · 700 × 2000 mm



AT-705
Corridor · 700 × 2000 mm



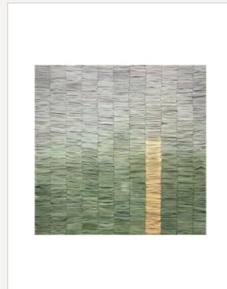
AT-707
Corridor · 800 × 1200 mm



AT-706
Corridor · 800 × 1200 mm



AT-704
Rooms · 800 × 1000 mm

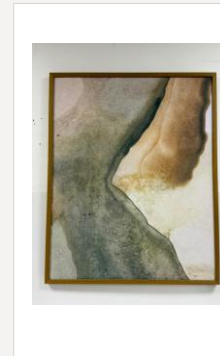


AT-702
Bathroom · 600 × 600 mm

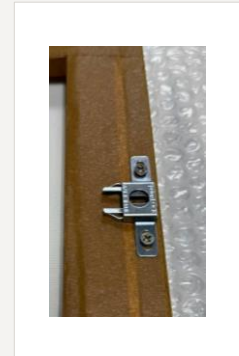
MANUFACTURING RESULTS FOLLOWING REQUIRED SPECIFICATIONS



AT-702
Bathroom · 600 × 600 mm

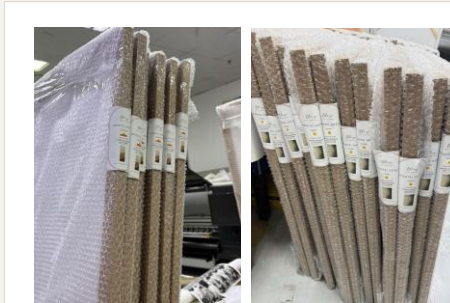


AT-707
Bathroom · 800 × 1000 mm

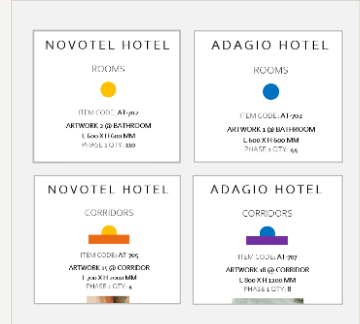


FIXTURES
Safety lock fixture

PACKAGING & LABELING



PHASE 1 PACKING — EVERY SELECTED ARTWORK MAPPED TO CODE, FLOOR BAND AND UNIQUE COLOR SYMBOLS FOR EASY CLASSIFICATION & DISTRIBUTION BETWEEN TWO HOTELS



CURATION LOGIC

Two families run through the scheme: an emerald-and-sage group anchoring the guest rooms and bathrooms, and a warm terracotta-and-stone group breaking up the long corridor runs. Blue is used sparingly, as a pause.

HOW OPTIONS WERE ISSUED

Forty-six corridor options, nine bedroom, eight bathroom and a living-area set — each on its own specification sheet with code, dimension, finish and fixing, so the client selected specified items rather than images.

SOURCING NOTE

Every option carried its source reference in the tracker, so the printable original could be retrieved at production without a second search.

PROJECT 03 · HOSPITALITY

Novotel Hotel Riyadh

RIYADH, KINGDOM OF SAUDI ARABIA

280 hand-tufted carpets in New Zealand wool and viscose — from a six-colour sample through a full-size room mock-up to a signed-off production run.

Twenty carpet types across studio, one-, two- and three-bedroom units, each traced against its as-built room shape before a single knot was tufted.

CARPET SPECIFICATION

SAMPLE & MOCK-UP

SHOP-DRAWING TRACING

PRODUCTION QC

280 _{pcs} CARPETS	21 LINE ITEMS	2,438 _{m²} TOTAL AREA	4 UNIT TYPES	4 - 5 _{mo} LEAD TIME
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PHASES OWNED

BRIEF	CONCEPT	SPEC	SCHEDULE	TENDER	TECH DEV	SAMPLES	PRODUCTION	QC	LOGISTICS	HANDOVER

CHALLENGE 01 · COLOUR ON A NATURAL FIBRE

Wool and viscose take dye differently — and a swatch will not prove it

SITUATION	The scheme depended on a precise wool-to-viscose ratio per colour. Viscose is vat-dyed and reads with a sheen; wool reads matte. At 50 × 50 mm the difference is invisible; across a 7.9 m² room carpet it is not.
ACTION	Ran a staged approval programme — a 50 × 50 cm six-colour sample, then a 40 × 40 cm seven-colour sample, then a full-size 269 × 293.5 cm room mock-up in HT-550 construction — and recorded the wool/viscose percentage behind every colour on the sample key.
RESULT	Colour was signed off against a full-size physical carpet, with the fibre ratio documented, before the 280-piece run was released.

CHALLENGE 02 · IRREGULAR SHAPES AGAINST AS-BUILT ROOMS

Twenty carpet shapes, none of them rectangular

SITUATION	Each unit type had a shaped carpet cut around thresholds, wardrobes and bathroom returns. A shape error is unrecoverable — a hand-tufted carpet cannot be trimmed to fit without destroying the border.
ACTION	Traced every shop drawing against the corresponding room shape and ran a per-unit-type alignment check, issued back to the client for RFA before tufting began.
RESULT	Shape deviations were resolved on drawings, not on finished carpets, across all twenty items.



HAND-TUFTING IN PROGRESS · DYED NZ WOOL AND VISCOSE LOTS



COLOUR SAMPLE · QUALITY CHECK · PACKING BEFORE SHIPMENT

CONSTRUCTION SPECIFICATION

CONSTRUCTION	Hand tufted, HT-550 — high weaving density
COMPOSITION	60% New Zealand wool · 30% viscose · 10% cotton, on cotton canvas backing
PILE	≈11 mm wool pile · ≈15 mm total with backing
WEIGHT	≈3.30 kg/m² fibre · ≈3.70 kg/m² finished
PERFORMANCE	Wool and viscose both fire resistant · viscose vat-dyed · evlon moth-proofing
UNIT TYPES	Studio A1/A/B/D/D1 · 1BR A/A1/B/B1 · 2BR A/A1 · 3BR
TERMS	CIF Riyadh · 4–5 months from confirmed order

PROJECT 04 · PRIVATE RESIDENCE

Mr. Mashaal's Villa

RIYADH, KINGDOM OF SAUDI ARABIA

A 32-item decorative lighting package in brushed and plated gold, black nickel, crystal and marble — specified zone by zone across four floors.

Suspensions, chandeliers, pendants, wall lights, table lamps and floor lamps from a single Portuguese manufacturer, controlled through 27 technical sheets and a client finishes guide.

LIGHTING SPECIFICATION

FINISHES GUIDE

SHEET VS. QUOTATION CONTROL

PRODUCTION FOLLOW-UP

32	6	19	4	27
LINE ITEMS	TYPES	ZONES	FLOORS	TECHNICAL SHEETS

PHASES OWNED

BRIEF	CONCEPT	SPEC	SCHEDULE	TENDER	TECH DEV	SAMPLES	PRODUCTION	QC	LOGISTICS	HANDOVER

CHALLENGE 01 · SHEET AGAINST QUOTATION

Three chandeliers whose technical sheets did not match what was quoted

SITUATION	On LI017/LI027 (Chandelier 5 and 8) and LI022 (Chandelier 6, large and small), the technical sheets issued by the manufacturer carried different details from the items that had been priced. Left alone, the factory would have built to the sheet and the client would have paid for the quotation.
ACTION	Held both versions on file, marked every affected sheet explicitly as not matching the quotation, and put the variance back to the supplier as a written query before release to production.
RESULT	Resolved at sheet stage. The discrepancy never became a delivered chandelier in the wrong specification.

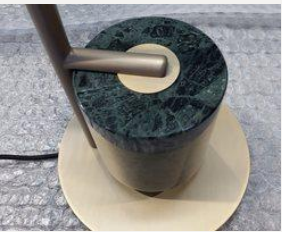
CHALLENGE 02 · FINISH DECISIONS AT SCALE

Nineteen zones, one client, and eight competing metal finishes

SITUATION	Brushed gold matte, 24-carat plate, polished gold, hammered canyon, black nickel, two marbles and clear crystal were all in play, with different combinations per zone. Approvals were arriving by message and scattering.
ACTION	Built a Lighting Finishes Tracker Guide — one row per item carrying code, zone, dimensions, reference image, the finishes requiring a decision, and a dedicated column for the client’s choice.
RESULT	A single document carried the entire finish approval trail for all 32 items, and became the reference the factory worked to.



PRODUCTION FOLLOW-UP AT THE MANUFACTURER, PORTUGAL — ASSEMBLY AND LIT TEST



MARBLE BASE · CRYSTAL DETAIL · HAMMERED CANYON FINISH, CHECKED AGAINST SHEET

PACKAGE SPECIFICATION

MANUFACTURE	Portugal — production ref. C25.408
CODES	LI001 — LI044, 32 specified items
TYPES	Suspensions · chandeliers · pendants · wall lights · table lamps · floor lamps
METAL FINISHES	Brushed gold matte · 24-carat gold plate · polished gold · black nickel · canyon - hammered
MATERIALS	Brass body · clear and smoked crystal · Sahara Noir marble · Guatemala marble
ZONES	Basement, ground, first and second floors — majlis, receptions, dining, kitchen, bedrooms, bathrooms, office, guest suite

Specified item by item, zone by zone

Each item was issued with a technical sheet carrying weight, bulb type and wattage, materials, packing volume and the finish options requiring a client decision.



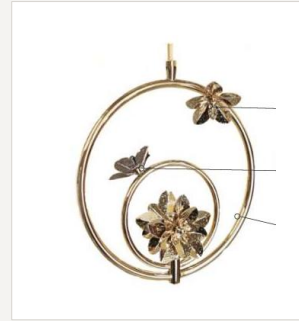
LI001
Pendant Light 1
H 30 · Ø 82 cm · polished gold ·
basement dining



LI010
Chandelier 2
H 60 · Ø 60 cm · plated gold, clear
crystal · male reception



LI012
Chandelier 3
Ø 60 · H 20 cm · brushed gold, crystal
rod drum · male majlis



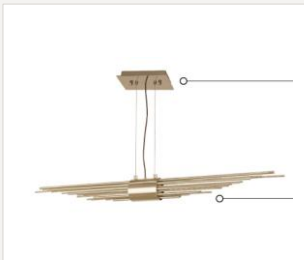
LI014
Pendant Light 4
H 28 · Ø 10 cm · plated gold · guest
bathroom



LI026
Wall Light 12
H 30 × W 9 × D 16 cm · plated gold,
hammered · female bathroom



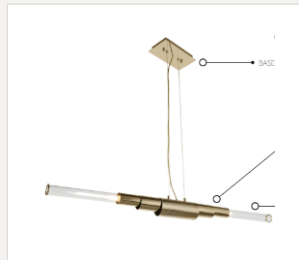
LI029
Wall Light 13
H 30 × W 9 × D 16 cm · hammered
finish · master bedroom



LI035
Pendant Light 10
H 9 × W 100 cm · brushed gold ·
second-floor office



LI037
Floor Lamp 2
H 178 · Ø 30 cm · brushed gold, bronze
glass · office



LI043
Chandelier 9
H 8 × W 115 cm · brushed gold, clear
glass · guest bedroom



LI002
Wall Light 1
Ø 50 × D 6 cm · hammered gold matte ·
basement dining



LI036
Table Lamp 1
H 75 · Ø 75 cm · plated gold · ground
kitchen

WHAT THE SHEET CONTROLS

Net and gross weight, bulb quantity, type and maximum wattage, body and detail materials, glass or crystal type, packing dimensions and volume, and the finish options open to the client.

Three of these sheets were issued not matching the quotation. That is what the control catches.

The four instruments every package runs on

MATERIAL TRACKER

R8

The controlling document. One row per item, carried from specification through to delivery, with every revision stamped.

ITEM CODE

ZONE / FLOOR

DESCRIPTION

DIMENSIONS

QTY

UNIT

MATERIAL

FINISH

SUPPLIER

LEAD TIME

TARGET DATE

STATUS

REVISION

ITEM SPECIFICATION SHEET

per item

Issued per item for client approval. Carries what the item is, not what it costs — so it can go to the factory unchanged.

CODE

PRODUCT REF.

DIMENSIONS

UNIT AREA

QTY

MATERIAL

FINISH REF. IMAGE

CONSTRUCTION NOTES

FIXING

REMARKS

FINISHES GUIDE

client choice

Turns scattered approvals into one auditable trail. The final column is the client's, and it is the only place a decision is recorded.

CODE

ZONE

DESCRIPTION

QTY

IMAGE

ALTERNATIVE

FINISHES TO CHOOSE

CLIENT'S CHOICE

PHASE / QUANTITY TRACKER

phase 1

Reconciles what was selected against what was in the BOQ, split by phase, floor band and unit type. Variances are named, not absorbed.

CODE

TOTAL QTY

PHASE 1 QTY

PHASE 2 QTY

STUDIO

1BR

2BR

3BR

FLOORS

LEAD TIME

BOQ VARIANCE

ALSO PRODUCED

Furniture selection decks · alternative-option presentations by space · technical data sheet compilations revision · fire and material certification submittals · quotations and comparison sheets · shop-drawing tracing and alignment reviews · defect registers.

REVISION DISCIPLINE

Nothing goes to a factory on an unnumbered revision. Across these four packages that meant a tracker at R8, a technical drawing package closed at R1 FINAL, and a quotation held at R2 — each traceable to the issue it replaced.

CONFIDENTIALITY

Project names and locations are shown with permission. Contract values, unit pricing, client contact details and supplier commercial terms are withheld from this document throughout.

THANK YOU

Specification is a promise. Coordination is keeping it.

From concept to completion, every project is approached with thoughtful organization, strategic coordination, and meticulous attention to detail—prepared to deliver seamlessly, regardless of scale.

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