

FORESHORE  
PLACE



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**Scandinavian  
Modern  
Apartments**

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**STANDARD  
SPECIFICATIONS  
AND FINISHES**

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# 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

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

Colours: MST6002LP 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: White Pine

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 & kitchen

**PORCELAIN TILE SKIRTING:** 300mm x 200mm 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.

### 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. 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

##### 1.5.2. 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

#### 1.6 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** Painted Supawood window cills.

Areas: Perimeter external glazing

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#### 1.8.2 INTERNAL WINDOWS

400mm x 1800mm Interior window with 6,38mm toughened safety glass in natural anodized aluminium frame with decorative vinyl frosting applied to glass (as per Window Art or equal approved).

Pattern: To later specification

Areas: Bathrooms

#### 1.9 JOINERY

Colour: ARDEN NATURAL TOUCH

##### 1.9.1 KITCHEN

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

**NOTE: Low level 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 natural 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 kitchen counter tops.

**NOTE: One row of 600mm x 600mm high full-bodied porcelain wall tiles (as per Moonstone range, semi-polished. Colour: MST6002LP semi-polished finish) to run full length of counter top for fixing of electrical socket outlets.** Full-height built-in electrical DB cupboard with 16mm thick duco sprayed MDF with double hinged doors.

- Colour: White

##### 1.9.2 BATHROOM

Built-in integrated vanity basin and storage unit beneath (no vanity top) as per Continental Plumbing Supplies Simplicity 460 (460 x 260mm) or equal approved.  
Colour: White

- 800 x 400 x 150mm Duco sprayed MDF medicine cabinet mounted horizontally above basin unit with hinged door with 6.38mm thick toughened safety glass silver-backed mirror suitable for wet areas.

Colour: White



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sink mixer tap



single bowl sink



basin mixer tap



shower head



shower door/screen



WC



cistern



vanity & basin

#### 1.9.3 BEDROOM

- Full height built-in cupboards with 16mm thick melamine wrapped doors & exterior trims as per Melawood Arden 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.

#### 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 CUB 150 stainless steel undermount single bowl sink 455mm x 390mm. Code: 122.0039.853

##### 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: MST6002LP 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.
- 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
- Approved hot water system as recommended by the wet services engineer See item 1.9.2. for Wash hand basin specification.

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#### 1.11 APPLIANCES

**STOVE:** SMEG KSA600HX: Oven Classic 60mm

Stainless steel and Black Eclipse glass. 79L oven (Gross capacity)

**HOB:** SMEG SE232TD: Hob Ceran 30cm

Schott Ceran Suprema black glass with straight edge.

**EXTRACTOR:** SMEG KSA600HX: Extractor Visor 60cm S Steel

Brushed Stainless Steel Visor Extractor.

KITFC450: Charcoal Filter for KDE Extractor

**FRIDGE:** SWISS BAR. Capacity: 120 litres

Dimensions: W 470mm x D 450mm x H 850mm

Finish: brushed stainless steel Compact under-counter bar fridge including a freezer compartment and 7 manual climate settings with reversible door.



#### 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 counter 1x double plug

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)

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.