

FOUNDATIONS

Standard

Transportable module H3.1 strandfloor on timber sub flooring framing with 100mm Expol - Black 3.1 underfloor insulation.

Site built option

Concrete slab on ground - fully insulated maxraft polystyrene pod system with integral slab edge insulation.

FRAMING

Standard

NZ pine 140mm H1.2 SG8 fraide framing - FSC certified sustainably harvested.

Beams and posts

NZ pine engineered Gluelam FSC certified - light weight, strong & efficient use of our sustainable wood resource. Stain finish. FSC certified.

SOFFIT AND SPOUTING

Ecoply grooved soffit with Endura colorsteel spouting. Downpipes PVC

WINDOWS

2100 high to 2500 high aluminium thermally broken suite. Foam sealed in place. NZ pine painted liners.

2100 high to 2400 high aluminium double glazed. Foam sealed in place. NZ pine painted liners.

EXTERIOR

Wall cladding - options

Vertical Shiplap BS Cedar
Lunawood
LMA
Silver Top Ash

PLEASE NOTE

The available options are not limited to those listed above and can be customised to suit each owner's exact requirements, site conditions and latest sustainable products and systems.

INTERIOR AND FINISH

Wall linings

IBS Paneline MDF grooved sheets - Painted. Non-toxic glues.

Gib board

Ceiling linings

10mm birch ply sheets to raking ceilings.

Gib board

Finishing timbers

NZ pine - paint finish

Paints, adhesives, oils and stains

Non-toxic low voc rated adhesives used.

Non-toxic Resene low voc paint systems. Resene cool colours for dark colours on external wall claddings, non-toxic oils and stains - Drydens wood oil or Natural House CO clear oils and stains.

Insulation

Wall insulation: Mammoth R3.6 140mm thick

Ceiling insulation: R3.2 double-layer

Doors

Overheight 2100 high x 860 wide minimum for improved passive heat transfer and to exceed accessible requirements - easy use lever handles fitted to all doors.

Floor coverings

Wool carpet as selected by client.

Wood plank effect vinyl laminate as selected by client.

SERVICES

Ventilation

Overheight windows with high-low sash arrangement for natural cross ventilation.

Clothes drier and range hood vented to exterior.

Automatic extract fans in bathrooms vented to exterior.

Space heating

Infrapanel heat panels to bedrooms.

Option:

High efficiency wood burning fire in the living room as selected by client.

Hi wall heat pump

Electrical

Vynco slim switch gear

Lighting LED - long life low energy use fittings

Appliances - Bosch