



## MIXED USE DEVELOPMENT 12-14 WHARF ST CLEVELAND QLD, 4163

**Date:** August 2015  
**Project:** Mixed Use Development  
**Builder:** Hutchinson Builders  
**Applicator:** Concrete Seal  
**Applicaton:** Waterproofing

### PRODUCT USED

Soprema Colphene 3000  
 WPA 880 Tanking  
 WPA 230UV  
 WPA 500  
 Mapei Mapelastic Smart

Situated on the edge of Raby Bay, the Wharf Street project is a mixed use development consisting of 210m<sup>2</sup> of commercial space and 35 residential units across 5 stories. The commercial tenancies are split into 2, both tenancies are on ground level and activate the streets edge as well as ground the development.

The residential component is comprised of 32 two-bedroom units and 3 three-bedroom units, these dwellings are varied by size, aspect, configuration and level of accessibility, which provides a varied housing stock for future residents. Active and passive recreational facilities are catered for by the communal open space area located in the north western corner of the property; this incorporates a swimming pool, barbeque facilities, a turfed area, and dense landscaped screening. Bespoke materials finish the development with feature cladding to soffits, and walls, and fixed perforated screening to balconies providing both privacy and a filter of direct sunlight. AAD Design completed the design, development applications (town planning and building approval), and also provided project management and contract administration services for this development.

## PRODUCTS SPECIFIED

### BLOCK WORK RETAINING WALLS

Membrane: Soprema Colphene 3000, a self-adhesive SBS modified sheet membrane system.

### PLANTER BOXES

Membrane: WPA 880 Tanking, a chemically modified waterborne membrane designed for demanding external applications.

### WINDOW & DOOR REVEALS

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### INTERNAL WET AREAS

Membrane: WPA 500, one-part fibre reinforced waterborne membrane.

### BALCONIES & TERRACES

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### GROUND FLOOR PODIUM AREAS

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### PERIMETER WALLS TO BALCONIES

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### SLAB PROTRUSIONS / LEDGES

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### LIFT OVERRUN ROOF

Membrane: WPA 230UV, one-part fibre reinforced water based polyurethane membrane.

### SWIMMING POOL

Membrane: Mapei Mapelastic Smart, two-part flexible cementitious membrane.

