



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.

Delivery and Set up

The modular home and off grid equipment will be set-up by the Urban Crib team.

*Please see our delivery locations to check if your site falls within this zone

3 Design Options

KIRRA - 12.1M x 3.5M

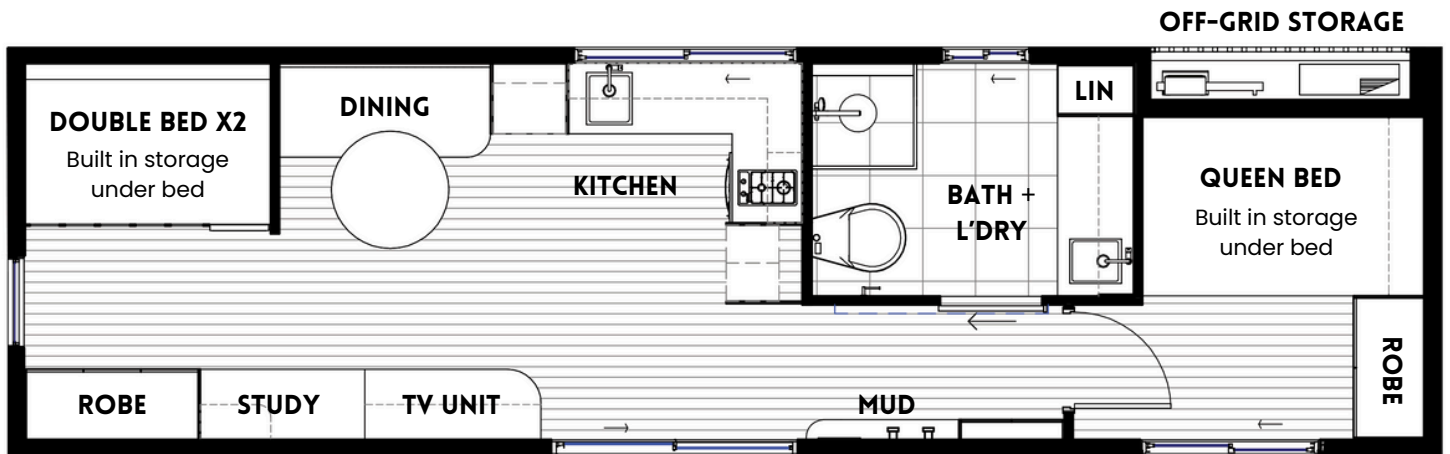
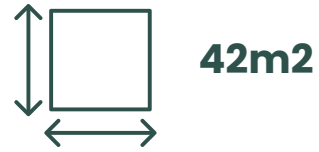
CHASE - 9.4M x 3.5M

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.**



These advantages are primarily for our [installed residential range](#), however can be achieved with our off-grid cribs with some extra planning and consideration to placement on-site. Since these cribs are intended for transportable use, obtaining these advantages may necessitate extra setup or enhancements to your selected design dependent on your site specific needs.



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.

**For off-grid living, if this is a desired option, the home must be securely installed with proper footings.*



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.



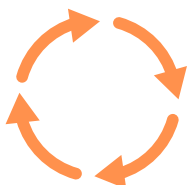
Energy Efficiency - Site Specific

- 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
- 3000L water storage (3 x 1000L Food Grade reconditioned IBC Tanks)
- Water Pump

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).
- Flyscreens to window and sliding door.

*Optional Upgrade to steel security / flyscreen is available

INSULATION

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

ELECTRICAL

- LED downlights throughout
- Ceiling Fan - Living
- Internal Switchboard
- Double general power outlets throughout
- TV point
- Photoelectric smoke alarm with battery backup
- 5kw Solar Panel System (12 x 415w Solar Panels) *Additional panels can be added if requested)
- Inverter
- 30kw Battery Storage (*Additional batteries can be added if requested)
- 2.5kw Air Conditioning included

POWER USAGE

To reduce electricity consumption, be mindful of the appliances you use and choose energy-efficient options. If you decide to install a traditional refrigerator or use any high-energy devices, your system may require 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)

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.

OTHER

TRAILER



We can also provide a trailer option if you're interested in having your home on wheels.



"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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[@urbancribs_](https://www.instagram.com/urbancribs_)



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KERDIC

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