

# Outline Specification

<b>To:</b>	Iris Townhomes Pty Ltd	<b>Date:</b>	31.05.2010
<b>Project:</b>	Iris Townhomes 85 High Street, Glen Iris	<b>From:</b>	Leon Eyck
<b>Stage:</b>	<b>Town Planning</b>	<b>Project No.:</b>	10-07

## Construction

<i>Floor System</i>	<p>Ground Floor: Combination of;</p> <ul style="list-style-type: none"> <li>Reinforced concrete slab</li> <li>Timber sub-floor framing (to AS 1688) with either yellow tongue floor sheeting to carpeted areas, CFC sheeting (or similar) to wet areas (excluding kitchen) or T&amp;G solid timber floor boards otherwise</li> </ul> <p>First Floor:</p> <ul style="list-style-type: none"> <li>Timber sub-floor framing (to AS 1688) with either yellow tongue floor sheeting to carpeted areas or CFC sheeting (or similar) to wet areas.</li> </ul>
<i>Wall &amp; Roof Framing</i>	Generally light Timber Framing to AS 1688 u.n.o. by structural engineer.
<i>Dividing Walls</i>	Light Timber Framing to AS1688 with 75mm Hebel Intertenancy (or similar) panels cladding to both sides.
<i>Roofing</i>	Metal Sheet Roofing.
<i>Wall Cladding</i>	<p>Combination of following as indicated on elevations;</p> <ul style="list-style-type: none"> <li>T&amp;G timber cladding with dark stain finish.</li> <li>Rendered foam</li> <li>Feature brickwork</li> </ul>
<i>Awning / Eave Lining</i>	<p>Combination of following as indicated on elevations;</p> <ul style="list-style-type: none"> <li>T&amp;G timber cladding with dark stain finish.</li> <li>CFC sheet with taped and sealed joins. Paint finish.</li> </ul>
<i>Windows</i>	<p>Aluminium or timber framed double glazed windows, all to be lockable.</p> <p>Provide master keyed locking system throughout.</p> <p>Weather seals to all windows</p>
<i>Doors</i>	<p>Entrance door solid. 2-pack (or similar) paint finish. Feature entry door pull.</p> <p>Bi-fold doors aluminium or timber with double glazing. Stain timber finish.</p> <p>Remote controlled timber panelised garage door (to match timber wall cladding).</p>

Provide master keyed locking system throughout.

Weather seals to all external doors.

*Insulation* Minimum R3.0 to ceiling, Minimum R2.0 to walls. Acoustic insulation between floors

### **Interior**

*Wall & Ceiling Lining* Generally Plasterboard with villaboard (or similar) to all wet areas.

*Doors* Generally semi-solid MDF flush panel with door stops and architectural satin-chrome levers (project range). Glass and solid timber doors between entries and living areas.

*Wardrobes* White melamine shelving with chrome hanging rails. MDF doors painted to match walls with architectural satin-chrome pulls (project range).

*Skirting* 90 x 18 MDF with splayed top to suite gloss paint finish.

*Architraves* 50 x 18 MDF with splayed top to suite gloss paint finish.

*Cornice* Square set joins to all corners

*Painting* 1 coat acrylic sealer undercoat, 2 coats low sheen acrylic to all walls and acrylic flat to ceiling; 2 coats semi-gloss acrylic to timber.

*Heating / Cooling* Split system AC heating and cooling to living area and master bedrooms.

Electric panel radiant wall panels and ceiling fans to other bedrooms.

*Hot Water System* Roof mounted solar hot water unit with storage tank with electric boost.

### **Floor Finishes**

*Timber Floor* Solid Timber flooring to living areas and kitchen.

*Carpet* Wool blend carpet to bedrooms, stairs and first floor corridors.

*Tiles* Tiles to bathrooms, laundry, entry and ground floor corridor.

*Concrete* Broom finished concrete to garages and carports.

### **Kitchen**

*Benchtops* Reconstituted stone or similar

*Cupboards external* Laminate or vinyl wrap with architectural satin-chrome pulls (project range).

*Cupboards internal* Fully lined white melamine. Waste bin beneath sink.

*Pantry* Pull out proprietary unit with 5 wire baskets

*Sink* 1.5 bowl under mounted stainless steel sink.

*Mixer* Single lever mixer tap with swivel outlet in satin chrome.

*Oven* Smeg (or similar) 600mm wide electrical under bench oven in stainless steel finish.

*Cook Top* Smeg (or similar) Four burner gas cook top in stainless steel finish.

*Rangehood* Smeg (or similar) 600mm wide slide out in stainless steel finish; ducted externally.

*Dishwasher* Smeg (or similar) 600 wide in stainless steel finish.

*Splash Back* Back painted glass splash back or feature tiles.

**Bathrooms**

<i>Benchtops</i>	Reconstituted stone or similar
<i>Cupboards external</i>	Laminate or vinyl wrap with architectural satin-chrome pulls (project range).
<i>Cupboards internal</i>	Fully lined white melamine.
<i>Mixers</i>	Satin chrome single lever mixers throughout
<i>Shower Rose</i>	Satin chrome fixed rose.
<i>Shower Screen</i>	Semi frameless screens in satin chrome finish with clear safety glass.
<i>Shower Base</i>	Fiberglass base with tiles to match floor tile within, 25mm set-down, with full stainless steel floor waste.
<i>Bath</i>	Acrylic bath to suit as per drawings.
<i>Mirror</i>	Large fixed mirror above vanity
<i>WC suite</i>	Dual flush vitreous china pan and cistern with solid section seat and lid as per drawings.
<i>Vanity Basin</i>	Vitreous china semi-recessed vanity basin as per drawings.
<i>Accessories</i>	1 satin chrome soap holder, toilet roll holder, towel rail 600mm long & towel rail 300mm long.
<i>Wall Tiling</i>	Floor to ceiling wall tiles to wet areas.
<i>Ventilation</i>	Exhaust fan to outside linked to light.

**Laundry**

<i>Trough / Cabinet</i>	All in one trough / cabinet proprietary unit with overflow for washing machine.
<i>Mixer</i>	Satin chrome single lever mixers throughout
<i>Washing machine</i>	Wall mounted hot and cold taps, satin chrome finish.
<i>Taps</i>	
<i>Wall Tiling</i>	Floor to ceiling wall tiles to wet areas.
<i>Door</i>	MDF doors painted to match walls with architectural satin-chrome pulls (project range).
<i>Ventilation</i>	Exhaust fan to outside.

**Electrical / Other**

<i>Smoke Alarm</i>	Hardwired smoke detectors to each level linked back to switchboard.
<i>Meter Box</i>	External to all.
<i>Switchboard</i>	Internal with automatic circuit breakers and earth leakage safety switch.
<i>Lights</i>	2 Low voltage ceiling lights to each of kitchen, dining, living, bedrooms, entry bathroom. Single Hallways and laundry & under stair.  Recessed wall lights to stair.  Feature Pendant to living / dining area.  Wall mounted external stainless steel lights to external entry & patio/deck. Sensor to entry light.
<i>Power Points</i>	4 Double GPO to living area and 2 Double GPO to all other rooms (including study) plus as required for all equipment.
<i>TV / Phone/Data</i>	1 TV cable point, 1 telephone & data point to all living areas and master

	bedrooms. Additional phone & data to study.
<i>Floor waste</i>	Provide stainless steel floor wastes to bathrooms, and laundry.
<b><u>Other</u></b>	
<i>Cupboards</i>	Fixed MDF shelving MDF doors painted to match walls with architectural satin-chrome pulls (project range).
<i>Study</i>	32mm MDF desktop with timber veneer finish
<i>Under stair</i>	Fully lined with fixed shelving.
<b><u>External</u></b>	
<i>Patio</i>	Concrete pavers.
<i>Decks</i>	Timber decking with timber handrail and screening as required.
<i>Screens</i>	Timber Screening as required.
<i>Letterbox</i>	Brick to match dwelling with stainless steel insert.
<i>Fences</i>	Generally timber paling fences, paint finish. Timber sleepers with galvanized steel posts for retaining walls as required. Timber battens to external face of front fence to external street facing fences.
<i>Tap</i>	2 external taps to rear & front yards
<i>Clothes line</i>	Folding fence mounted clothes line.
<b><u>Landscaping</u></b>	
<i>Driveways</i>	Coloured 'paving cut' concrete with non slip finish.
<i>Pathways</i>	Concrete pavers.
<i>External Lighting</i>	Landscape lighting along entry pathways.
<i>Signage</i>	Stainless steel development signage and lot numbers.
<i>Planting</i>	General planting within rear and front yards as per landscape plan.

***Note:***

*The developer reserves the right to substitute any of the above for items of similar nature and quality.*