

ARKit



# EcoStudio.

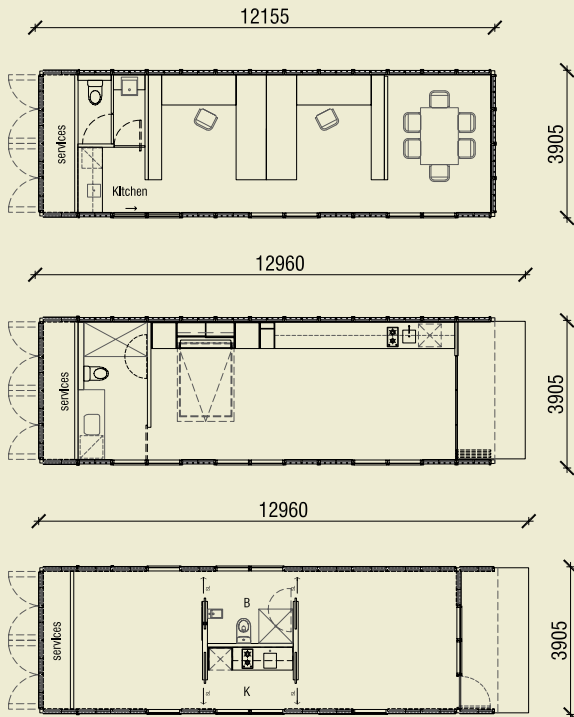
The EcoStudio is a factory-assembled building created as a complete, spacious 1 bedroom dwelling. EcoStudio is simple and versatile, beautiful, comfortable to inhabit and harmonious with many environments. EcoStudio can be used as a small stand-alone building or a great addition to an existing residence as separate specific-purpose buildings. Possibilities include: accommodation, library/reading room, design office, or self-contained weekend getaway, backyard apartment, artist retreat, bed and breakfasts, fishing lodge, beach house.

For rural, coastal or remote locations, the EcoStudio offers a quick and cost effective solution for a permanent home or a weekender that means you have the assurance of a fixed price, a quality outcome and a building that fits within the landscape. On larger blocks of land, EcoStudio's can be clustered together as a community of individual buildings, or directly connected to form a larger integrated structure.

The EcoStudio, part of our F Series designs, arrives on site as a complete building with kitchen and bathroom fully installed, and with services ready to be hooked up on site.

There are a range of options that we can provide including material and finish options, layout options, extras like water tanks and solar panels and more. The EcoStudio is hand crafted sustainably by using certified harvested timber for our cedar exterior and interior linings and VOC and CFC free insulation in our panels.

We can create complete buildings in our factory from 10m<sup>2</sup> through to 60m<sup>2</sup>, or even larger buildings including multi-level buildings by assembling buildings on site. We would be happy to discuss your specific requirements and work with you to create your custom ARKit building.



[www.arkit.com.au](http://www.arkit.com.au)

New building  
Simple & adaptable  
Natural & attractive

'Ecostudio uses less energy compared to standard homes. Its high performance building envelope, intelligent infrastructure solutions and adaptable systems to match numerous scenarios enables the occupant to live comfortably in a modern environment, with a greatly reduced energy footprint.'

The price of the EcoStudio is  
**\$128,000.00\***

## ARKIT F SERIES

- Fully assembled
- Hand crafted
- Rigorous quality control
- Delivered to site
- Ready to use straightaway
- Plentiful natural light
- Superb interior environment
- Equipped with wiring and telephony
- Integrated insulation for comfort
- Typical size: 12m long by 3.9m wide external and 2.4m high (internal)
- Optional custom interiors include additional showers, bathrooms, beds, kitchens, decking, internal walls, furniture, storage, lighting, sound system and artwork
- A planning permit may be required: consult your Local Government;
- Contact us for pricing and specifications

\*Price at July 2010. Valid for 60 days. Excludes GST.

## SPECIFICATION

Area	Details	Inclusions
Base	Footing Design	Based on Class M soil type.
	Stumps, Bearers	Galvanized steel or timber bearers and stumps .
	Joists	Timber Floor joists.
	Decking	80x19mm quality Australian Harwood – Silver Top Ash or Spotted Gum. Fixed with 9g x 50mm square drive self drilling Stainless Steel screws.
	Floor Substrate	19mm Particleboard flooring.
	Insulation	R2.5 or greater (Kingspan Insulation – CFC/HCFC free).
	Plumbing	Rough-in of plumbing outlets.
Walls	Cladding	17mm Western Red Cedar (Sustainable Forestry Industry Certified – SFI. FSC Certified timber available).
	Insulation	R3.0 + 20mm drained cavity (Kingspan Insulation – CFC/HCFC free)
	Linings	Premium grade Hoop Pine internal lining (100% plantation timbers, Australian Forestry Standard Certified timber, E0 low formaldehyde rating) to walls and ceilings with 2 pack polyurethane finish.
	Windows	Western Red Cedar (SFI certified) windows with clear double glazing to AS1288.
	Doors	Lockable external grade flush panel plywood door (were required) or WRC glazed. Lockable Western Red Cedar (SFI certified) double glazed doors to AS1288.
	Internal Doors	Painted Redicote doors.
Ceilings	Linings	Premium grade Hoop Pine internal lining (100% plantation timbers, Australian Forestry Standard Certified timber, E0 low formaldehyde rating) to walls and ceilings with water based 2 pack polyurethane finish.
	Insulation	R3.5 batts + R1.3 roof insulation/sisilation (made from recycled, non combustible materials).
Roof	Metal deck	Galvanized deck roofing (material guarantee of 25 years) with eaves gutter and galvanized downpipe(s) ready for connection to legal point of discharge.
	Insulation	R3.5 batts + R1.3 roof insulation/sisilation (made from recycled, non combustible materials).
	Roof members	Timber rafters, battens, etc.
Kitchen	Cupboards	Selected laminated coloured doors white melamine internals (E0 MDF used).
	Bench top	Charcoal laminate over plywood bench top (100% plantation timbers).
	Sink / mixer	Stainless steel sink with chrome polished mixer (refer to plan for size and quantities).
	Oven / Cook top / Dishwasher / Fridge	Fisher & Paykel products.
Bathroom	Splash back	Toughened glass / stainless steel.
	General	Immaculately detailed bathrooms.
	Bench top (if applicable)	Laminate bench top and shelves.
	Vanity Basin	White Vitreous China.
	Shower	Polymarble shower base with toughened glass shower screen.
	Tap ware	Selected polished chrome mixers (4 star – WELS rating).
Laundry	Walls / Floors	Selected impervious finish.
	Toilet	4.3/3 Litre back to wall toilet, pre plumbed to accept tank water.
	Trough	30 Litre trough and cabinet with.
Electrical	Cupboard	Space for washing machine and dryer.
	Switches / Power Outlets	Clipsal Slimline 2000 series - White.
	General lighting	LED / T5 Fluorescent (extremely energy efficient) lights.
	Sensor	Daylight and Motion sensor lighting in the bathroom.
	Smoke detectors	Hardwired.

Heating	Hot Water System	Gas/LPG Bosch Hydro Instantaneous or electric if needed.
Other	Construction	Utilizing factory assembled components, minimal onsite installation.
	Construction	Water based glue used throughout, Low VOC materials used.
	Construction	Assembly and installation of all parts detailed above.
	Certificates	Structural engineers, plumbing and electrical Certificates provided.
	Insurance	7 year Home Owners Warranty.
	Cartage	To within 100km of base, unless otherwise stated, to a level site with semitrailer truck access.
	5 Star Rating	Energy rating certificate.

Not all of the standard finishes, fixtures and options may be appropriate for each individual ARKit design, and is intended as an overview. Complete specifications will be detailed in the client contract.

## OPTIONS

The following options are indicative – we can custom make your building with a range of material and design options.

Area	Details	Options	Additional Cost
Base	Floor Finish	Hardwood T & G prefinished flooring or Porcelain Tiles.	Included in cost
Walls	Cladding	FSC Certified Western Red Cedar.	+10% on WRC costs
	Cladding Protection	2 Coats of Cutek.	\$880
	Flyscreens	Quality western red cedar frames with black metal mesh.	\$TBC
Joinery	Robes/Desks/Shelves	Fitted laminated robes with white melamine internals .	\$TBC
Kitchen	Combi Oven/Microwave	Bosh (with trim kit).	\$TBC
Electrical	Solar	Solar electrical to individual requirements.	\$TBC
Heating	Combustible wood heater	Nectre 15 (140m2) on legs (extra \$50 for pedestal).	\$800
	Combustible wood heater + oven	Nectre Bakers Oven (55m2).	\$1870
	Flue Kits	Triple skin – 3.6m long.	\$550 + install.
	Electric Panels	450W Energy efficient radiant heater panels x 4.	\$1050
	Solar Hot water		\$TBC
Other	Rain Water Tanks	Full range available.	\$TBC

## EXCLUSIONS

Our approach is to be proactive and to manage items for our clients, so although the following items are excluded, we could allow for them in our price, or allow for the management of relevant work streams with further information.

Exclusions	Details
Consultants Fees	Fees payable to Building Surveyor, Geotechnical Engineer (soil test). land information reports and surveys, including boundary and topographical surveys. Legal fees.
Council Fees	Fees to local council for Town Planning, Building, Health etc. including Government levy's.
Site Services	Connection and supply of services to site, including gas, water, electricity, telephone, storm water to legal point of discharge, septic tank etc. all infrastructure and services upgrades. Site works outside of the building envelope, including soft and hard landscaping, footings, excavation and the like. In-ground risk or removal of contaminated fill.
Construction	Where vertical elevation is greater than 1m. Crane if required. May require heavier duty galvanising to all steel members if building is located within 1km of breaking surf or 100m of salt water or heavy industrial areas. Bush fire areas – alternative specification will be required and additional costs may result.
Furnishings / Fittings	Curtains, furniture and bathroom fittings i.e. toilet roll holder, towel rails and the like.
Painting	Painting, powder coating and the like of external steel members.
Other	Air-conditioning. Accommodation for workers, unless otherwise stated. Signage.

## TERMS & CONDITIONS

ARKit reserves the right to alter the specification, sizes, materials, fittings etc at any time without prior notice as circumstances may dictate. Images shown in this brochure include items of furniture and general props which are for illustration purposes only. Furniture Packs are available as Optional Extras. In order for an arkit home to be used, it needs to be sited correctly, fitted with steps or means of access and connected to services by professionally qualified contractors. A manufacturer's warranty is available on all sales. Please ask for details. This brochure does not form part of any contract. © Copyright ARKit, 2007.