

**Fabric of Spring Street – Finishes Specification**
**Rev 2 - 25/08/2021**

<b>External</b>	
	<p><b>Cladding :</b> Architectural finish pigmented precast concrete panels Espan metal sheeting Masonry Block veneer Aluminium composite panels to selected areas</p> <p><b>Fenestration :</b> Powder coated aluminium joinery with double glazing sized to suit</p> <p><b>Balustrading :</b> Epoxy coated galvanised metal frames with mesh infill. Stainless Steel handrail</p> <p><b>Roof :</b> Longrun metal roof sheeting</p>
<b>Common Areas</b>	
	<p><b>Lobby :</b> Inviting area designed by Ashton Mitchell Tiles to common area</p> <p><b>Ground floor atrium :</b> Selected Ceramic tiles on waterproofing over deck jacks externally, ceramic tiles internally Raised planter</p> <p><b>Walkways :</b> Concrete floors with external grade carpet tiles. Belgotex Grid - Thunder</p> <p><b>Ceilings :</b> Coloursteel steel tray with recessed light fittings Plaster finish plasterboard to level 4 finish. Colour Resene Black Haze</p> <p><b>Lift :</b> Stainless Steel / stainless steel to walls, mirror to back wall Selected ceramic tile</p> <p><b>Intercom :</b> Located near entry, interconnected to security system</p> <p><b>Letterboxes :</b> Within or adjacent to entry lobby</p>

APARTMENT FINISHES		
<b>Lounge / Dining</b>	<b>Walls :</b>	Inter-tenancy walls acoustically designed to meet code requirements.  Set plasterboard, paint finish. Colour Resene Black Haze
	<b>Skirting :</b>	65mm high radiata timber skirting, water based enamel paint finish to match plasterboard walls
	<b>Floors :</b>	Engineered Timber flooring.
	<b>Ceilings :</b>	Set plasterboard (Ultraline), paint finish. Colour Resene Black Haze
	<b>Cornice :</b>	Square stop
	<b>Apartment Door:</b>	Solid core fire rated door Approved fire door hardware
	<b>Internal Doors :</b>	Hollow core prefinished doors Satin Chrome hardware
	<b>Lighting :</b>	LED Recessed light fittings
<b>Bathrooms</b>	<b>Walls :</b>	Set wet-area plasterboard, paint finish. Colour Resene Black Haze
	<b>Skirting:</b>	150mm Tile skirting
	<b>Shower:</b>	Proprietary fibreglass tray and aluminium framed glass doors.  Tiles to walls to be Snow White Gloss 300x600 in horizontal format
	<b>Floors :</b>	Selected ceramic floor tiles on acoustic underlay
	<b>Ceilings :</b>	Painted moisture resistant plasterboard. Colour Resene Black Haze
	<b>Doors :</b>	Hollow core pre-primed and painted Satin Chrome hardware
	<b>Lighting :</b>	LED Recessed light fittings
	<b>Toilet :</b>	Back to wall porcelain cistern and bowl

<b>Kitchens</b>	<p><b>Splashback :</b> Glass splashback</p> <p><b>Floors :</b> Engineered Timber flooring</p> <p><b>Walls :</b> Set plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Appliances :</b> Fisher &amp; Paykel appliances, 6 function built in electric oven (OB60SC6LEB1), 60cm ceramic cooktop(CE604CBX2), 60cm stainless dishwasher (DW60FC2X1)</p> <p><b>Rangehood :</b> Extracted to exterior (HP60ICSX3)</p> <p><b>Lighting :</b> LED Recessed light fittings</p> <p><b>Sink :</b> Stainless steel twin sink undermount unit</p> <p><b>Lighting :</b> LED Recessed light fittings</p>
<b>Bedrooms</b>	<p><b>Walls :</b> Set plasterboard, paint finish. Colour Resene Black Haze</p> <p><b>Skirting :</b> 65mm high radiata timber skirting, water based enamel paint finish to match plasterboard walls</p> <p><b>Floors :</b> Heavy duty residential solution dyed nylon broadloom carpet, on underlay, perimeter fixing beads.</p> <p><b>Ceilings :</b> Set plasterboard (Ultraline), paint finish. Colour Resene Black Haze</p> <p><b>Cornice :</b> Square stop</p> <p><b>Doors :</b> Hollow core prefinished doors Satin Chrome hardware</p> <p><b>Wardrobes :</b> Shelf with hanging rail Hollow core paint quality sliding doors</p> <p><b>Lighting :</b> LED Recessed light fittings</p>
<b>Deck</b>	<p><b>Floor:</b> Concrete floor with waterproofing, deck jacks and deck paving</p> <p><b>Balustrade :</b> Punched aluminium mesh with steel frame</p> <p><b>Lighting :</b> LED Recessed light fittings</p>

<b>JOINERY FINISHES</b>	
<b>Kitchens</b>	<p><b>Carcass :</b> LPL (white / black)</p> <p><b>Bench top :</b> Engineered Stone (Quartz).</p> <p><b>Drawer &amp; Cupboard fronts :</b></p> <p>Meltica LPL (white / black)</p> <p>Selected accent panels in Timber look LPL</p> <p><b>Edging:</b> Combination of colour matched clashing and Timber look clashing as per kitchen drawings.</p> <p><b>Hardware :</b> Cutlery tray to top drawer. Soft closer to drawers</p>
<b>Bathroom Vanity</b>	<p><b>Carcass :</b> Meltica LPL</p> <p><b>Bench top :</b> Meltica LPL</p> <p><b>Drawer front:</b> Timber Look Meltica LPL</p> <p><b>Edging:</b> Timber look clashing as per vanity drawings.</p> <p><b>Hardware :</b> Integrated Pull handle drawer</p>
<b>Services</b>	
	<p>Ducted fresh air into living areas</p> <p>Kitchen Rangehood extraction'</p> <p>Air Conditioning units to all apartment living areas</p> <p>Bathroom / Laundry extract</p> <p>Electrical distribution board in each apartment</p> <p>Ultra-fast fibre broadband to designated point in each apartment</p> <p>Sprinklers in each apartment to meet code</p> <p>Smoke detection as required by Code</p> <p>Electrical Car Charging facilities to carpark levels</p>

## Colour Options

Light Neutral		
	<b>Carpet :</b> <b>Timber Flooring :</b> <b>Bathroom Tiles:</b> <b>Kitchen Joinery doors:</b> <b>Kitchen Benchtop:</b> <b>Splashback :</b> <b>Wall colour:</b> <b>Deck tile :</b> <b>Tapware &amp; Shower:</b>	Belgotex Delta Broadloom cut pile - Glide Hurford Premium Natural Oak engineered timber flooring <b>Floor:</b> Industry Blanco 600x600 <b>Wall:</b> Studio white 300x600 White LPL with combination colour coded clashing and Plywood look clashing Selected accent panels in Timber look LPL Silestone Quartz -colour Lagoon Glass backed in selected colour Resene Black Haze Mineral Project Grey Paver 600x600 Satin Chrome
Dark Industrial		
	<b>Carpet :</b> <b>Timber Flooring :</b> <b>Bathroom Tiles:</b> <b>Kitchen Joinery doors:</b> <b>Kitchen Benchtop:</b> <b>Splashback :</b> <b>Wall colour:</b> <b>Deck tile :</b> <b>Tapware &amp; Shower:</b>	Belgotex Delta Broadloom cut pile - Concord Godfrey Hirst 160 Ochre engineered timber flooring <b>Floor:</b> Industry Cenere 600x600 <b>Wall:</b> Studio white 300x600 Black LPL with combination colour coded clashing and Plywood look clashing Selected accent panels in Timber look LPL Silestone Quartz -colour Royal Reef Glass backed in selected colour Resene Black Haze Mineral Project Grey Paver 600x600 Matt Black