



URBAN CRIBS.

Step into Tomorrow

KIRRA
STANDARD
INCLUSIONS



Off-grid
range

Off Grid Living

Discover the perfect off-grid retreats for individuals or families!

Thoughtfully crafted to include all the necessities for comfortable living in a compact space. These homes can operate completely off-grid, featuring a gas oven cooktop & hot water system, solar power including battery backup and a modern composting toilet.

Once the pod is securely in place, all that's required is to attach a gas bottle and either connect a hose for water or set up a separate water tank and pump.

3 Design Options

KIRRA - 12.1M x 3.5M

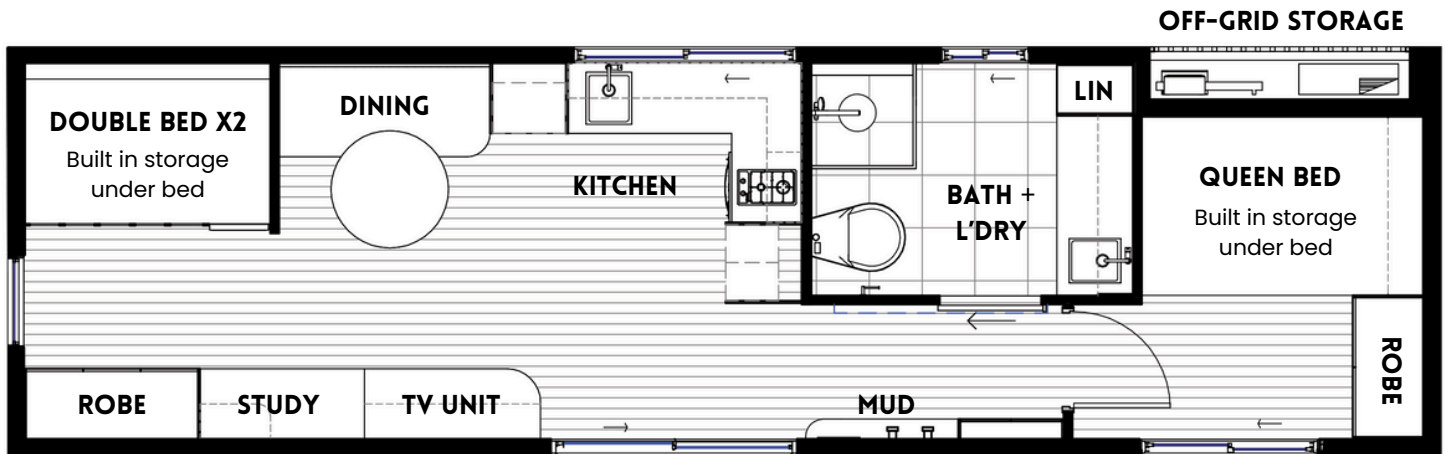
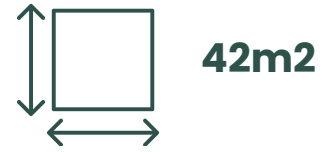
CHASE - 9.4M x 3.5M

COVE - 6M x 2.4M

**URBAN
CRIBS.**

Kirra

Overall Size: 12.1m x 3.5m



A name inspired by a beach on the Gold Coast, known for its beauty & laid-back lifestyle...

A three-bed off-grid retreat designed for the whole family! This compact home features a queen bed and two double beds with built-in storage, a functional kitchen and dining area, bathroom with laundry, and a study nook. With a mudroom, off-grid storage area, and even an allocated spot for your furry friend, it's perfect for sustainable, self-sufficient living.

**URBAN
CRIBS.**



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.



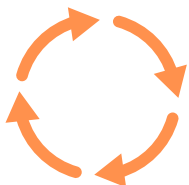
Energy Efficiency - Site Specific

- By carefully executing the design, construction, and material choices, we can attain an 8-star energy-efficient dwelling. Our standard designs achieve a 7-star energy rating.



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!

STANDARD INCLUSIONS

URBAN CRIBS.

STRUCTURE

- Heavy duty structural steel framing with lightweight steel infill panels to external walls
- 2450mm nominal internal ceiling height
- Lightweight steel framing to internal walls
- Fibre cement lined walls to bathroom
- Acrylic water proofing to bathroom

PLUMBING

- Gas instantaneous hot water system

FINISHES

- Vinyl plank flooring
- Plasterboard internal wall lining
- P50 style shadow line cornice
- Ceramic or Porcelain tiles to floor & wall as per design

EXTERNAL CLADDING

- Fiber cement weatherboard type cladding

ROOFING

- Durable corrugated cor-ten steel roofing

WINDOWS & DOORS

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

*Optional Upgrade to security screens is available

INSULATION

- Walls: Rockwool batts
- Ceiling: Polyurethane
- Flooring: Polyisocyanurate Boards (PIR)
(Rigid Foam Board Insulation)

ELECTRICAL

- LED downlights throughout
- Internal Switchboard
- Double general power outlets throughout
- TV point
- Photoelectric smoke alarm with battery backup
- 10 x 450 watt Solar Panels (*Additional panels can be added if requested)
- Inverter
- 5 x 2.5kw Batteries (*Additional batteries can be added if requested)

*Air conditioning is NOT standard - (See Optional Upgrades Document)

POWER USAGE

To reduce electricity consumption, be mindful of the appliances you use and choose energy-efficient options. Keep in mind that if you add air conditioning or install a conventional refrigerator, your system might need an upgrade.

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 soft closing drawer slides
- Cutlery drawer with organiser insert.
- Kitchen splash-back as per design.
- Stainless steel undermount kitchen sink & kitchen mixer tap
- Grease Trap to be connected on-site
- Microwave space (MW not included)
- 2-Burner Gas Cooktop with Rangehood
- Gas Under bench Oven as per design
- Rangehood
- Refrigerator space - Fridge not included. *Recommend to use Bushman gas powered fridge. (Bushman DC190L or similar).
- Kitchen Benchtop - Solid Surface

BATHROOM & LAUNDRY

- Custom designed Joinery with Stainless steel undermount Laundry Sink
- Mirror above basin
- Mixer Tap as per design
- Ceramic tiles as per design
- Modern Composting toilet. (Dries waste, needing to be emptied only two to three times a year *depending on number of users).
- Vented Washing Machine Cupboard with stop - Chrome. (WM not included)
- Bathroom Accessories: Towel rail or hook as per design, soap holder, toilet roll holder.
- Wall mixer to shower with water saving shower head
- Shower screen or curtain as per design
- Fold-out Ironing Board as per design
- Privacy lock to door hardware

*Optional extra - the possibility of incorporating an extra basin into the bathroom cabinetry and concealing the laundry sink within a cupboard.



Composting Toilet

<https://www.youtube.com/watch?v=nTrYDxT8Pi4>

BEDROOM

- Space for Queen Bed (Optional: Built in Queen bed base with storage)
- Robe Storage x 2
- Space for Double Bed (Optional: Double Bed Base or Double Bed Bunk)

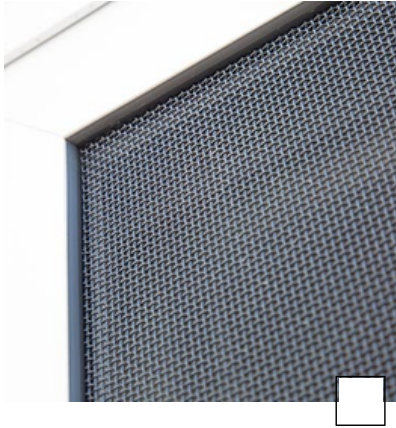
LIVING & DINING

- Built in TV cabinet with overhead storage (TV not included)
- Built in Bench seat with storage. Cushions included
- Built in Study Desk
- Optional Extra: Shoe storage and hooks (Mudroom)

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



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. Additionally, extra power requirements must be considered for your off-grid setup.

VENTILATION

ENERGY RECOVERY VENTILATOR (ERV)

Recommended for Cold Climates (Provides Fresh Air, helps with heating & cooling)

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.

 <https://www.youtube.com/watch?v=6ygifSRhh9A>

JOINERY

Bedroom - Bed Base & Bunk Bed

For the KIRRA home we have an optional Built in Queen bed base with pull out storage. There is also an option to include the double-bed bunk set.

Bathroom - Basin

The option to incorporate an extra basin into the bathroom cabinetry whilst concealing the laundry sink within the tall cupboard.

Mudroom - Storage & Hooks as per design.



*“Thoughtfully crafted Residences,
Shaping Tomorrow...”*

- The standard inclusions may vary depending on the chosen purchase option.
- Urban Cribs reserves the right to modify designs and standard inclusions without prior notice.
- Urban Cribs may substitute the make, model, or type of any products listed in the standard inclusions.
- Please be aware that some images or graphics featured in our advertising and marketing materials are for illustrative purposes only. All inclusions and finishes are detailed in the inclusions list.
- 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 more. Consequently, our off-grid models can be positioned, connected to water, have the kitchen grease trap installed, and are ready to move into!

CONTACT US



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KERDIC

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