

**VALENCIA**

**URBAN ABODE**  
3 Bed | 2 Bath

**STANDARD**

*Inclusions*

**URBAN  
CRIBS.**





- Standard inclusions may vary based on the selected purchase option, whether it's Supply only or Supply and Install. (Kerdic QBCC Licence 22903)
- 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.
- Please note that some images or graphics used in our advertising and marketing materials are for illustration purposes only. All inclusions and finishes will be thoroughly discussed between the client and Urban Cribs during the design phase.
- All fixed internal components of your Urban Cribs modular home are fully installed at our factory.
- This includes joinery, flooring, tiles, windows, doors, external cladding, and much more. As a result, when your modular home arrives at your location, it can be ready for you to move in once connected to water and power.

## CONTACT US



[urbancribs.com.au](http://urbancribs.com.au)



[@urbancribs\\_](https://www.instagram.com/urbancribs_)



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Darra, QLD, 4076

### **BUILDER**

(07) 3376 6788

[www.kerdic.com.au](http://www.kerdic.com.au)  
QBCC Licence 22903

*"Thoughtfully crafted Residences,  
**Shaping Tomorrow...**"*

## ADVANTAGES



### All our standard designs are compliant to BAL 12.5

- If you require a higher BAL rating for your site, we can achieve BAL 40
- Our high fire ratings can be done with minimal costs to upgrade compared to typical construction.



### Cyclonic Rating of C1 is standard with all designs

- Our designs can be upgraded to suit C2 Cyclonic conditions. We have built projects in high-cyclone zones such as Cairns, QLD.



### Earthquake Resistant

- Earthquake resistant up to magnitude 6.9



### Flood Smart Architecture

- If you need a design for construction in a flood-prone location, feel free to inquire about site-specific pricing for elevating your home on tall posts.
- Additionally, we can explore options for creating a more flood-resilient home by incorporating easy-to-clean finishes, removable and water-resistant joinery, and positioning electrical points at elevated heights.



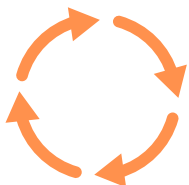
### Energy Efficiency - Site Specific

- By carefully executing the design, construction, and material choices, we can attain an 8-star energy-efficient dwelling. Our standard designs achieve this 8-star energy rating when oriented to the north.



### Termite Resistant

- Our homes are built with a durable steel framework. This design minimises the need for repairs and maintenance over time, as they are resistant to termites and other structural issues, such as warping and rotting.



### Lifecycle

- Embracing a 'Cradle to Cradle' philosophy, our homes are designed for easy relocation, minimising on-site disruption. Clients have the flexibility to modify their homes by adding modules or removing them from site and into a new location - taking you wherever life leads you!

## STRUCTURE

- Heavy duty structural steel framing with lightweight steel infill panels to external walls
- Corner castings 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

## PLUMBING

- Midea 50L Storage Hot Water System

## FINISHES

- Vinyl plank flooring
- Plasterboard internal wall lining
- P50 style shadow line cornice
- Tiled Ceramic floor to Wet areas

## ROOFING

- Durable corrugated cor-ten steel roofing
- Guttering Design Specific

## WINDOWS & DOORS

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

## INSULATION

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

## EXTERNAL

- Fiber cement cladding
- Pre-wiring for external lights (Lights not included)

If KERDIC is providing home installation, the standard cost will cover access to the entry door via a timber landing, steps or ramp. (Kerdic QBCC Licence 22903)

\*Please note that pricing may vary based on site conditions, such as the steepness of the terrain. Additional charges for larger decking or other external work may also be provided on an individual cost basis.

# STANDARD INCLUSIONS

# URBAN CRIBS.

## KITCHEN & DINING

- 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 with Kitchen mixer tap
- Microwave space (MW not included - Cavity: 600L x 410H)
- Midea 4 burner electric cooktop with Midea rangehood
- Midea under bench oven
- Dishwasher Drawer Space (DW not included - Cavity: 600L x 900H)
- Refrigerator space (Fridge not included - Cavity: 650L x 1800H x 700D)
- Kitchen Benchtop - Solid Surface

## LAUNDRY

- Washing Machine & Dryer Cavity (WM / DRYER not included)
- Stainless Steel Undermount Laundry Sink with Mixer Tap
- Splashback Tiles to wall

## BATHROOMS

- Ceramic tiles as per design
- Back-to-wall toilet
- Custom vanity
- Mirror
- Bathroom Accessories: Towel rail, toilet roll holder.
- Vanity mixer tap | Wall mixer to shower with water saving shower head
- Shower Screen as per design
- Privacy lock to door hardware

## BEDROOM

- 3 Bedrooms with built-in-robos

## LIVING

- Overhead storage with Vented AC cabinet (AC not included)
- Built in TV Unit

## ELECTRICAL

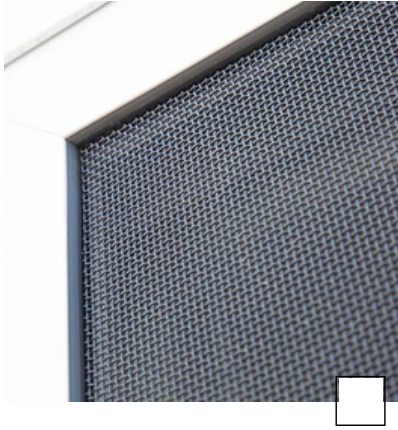
- LED downlights throughout
- Internal Switchboard (Study Nook)
- Double general power outlets throughout
- TV points (Living Room & Bedrooms)
- Photoelectric smoke alarm with battery backup
- Ceiling fans to living room and bedrooms



# OPTIONAL UPGRADES

# URBAN CRIBS.

## SECURITY



### SECURITY SCREENS

Stainless steel mesh  
Enhanced home security, safety against pests, enhanced ventilation & natural light. Quote will apply to all openings in chosen floor plan.

## HOODS

\*Upgrade only available for Turnkey Packages.



### FEATURE HOODS

Windows & Door  
Enhance architectural appeal and provide weather protection by installing hoods on all openings.

## ELECTRICAL



### AIR CONDITIONING

Provide heating & cooling!  
Quantity and size of units to be discussed in design phase.

## VENTILATION

### ENERGY RECOVERY SYSTEM



Recommended for Cold Climates

Energy recovery systems play a crucial role in keeping indoor relative humidity at a comfortable level. They achieve this by transferring moisture from humid outdoor air to the exhaust airstream or by adding moisture to the incoming ventilation air.

## OFF GRID SYSTEM



Considering going off-grid? Contact us, and we'll help ensure your home fulfills all your requirements!

Please note that additional pricing for composting toilets and power/water systems will be determined based on your specific needs.



Client Name:

Chosen Floor Plan:

## NOTES

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