

FORESHORE
PLACE



Mid Century
Modern
Apartments

STANDARD
SPECIFICATIONS
AND FINISHES

Introduction

This document provides the prospective buyer with an understanding of the finishes and fittings selected for the construction of the apartment.

1.1 FLOORS

1.1.1 PORCELAIN FLOOR TILES

300mm x 300mm x 10mm thick full-bodied porcelain floor tiles with grouted joints as per Moonstone range (or equal approved).

Colours: MST6003LP matt finish.

Areas: Bathroom

1.1.2 VINYL FLOOR TILES

Vanguard Parquet range 3x9inch stick-down vinyl floor tiles, 3mm LVT parquet with 0.55mm wear layer installed on existing screeds.

Colour: Beach House.

Areas: Living Room, Bedroom & Kitchen

1.2 SKIRTINGS & TRIMS

SOLID TIMBER SKIRTING: Painted solid hardwood timber skirting 22mm x 100mm high.

Areas: All areas except bathrooms & kitchens

PORCELAIN TILE SKIRTING: 300 x 200 x 10mm thick full-bodied porcelain skirting tiles as per Moonstone range (or equal approved)

Colour: MST6002LP semi-polished finish

Areas: Bathroom

1.3 WALLS

1.3.1 Drywall Type 1: Internal Painted Drywalls

Gypwall Classic 63/F30S42

NOTE: Additional anti-fungal additive to be added for all Bathroom & Kitchen drywalls.

1.3.2 Drywall Type 2: Painted Demising 2-hour fire rated Drywalls between Apartments & around.

Gypwall Firestop Hispec 102/F120S55

1.3.3 Drywall Type 3: Internal tiled drywalls to Bathrooms

Gypwall 63, 5mm studs and tracks with 15mm Gyproc Moisture resistant Rhinoboard.

NOTE: Tiling to shower walls to 2000mm high and 1400mm high to remaining walls with paint above. Paint colours: To later specification. All exposed tile junctions to have natural anodised aluminium tile trims (as per M-trim ASE 120 or equal approved)

1.3.4 Drywall Type 4: 1 hour fire-rated drywall barrier against glazing between Apartments.

Gypwall Firestop 102/F60S52

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1.4 COLUMNS

INTERNAL CONCRETE COLUMNS

Existing columns plastered and painted.

Paint colour: To later specification.

1.5 DOORS

1.5.1. SEMI-SOLID CORE TIMBER DOORS & SOLID TIMBER FRAMES – internal doors

Painted 2100mm high solid core timber doors & solid timber doorframes.

Paint colour: To later specification

1.5.2. SEMI-SOLID CORE TIMBER DOORS & SOLID TIMBER FRAMES – bathroom doors

Painted 2100mm high solid core timber horizontal sliding top-hung pocket doors.

Paint colour: To later specification

1.5.3. SOLID CORE TIMBER DOORS & SOLID TIMBER FRAMES – entrance doors

Class D fire-rated timber door and doorframe (as per Allandel or equal approved) with painted finish to both sides of door leaf with painted doorframe.

Paint colour: To later specification

1.6 CEILINGS & SOFFITS

1.6.1 GYPSUM SKIM PLASTERED SUSPENDED CEILING/BULKHEADS

Skimmed and painted gypsum plasterboard suspended ceiling with recessed perimeter bulkheads along glazing only for roller blinds/drapery.

Paint Colour: white

1.7 CORNICES

INTERNAL CORNICES

1.7.1 STEPPED BULKHEAD

Ends of ceiling boards adjacent plasterboard walls cut to tapered profiles to allow for linear flush-sealed flexible acrylic joint with Painters Mate acrylic sealant (or equal approved).

Finish: Painted white

1.8 WINDOW CILLS/INTERIOR WINDOWS

1.8.1 EXTERNAL WINDOWS

Areas: Perimeter external glazing.

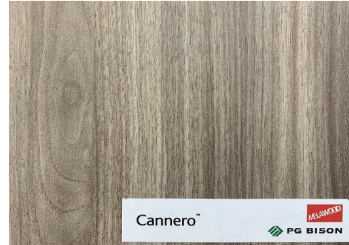
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1.9 JOINERY

Colour: CANNERO



1.9.1 KITCHEN

- Built-in kitchen cupboards with 16mm thick melamine wrapped doors & exterior trims as per Melawood Cannero Natural Touch (or equal approved) with white melamine interior carcasses & shelves.

NOTE: Low level/full height cupboards & 16mm thick high-level shelves to be provided. LED strip lighting to base of lowest Kitchen shelf over counter top.

- Caesarstone counter tops (Colour: Montblanc code 5043) with 2mm square arrised edges.
- 100mm anodized aluminium plinths to cupboards.
- 6.38mm thick translucent toughened glass splash back panel consisting of 2 layers of glass with coloured vinyl laminate interlay (Colour: White) fixed to drywall backing board painted white as splash back above hob.

NOTE: One row of 600 x 600mm high full-bodied porcelain wall tiles (as per Moonstone range, semi-polished. Colour: MST6003LP semi-polished finish) to run full length of counter top for fixing of electrical socket outlets. Glass splash back below extractor unit.

Full-height built-in electrical DB cupboard with 16mm thick duco sprayed MDF with double hinged doors. Colour: To later specification.

1.9.2 BATHROOM

TYPE 1:

- Built-in vanity cupboard with 16mm thick melamine wrapped doors and exterior trims as per Melawood Cannero Natural Touch (or equal approved) with white melamine interior carcass supported on gms gallow brackets fixed to conc. floor slab.
- Caesarstone vanity top. Colour: Montblanc code 5043
- 600 x 1000 x 6.38mm thick toughened safety glass silver-backed mirror suitable for wet areas with polished edges all around mounted proud of drywall on 25x50mm SA pine blocking pieces painted black above vanity - 2 bedroom unit Bathroom 1.

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1.9.2 BATHROOM (Continued)

TYPE 2:

- Built-in integrated vanity basin and storage unit beneath (no vanity top) as per Continental Plumbing Supplies Simplicity 550(550 x 320mm) or equal approved. Colour: White - 1 bedroom units with
- 800 x 400 x 150mm Duco sprayed MDF medicine cabinet mounted above basin unit with hinged door with 6.38mm thick toughened safety glass silver-backed mirror suitable for wet areas. Colour: White

TYPE 3:

- Built-in integrated vanity basin and storage unit beneath (no vanity top) as per Continental Plumbing Supplies Simplicity 600(600 x 480mm) or equal approved. Colour: White - 2 bedroom unit Bathroom 2 with
- 800 x 400 x 150mm Duco sprayed MDF medicine cabinet mounted above basin unit with hinged door with 6.38mm thick toughened safety glass silver-backed mirror suitable for wet areas. Colour: White

NOTE: LED strip lighting to base and top of mirror

1.9.3 BEDROOM

- Full height built-in cupboards with 16mm thick melamine wrapped doors & exterior trims as per Melawood Cannero Natural Touch (or equal approved) with white melamine interior carcasses & shelves. NOTE: 6.38mm thick toughened safety glass silver-backed mirrors to be attached to front faces of double hinged cupboard doors.

Living Room Joinery:

- Built-in full height Linen cupboard with 16mm thick melamine wrapped doors & exterior trims as per Melawood Cannero Natural Touch (or equal approved) with white melamine interior carcasses & shelves and 100mm anodized aluminium plinth.

1.10 SANITARYWARE & CHROMEWARE

1.10.1 KITCHEN

- Hansgrohe Decor single kitchen lever mixer 160 (or equal approved)

Code: Art. No. 31806223 Finish: Chrome

- In-sink aerators to be provided .
- Franke Quinline QLX651 single bowl with tidy inset sink (or equal approved) with 90mm basket strainer waste & single taphole without overflow. Finish: Stainless Steel. 2 bedroom unit .
- Franke Quinline QLX611 single bowl (or equal approved) with 90mm basket strainer waste & single taphole without overflow. Finish: Stainless Steel 1 bedroom unit.



sink mixer tap



Single bowl with tidy sink



Single bowl

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1.10.2 BATHROOM

- All taps & mixers to be Hansgrohe Decor range (or equal approved) Finish: Chrome
- Hansgrohe adjustable shower heads
- Shower floors to be waterproofed and tiled with 100 x 100mm porcelain tile cuttings with grouted joints as per Moonstone range (or equal approved). Colours: MST6003LP matt finish

NOTE: Shower floor tiles to be sealed with anti-slip sealant

- Frameless glass shower screens and doors as per Aluglass (or equal approved)
- Wall hung wc (as per Duravit Starck 3 or equal approved) 4.5 litre washdown flush Code: 2200090000 Colour: 00 White Alpin Finish
- Acrylic baths (for 2 bedroom apartments only) ITALTILE: Aquarius Athena White Thickened Acrylic Built In Bath 1800x800mm
- HANSGROHE Decor Single lever bath mixer for concealed installation with shower diverter with chrome finish
- Geberit Duofix with Alpha concealed cistern Model no. 458.175.00.1 with Alpha15 dual flush moulded plastic actuator plate Colour: Matt Chrome Code: 115.045.46.1
- Durastyle undermount vanity basin as per Duravit (or equal approved) without overflow or tap platform code: #037337. Colour: White
- Approved hot water system as recommended by the wet services engineer

See item 1.9.2. for Wash hand basin specification.



basin mixer tap



shower head



shower door/screen



wc



Cistern



Vanity & basin



Vanity & basin



Vanity & basin

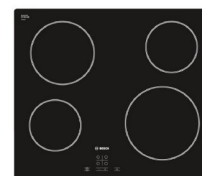
1.11 APPLIANCES

OVEN: BOSCH HBJ534ES0Z: Stainless steel Oven

HOB: BOSCH PKE611D17E 60mm, Ceramic hob

EXTRACTOR: BOSCH DWW06W650Z Brushed steel Chimney hood, 600mm

NOTE: Plumbing and electrical points to be allowed for fridge & washing machine (appliances not included)



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1.12 IRONMONGERY

FRONT DOOR

Door handle: VV-H1054-R8Y-SC VALLI & VALLI W.W. LEVER
HANDLE IN BLACK COMPLETE WITH EURO PROFILE CYLINDER
ESCUTCHEONS.

Lock: 2X19SC UNION EURO PROFILE KNOB CYLINDER KD

Door closer: DC500 CAM ACTION CLOSER EN1-4 SIL

INTERNAL DOORS

Door handle: VV-H1054-R8Y-SC VALLI & VALLI W.W. LEVER
HANDLE SATIN CHROME COMPLETE WITH EURO PROFILE
CYLINDER ESCUTCHEONS.

Lock:

SLIDING BATHROOM DOOR

Door handle: SS5004SS FLUSH PULL HANDLE RADIUS

Sliding gear: 27-210385 ASSA ABLOY Henderson Soltaire 120
2000mm Aluminium track Anodised Silver

Lock: 2X815/TNP 815T/B31 W/C PRIVACY CYL



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1.13 ELECTRICAL

- All cover plates for power points to be by Legrande Arteor range with plastic finish.

Colours: Graphite covers & magnesium inserts (or equal approved)

- Sufficient double power points to all areas: Kitchen worktop: 2 no. double plugs.

NOTE: Electrical sockets to have USB adaptability and data connectivity adjacent desks and beds.

- Telephone & TV electrical outlets to Living Room (not including TV unit)
- Fibre connection to apartment with a wireless router and telephone handset that doubles as an intercom.
- Ceiling lights:
 - Powder- coated aluminium square ceiling downlights as per electrical engineer's specifications (Colour: White)
 - Single pendant light fitting over the dining area.
- Prepayment electricity meter with keypad located within full-height built-in electrical DB cupboard.

1.14 MECHANICAL

Mechanical ventilation and HVAC (as per mechanical engineer's specifications)

1 bed apartments:

Air-conditioning:

- 1 off variable refrigerant volume (VRF) hide away ac unit in the bulkhead capable of individual heating and cooling.
- Conditioned air supplied into the room via grilles mounted in the bulkhead.
- Independent monitoring of each unit's refrigerant consumption for accurate prorating of central cooling and heating plant's energy costs.

Fresh Air:

- Unconditioned, filters fresh / outdoor air supplied to the back of the hideaway AC unit from central fresh air plant.

Toilet Extraction:

Extraction via ceiling disc valve in each bathroom connected to a central extraction system.

2 bed apartments:

Air-conditioning:

- 2 off variable refrigerant volume (VRF) hide away ac units in the bulkhead capable of individual heating and cooling.
- Conditioned air supplied into the room via grilles mounted in the bulkhead.
- Independent monitoring of each unit's refrigerant consumption for accurate prorating of central cooling and heating plant's energy costs.

Fresh Air:

- Unconditioned, filters fresh / outdoor air supplied to the back of the hideaway
- AC unit from central fresh air plant.

Toilet Extraction:

- Extraction via ceiling disc valve in each bathroom connected to a central extraction system.

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