



## LORIENT 88 DUPORTH AVENUE, MAROOCHYDORE, QLD 4558

**Date:** December 2021  
**Project:** Lorient  
**Builder:** Mosaic Property Group  
**Contractor:** R&K Coatings  
**Applicaton:** Waterproofing & Tiling Systems

### PRODUCTS USED

WPA 200  
 WPA 230UV  
 WPA 360  
 WPA 400  
 WPA 460  
 WPA 560  
 WPA 992UV  
 WPA 3400  
 WPA FC  
 WPA Spur  
 WPA Elastoband  
 WPA Drainage Cell

(see more products on the next page)

In 2021, Bayset collaborated with Mosaic Construction to provide a specification for an exclusive collection of luxury riverfront residences in Maroochydore, QLD, marking a unique Sunshine Coast development.

*Lorient by Mosaic* is a rare boutique collection that exemplifies bespoke design and exceptional craftsmanship, using the finest materials. These opulent homes offer an extraordinary living experience with a timeless, sophisticated and open design.

The collection also includes premium amenities such as a resort pool, spa, gymnasium and pontoon, enhancing the lifestyle even further. One of the three amalgamated sites is dedicated solely to amenities, creating a breathtaking sense of arrival.

Lorient by Mosaic was awarded 'Best Residential Building' (High-Rise Over 3 Storeys) in the \$20 Million to \$50 Million category at the 2024 Master Builders Queensland Sunshine Coast Housing & Construction Awards, held in July.

## PRODUCTS SPECIFIED

### BIN STORE AND FIRE PUMP ROOM

**Primer:** Hychem E100 Epoxy Primer is a solvent-based, two-component epoxy primer.

**Epoxy Flooring:** Hychem SupaFloor, a high-build, multipurpose pigmented epoxy coating (1st coat).

**Slip Resistance:** Broadcast CA 60 or similar non-slip aggregate to refusal over the wet base coat.

**Wear Coat:** Hychem SupaFloor, a high-build, multipurpose pigmented epoxy coating (2nd coat).

### PLANT ROOM

**Preparatory:** Appropriate falls to drainage outlet in the substrate were waterproofed.

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Fillets / Bond Breaker:** WPA FC, a high-performance, fast cure, one component polyurethane sealant.

**Membrane:** WPA 992UV, a self-levelling, one-part, liquid-applied, moisture-cured polyurethane waterproofing membrane, suitable for waterproofing in most applications.

**Non-Slip Membrane:** WPA 992UV, a self-levelling, one-part, liquid-applied, moisture-cured polyurethane waterproofing membrane, suitable for waterproofing in most applications.

### PLANTER BOXES

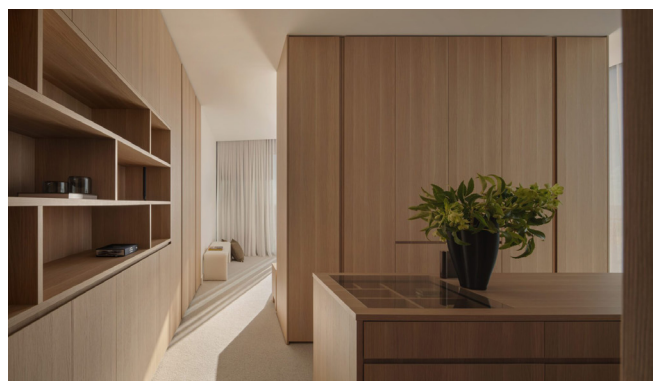
**Preparatory:** Appropriate falls to drainage outlet in the substrate were waterproofed.

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Transitions:** WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

**Membrane:** WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

**Membrane Protection:** WPA Drainage Cell, a drainage cell and root-resistant protection board.



## PRODUCTS SPECIFIED

### WINDOW REVEALS & SILLS

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Transitions:** WPA SPUR, a high quality, professional, universal, low modulus sealant based on hybrid technology.

**Membrane:** WPA 230UV, a one-part fibre-reinforced waterbased polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### WET AREAS

**Preparatory:** Appropriate falls to drainage outlet in the substrate were waterproofed.

**Primer:** WPA 360, a water-based, low-solids, fast-drying primer.

**Fillets /**

**Bond Breaker:** WPA SPUR, a high quality, professional, universal, low modulus sealant based on hybrid technology.

**Membrane:** WPA 400, an elastomeric, fibre-reinforced waterproofing membrane based on high-performance polymer technology.

### BALCONIES

**Preparatory:** Appropriate falls to drainage outlet in the substrate to be waterproofed.

**Screed:** ACS Traditional Floor Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas, or site mixed screed in accordance with AS 3958.1 (if required).

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Fillets /**

**Bond Breaker:** WPA SPUR, a high quality, professional, universal, low modulus sealant based on hybrid technology.

**Membrane:** WPA 230UV, a one-part fibre-reinforced waterbased polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### ROOFTOP & LIFT OVERRUN

**Primer:** WPA 560, a two-part, water-based epoxy primer designed as a water and vapour-proof coating.

**Fillets /**

**Bond Breaker:** WPA FC, a high-performance, fast-cure, one component polyurethane sealant.

**Membrane:** WPA 3400, a two-component, 100% solids, rapid curing, spray applied, hybrid polyurea, elastomeric waterproofing membrane.

**Topcoat:** WPA ATC, an economic, aliphatic, single-component, liquid applied, moisture cured, polyurethane coating.

