



URBAN CRIBS.

Step into Tomorrow

STANDARD
INCLUSIONS
2024



NOTES

- Urban Cribs reserves the right to alter Designs and Standard Inclusions without notice.
- Urban Cribs reserves the right to substitute the make, model or type of any of the products listed in the standard inclusions.
- Urban Cribs photos or graphics in advertising and marketing brochures are indicative only. Any additional inclusions should be discussed with UC during design phase.

STRUCTURE / CARCASS

- Structure / Carcass
- Heavy duty structural steel framing with lightweight steel infill panels
- Corner casting for transport
- 2450mm nominal internal ceiling height measured overall to framing members
- Lightweight steel framing to internal walls
- Fibre cement lined walls to bathroom
- Acrylic water proofing to bathroom
- Fixed external vent

PLUMBING

- Solar Hot Water system

FINISHES

- Heavy duty Vinyl Planking flooring/Carpet to Bedrooms (design Specific)
- Plasterboard internal wall lining
- P50 style shadow line cornice
- Tiled Ceramic floor to Wet area

ROOFING

- Durable corrugated Cor-ten steel above ceiling, Architectural facades have additional Bluescope colorbond roofing.
- Guttering design specific

WINDOWS & DOORS

- Double glazed tempered glass (5mm) to aluminium framed windows and external doors, keyed lock to external door
- Painted pine architraves and skirting throughout and to jamb sets for door openings (excluding wet area)
- Stainless Steel security screens to all windows and doors

INSULATION

- Walls: combination of Rockwool batts & polyurethane sheets
- Ceiling Insulation: Rockwool batts
- Flooring: Rigid polyurethane
- Sarking: Rigid air barrier to walls, ceiling

VENTILATION

- Energy Recovery system

KITCHEN

Custom designed and built kitchen cabinetry.

- Cupboard fronts in either 2pac finish or laminate/melamine as per design and colour scheme chosen.
- Drawer units with Blum soft closing drawer slides
- Cutlery drawer with organiser insert.
- Ceramic tiled kitchen splash-back as per design
- Stainless steel undermount kitchen sink
- Kitchen mixer tap
- Microwave space (MW not included)
- Electric Cooktop as nominated on plan
- Refrigerator space (fridge not included)

BATHROOMS

- Ceramic tiles as per design
- Custom Vanity Units as per design with Blum soft closing drawer runners
- Mirror to match cabinet width
- Bathroom Accessories: Towel rail, soap holder, toilet roll holder.
- Vanity mixer tap
- Wall mixer to shower with low flow (water saving) shower head
- Shower Screen as per design
- Privacy lock to door hardware

LAUNDRY

- Stainless steel tub, overhead cupboards & hanging rail as per design
- Washing machine stop Chrome. (Washing machine not included)
- Linen Cupboard as per design

BEDROOM

- Custom designed built in Robe
- Privacy Lock to Door hardware

ELECTRICAL

- Internal Switchboard
- Double general power outlets throughout
- TV Point (Living Room & Bedroom)
- Smoke Alarm is photoelectric with battery backup
- Pre-wiring for external light (To be installed by 'others')
- Ceiling fan x 2 in Living, x1 in Bedroom)
- Air conditioning will be pre-wired (AC not supplied)