Perfectly built
Well equipped
Energy efficient

Constructional and functional specifications
Effective as of 20.09.2016





DAN-WOOD HOUSE

Completely at home

Contents

Dear Homebuilder,

You are considering perhaps one of the biggest investments of your life by fulfilling a dream to build your own home.

We know this is a very important decision and you'll have many questions. One of the most important is, of course, how to find the right construction company. We are delighted that you're considering DAN-WOOD House as your homebuilding partner.

DAN-WOOD offers a wide range of beautiful energy-saving houses of superb quality and value for money.

These days, energy efficiency is vitally important. This is why we make sure that our homes are built with technology that helps you take maximum energy from natural resources like the earth, air, water, and sun for heating and hot water. Then, for further efficiency we make sure that your house is well insulated and fully airtight.

The turnkey option on a DAN-WOOD house means that every aspect of the construction both inside and out is included in a fixed price guarantee. This includes doors, windows, painting, tiling, flooring, plumbing and electrical installations, heating, ventilation with heat recovery systems, sanitaryware and more. This brochure contains a list of materials and specifications showing how each element of our houses is built.

You'll see that we offer the highest quality in every aspect. This means we use only branded products, work with our own qualified construction workers and construction managers, and follow up on every detail until the customer is completely satisfied.

When our architects are designing our houses, we reflect current trends and styles. However, you always have the option to convert or upgrade your house design according to your personal preferences. This includes interior and exterior decoration, fixtures and fittings, and add-ons such as balconies, canopies and car ports. We also offer a range of energy-efficient heating and ventilation systems to suit your needs and lifestyle.

With our knowledge and experience, we stand by you at every stage of the planning and construction of your house. Even after you've moved in, our customer service team will be there to support you whenever necessary.

We are certain you won't regret making DAN-WOOD your homebuilding partner.

Yours faithfully
Jaroslaw Jurak CEO
Danwood SA

Our Strengths

- **Excellent value for money**
- **Modern energy-saving homes:** each DAN-WOOD house is equipped with an appropriately insulated foundation slab and meets the requirements of the Act on Promotion of Renewable Energies in Heating and the prevailing Energy Saving Ordinance (EnEV)
- **Comprehensive care:** our knowledgeable sales consultants are always there for you during construction and beyond
- **Great flexibility:** you can have any floor plan to suit your needs. Or we can design and build your individual dream home
- **Very short construction times:** you can move into your turnkey house – depending on house size – in about five to 12 weeks after the house installation
- **Recognised high quality:** we work with our own, highly-trained craftsmen and use exclusively branded building materials from leading manufacturers
- **Long warranty:** we provide a 20-year guarantee on the construction of our homes, and during the decision phase there is a 12-month fixed price guarantee
- **Satisfied customers:** they are our best recommendation, so the satisfaction of our customers is always our top priority

General

The design and performance description is part of your contract for the construction of a DAN-WOOD house, from the top of the basement ceiling or floor slab. To create the base plate or the basement, you can hire one of our experienced partners.

Our services include the supply and installation of your home, the facilities in this design and performance specification, and in the expansion stage you selected.

Planning
We will create the architectural plans at a scale of 1:50. Plans are completed and submitted for the planning application by certified DAN-WOOD architects, with the required supplements.

We'll give you static calculations (on the basis of seismic zones 0 to 2, wind zones 1 to 2, and a standard snow load of up to 1.5 kN/m²) of your house from the top edge of the basement ceiling or foundation slab, and heat demand calculations, based on which we will provide an energy performance certificate for your home.

Footprints and heights
The floor plans shown in the catalogue and the reported net base areas were calculated according to RICS Code of Measuring Practice. The surfaces of balconies, stairs and internal walls are included here, but airspaces are not. (The net floor area is not the same as eligible living space, which must be calculated using the local guidelines.) The ceiling height of buildings both downstairs and upstairs is approximately 2.52 metres.

Turnkey standard
We can build your house on a turnkey basis. This means we do all the painting and decorating work, the floors are laid according to your choice of tile, laminate or carpet, and the bathrooms are equipped with sanitaryware and fittings.

Client completion standard
If you choose the client completion option, we construct the complete outer envelope for you, including the roof, roof drainage, external doors and windows. Inside, the house is a shell. The walls are, however, already planked with plasterboard and equipped with plumbing and electrical installation, ready for you to decorate.

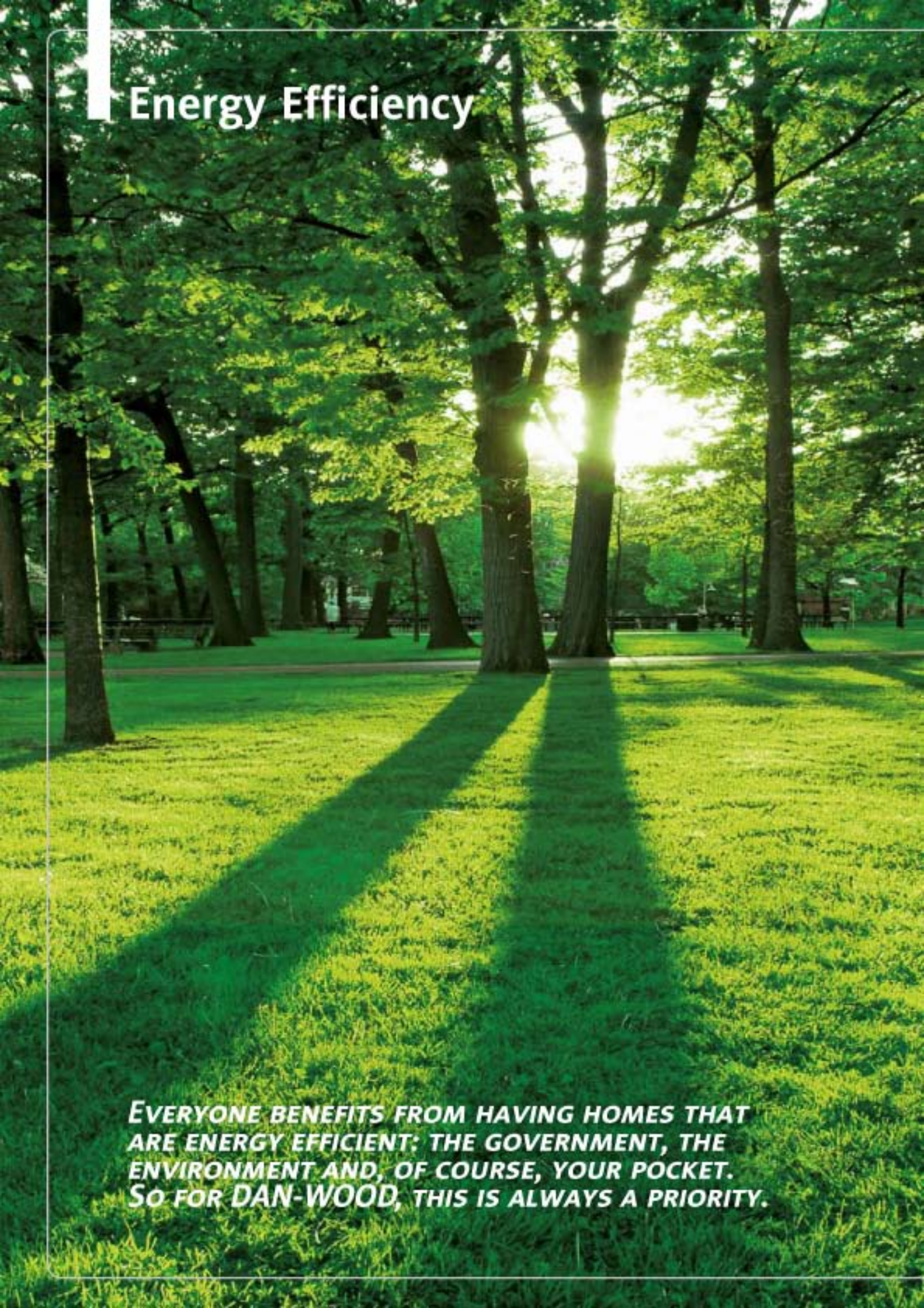
Floor panels are provided without plasterboard as electrical installation has still to take place.

The building owner is responsible for the interior design and home appliances. The owner is obliged to complete these aspects themselves, or have a third party provide the services not performed by DAN-WOOD.

Design
The final design of your home is determined during the design phase. With the help of our consultants you can choose the roofing and facades, floors, tiles, taps, doors, arrangement of the outlets, the nature and extent of the building services, and more. Only then does your house go into production. To make your decisions easier on design day, we provide you in advance with a link to the patterning catalogue where you can review all available amenities from the comfort of your own home.

Construction management
For all DAN-WOOD construction projects a qualified construction manager is at your disposal to clarify any questions you may have and to supervise the work.

Energy Efficiency



Everyone benefits from having homes that are energy efficient: the government, the environment and, of course, your pocket. So for DAN-WOOD, this is always a priority.

Homebuilders today are not only interested in architecture and floor plans, but also in low energy consumption – and not only because of regulations. Environmental protection and personal finances also play a role.

As a manufacturer, we continually adapt and evolve the construction and outfitting of our homes in light of growing energy-savings requirements. Our goal is to gain the most benefits from the least expensive and most environmentally-friendly energy source possible.

Today, the DAN-WOOD perfectly insulated building envelope and diversified efficient heating systems offer excellent ways to save energy and use renewable sources of energy. Nature also promotes our endeavours to sustainability and economy by freely providing heat, wind, and water.

Earth, water and air are very good storage media for the solar energy that we can use for heating. For each source, there are corresponding heat pumps.

Eligible Efficiency Homes

Thanks to their very good building envelope and standard technology package, DAN-WOOD Houses are eligible as Energy Rating B (A-G) when they are built on the insulated floor slab.

With our other technology packages and/or additional insulation measures your house can easily achieve the Energy Rating A. Such construction projects are currently being promoted with a repayment bonus.

The term "Efficient House" is a quality seal for residential buildings. The letter after the word "Energy Rating" indicates how high the annual primary energy demand is in relation to a comparable building, according to the requirements of the current energy policy in the UK.

The rating is expressed on a scale of 1 to 100, the higher the number the lower the running cost. Rating B equals to 81-91. Rating A equals to 92-100.

Solar energy is provided directly by solar collectors to heat water, and electricity can often be generated by means of photovoltaic systems for personal use, and even fed back into the grid.

Intelligent solutions not only promote low energy consumption, but also increase comfort. Therefore, we install a ventilation system in every house. That way, you can enjoy fresh air without wasting heat. Logically, the waste air heats fresh air supplied from the exhaust.

Each DAN-WOOD house is thus an insulation master, a heat saver, and a cost reducer. To find out which energy-saving techniques your home is equipped with, read the chapter Heat and Energy-Saving Technology.

The Walls

Walls should be strong, steadfast and tight, provide protection, and surround you with comfort. And they should look good too.

Sets the tone: two-coloured plaster facade

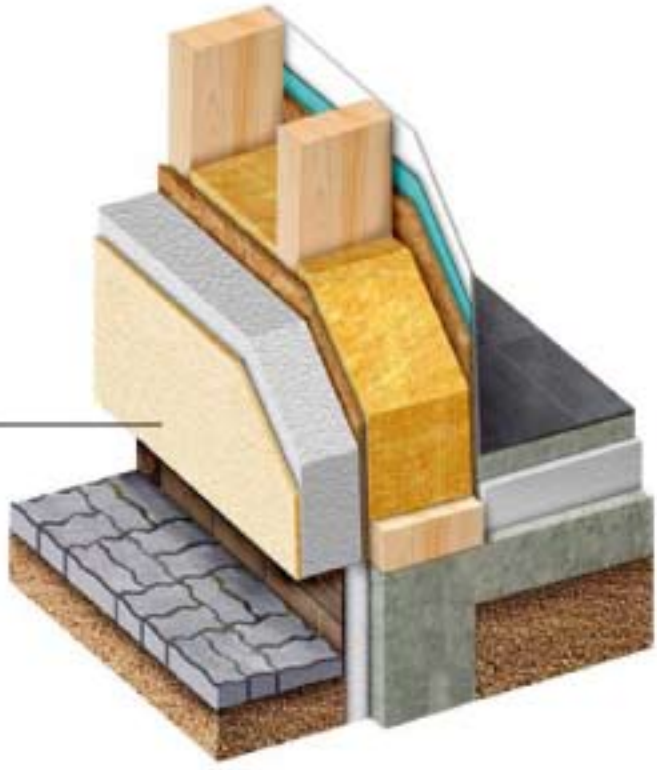
Elegant style: mix of wood and plaster

In Swedish style: friendly wood facade

Never goes out of fashion: solid brick facade

Thermal external wall
Your house is equipped with a thermal wall. The 18 cm thick stud frame of this wall can accommodate much insulation, bringing the outstanding heat transfer coefficient of the total 34.5 cm thick outer wall to U = 0.118 W/(m²K).

Construction of the external wall	
	Acrylic render on reinforced primer render
120 mm	Polystyrene as additional thermal insulation
12 mm	Sterling OSB/chipboard
180 mm	Timber stud frame
180 mm	Thermal insulation: mineral wool
12 mm	Sterling OSB/chipboard
0.2 mm	Vapour barier: polyethylene
12.5 mm	Plasterboard



The Thermal Wall

Optional version of external wall

Thermal wall with brick facade

We will gladly equip your house with a brick facade. The external wall then has a thickness of about 50 cm and the following structure from the outside inwards:

- about 115 mm brick or block and render according to the design
- 50 mm cavity ventilation
- 50 mm core insulation WLG 023 (optional)
- another 12 mm timber board construction, like the external wall with plaster facade

The brickwork is done from the top of the basement ceiling/ floor slab.

All external walls (including combe and gable walls) are bricked up under the rafters.

Dormer windows, interior lobbies, terraces and loggias receive a timber profile formwork.

Visible patio beams and columns are made of timber.

The heat transfer efficiency of the clinker thermal wall amounts to U = 0.138 W/(m²K).

Thermal wall with ventilated wooden facade

The wooden facades are offered as tongue and groove formwork, double boarded formwork, or weatherboarding with a fine sawn, weather-resistant surface. The solid wood facade profiles consist of northern spruce. You can select transparent or coloured glazes according to our colour samples.

The wooden facade is built from the outside to inside as follows:

- horizontally or vertically arranged profile timber paneling instead of finishing plaster; colour according to our samples
- battens with ventilation space
- 120 mm insulation (WLG 035)
- another 12 mm timber board construction, like the external wall with plaster facade

The heat transfer coefficient is U = 0.138 W/(m²K).

The floor transition (e.g. from top of the ceiling of GF to bottom of the FF floor) of the formwork is done according to the technical requirements with metal profiles.

Living room walls are fitted as standard with filling and painting in white

You select the tiles for the floors and bathrooms

Scheme of the internal walls

Thermal wall with mixed facade

Two variants of facade are combined according to the architectural design, either in multi-storey separation or in a vertical orientation.

- Render facade with wood
- Brick with render

The design is determined according to technical feasibility.

Load-bearing and non-load-bearing internal walls

The internal walls of the ground and first floor are constructed depending on the static requirements (load-bearing or non-load-bearing) of 120 mm or 80 mm thick structural timbers. These are finger-jointed and particularly stable. In addition, these beams are kiln dried and pest resistant. Together with the fibreboard, the insulation, and the drywall, the thickness of the supporting wall is 170 mm, and that of the non-load-bearing wall is 130 mm. The wood-based panels ensure that large loads such as heavy kitchen cabinets can easily be attached to the walls.

Wall coverings

The walls in living rooms, bedrooms, children's rooms, and in the hallway, utility room, wardrobes, dining room, and kitchen are coated with white high quality emulsion paint. As an additional service, other colours or other wall coverings are possible.

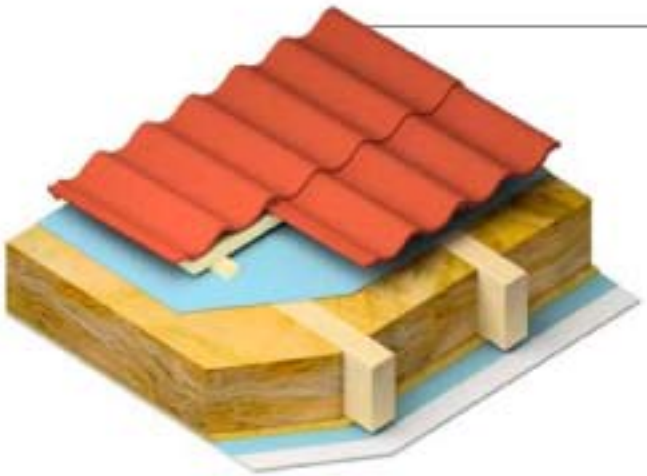
Walls in bathrooms, en-suites and WCs are tiled to a height of 1,2m from floor level (2m around showers) with tiles from our rich sample collection and grouted in white or grey. We offer matching pattern tiles or borders and other grout colours at an extra cost. The rest of the wall surface is primed and seamlessly painted with white dispersion paint.

The inner walls of the utility room, and the ceiling and roof pitches of all interiors are also seamlessly primed with high quality white emulsion paint.

Construction of internal walls	
12.5 mm	Plasterboard
12 mm	OSB sterling board/chipboard
120/80 mm	Timber studs (of resinous wood)
50 mm	Acoustic insulation – mineral wool
12 mm	OSB sterling board/chipboard
12.5 mm	Plasterboard

The Roof

A well-constructed roof will withstand sun, rain, snow, wind and storms, and won't allow precious heat to escape. It can also be an eye-catcher.



The roof construction* **	
	Concrete roof tiles
38 mm	Roof battens
30 mm	Counter battens
	Breathable membrane
220 mm	Timber rafters (of resinous wood)/trusses in the area between roof slopes and inhabited areas
220 mm	Thermal insulation – mineral wool
12 mm	OSB sterling board/chipboard
	Polyethylene vapour check
12.5 mm	Plasterboard

Scheme of the roof structure

The well-insulated roof protects your home against weather and heat loss.

The heat transfer coefficient of the roof is U = 0.12 W/(m²K).

Collar beam ceiling/floor for unheated loft

The well-insulated ceiling of the unheated attic or loft is essential to ensure that as little heating energy is lost through the roof as possible. The heat transfer coefficient of the collar beam ceiling amounts to U = 0.186 W/(m²K).

Special roof for high thermal efficiency houses

If you want your house to be even more thermally efficient, the roof is insulated with mineral wool with 035 thermal conductivity, in addition to 100 mm mineral wool WLG 035. This provides an excellent thermal conductivity coefficient of U = 0.131 W/(m²K) for the roof.

The roofing

The roof is covered with durable concrete roof tiles*. Three colours are available at the base price: red, brown or grey.

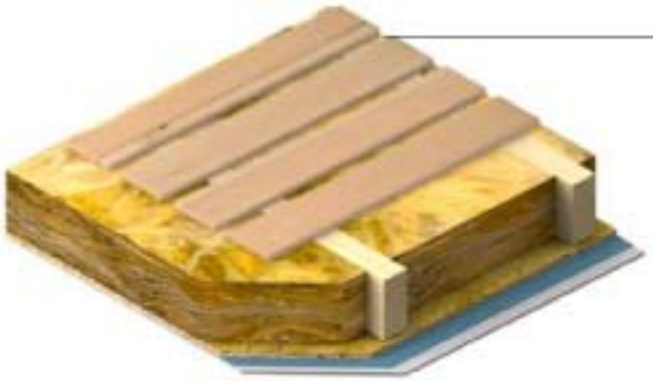
For a small charge you can select other colours. You can also cover your roof with natural slates or high quality clay roof tiles that last for 100 years. For this special treatment you can choose from all colours and shapes.

* For houses with pent roofs below 17.5°, roof pitch, tiles, battens and sheets are omitted. These roofs are covered with standard EPDM panels on 22 mm chipboard. EPDM membranes are supplied in black.

** In certain circumstances the roof structure may be adjusted according to the roofing manufacturer's guidelines.

***The chimney is painted in the same colour as the roof** (standard)*

***White eaves and soffits of the roof overhang with white or brown gutters** (standard)*



Structure of the collar beam ceiling	
30 mm	Timber walk boards
80 mm	Thermal insulation – mineral wool
220 mm	Timber joists (of resinous wood)/trusses
220 mm	Thermal insulation – mineral wool
22 mm	OSB sterling board/chipboard
	Polyethylene vapour check
12.5 mm	Plasterboard

Structure of the collar beam ceiling in the unheated loft

The roof overhangs

The roof overhangs correspond to the floor plan in accordance with the contract and are related to the thermal wall with plaster facade. Corresponding changes result in alternative facade designs.

In the eaves area, roof overhangs are completed with visible tapered rafter heads. In the area of the entire roof overhang high quality natural tongue and groove timber boards are installed above the rafters.

The roof soffits receive a coat of white paint. At an additional cost, all colours from the RAL range are possible.

With truss roof constructions, the roof overhangs on a bottom-clad cornice are painted white. You can also choose any colour from the RAL range for a small extra charge.

The roof drainage

Gutters and downpipes are made of white or brown plastic.

For an additional charge we offer other colours of roof gutters, and gutters made of galvanized steel or titanium zinc sheet.

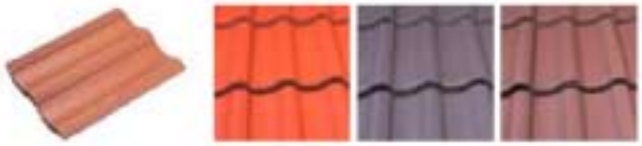
We can also offer you special accessories like additional downspouts.

The downpipes are mounted so that they end about 15 cm below the top edge of the floor slab or basement ceiling.

The connections to the drainage pipes are the contractor's responsibility.

***Marley Double Roman – Cement roof tiles** (standard)*

***Marley Modern – Cement roof tiles** (standard)*



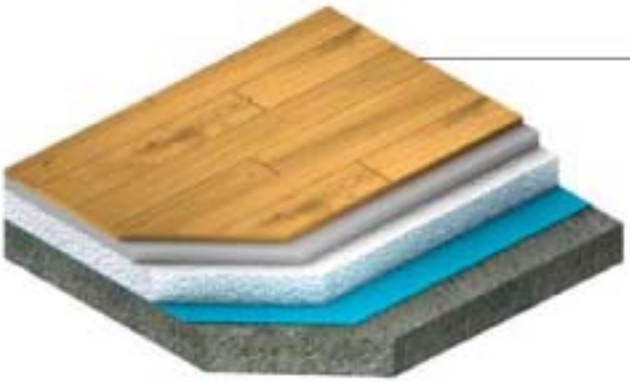
***Marley Mendip** (standard)*

***Marley Modern Duo** (standard)*

***Marley Edgemere Interlocking Slate** (optional extra)*

Floors and Ceilings

Beautiful, comfortable and durable: decorative tiles, robust laminate, soft carpeting or warm parquet will be laid, ready for your moving in.

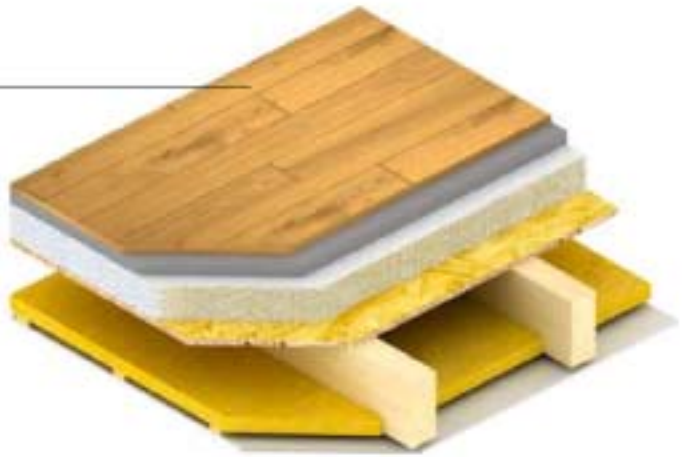


Ground floor	
20 mm	Flooring
50 mm	Cement screed*
100 mm	Thermal insulation
	DPM: Polyethylene foil

The foundation slab and the basement will be built by one of DAN-WOOD's partner companies. This is commissioned by the building owner and is not part of this design and performance description.

Floor scheme for the ground floor

Ground floor slab floor	
20 mm	Flooring
50 mm	Cement screed*
90 mm	Thermal insulation – polystyrene boards
22 mm	OSB sterling boards/chipboards
220 mm	Timber joists (of resinous wood)/trusses
50 mm	Acoustic insulation – mineral wool
22 mm	Timber battens
12.5 mm	Plasterboard



Floor scheme for the first floor

Flooring

Our turnkey offer includes the following flooring in individual rooms:

Bedroom, Living room, Dining room, Hall, Landing, Entrance, Wardrobe, Cupboard, Study, Sunroom – carpet according to the samples

Kitchen, Utility, WC, Bathroom, En-suite and Wet room – tiles according to the samples

Special flooring

For an additional charge you can lay vinyl, engineered flooring, or other laminates or tiles, which we offer in addition to the standard sample collection.

* For underfloor heating: ground floor 65 mm screed, 90 mm insulation, floor ceiling EC: 65 mm screed, 50 mm sound insulation, 30 mm system mats

Transitions between two different floors are finished with coverstrip.

Carpet: perfect for bedrooms

Basic series* *(standard)*

Komfort* *(optional extra)*

Komfort & Natural *(optional extra)*

*There are additional options available in all the series

Laminate: beautiful, durable, easy to clean

Joy series* *(optional extra)*

Oak Toronto

Highland Spruce

Wine Oak

African Mahogany

Oak Edmonton

Adventure 4V series* *(optional extra)*

Oak Springfield

Oak Doncaster

Oak Pasadena

Teak Calamba

Oak Filadelfia

500 Small V4 series* *(optional extra)*

Swedish Pine

Traditional Oak Grey

Tirol Oak Silver

Tirol Oak Honey

Traditional Oak Brown

*There are additional options available in all the series

Parquet Oak Elegance 1R matt varnish 2V *(optional extra)*

Vinyl Decor Bretague Oak *(optional extra)*

Vinyl Decor Boston Pine Grey *(optional extra)*

Vinyl Decor Highlands Dark *(optional extra)*

Vinyl Decor Golden Canadian Oak *(optional extra)*

Parquet Oak Elegance 1R matt varnish 2V *(optional extra)*

Oak Classic 1R Cream-Cream lacquer matt brushed *(optional extra)*

Parquet Oak Rustic ECO brushed grey *(optional extra)*

Pleasant and beautiful appearance: Vinyl *(optional extra)*

Ash Parquet Cream 3-row slat pattern matt lacquer *(optional extra)*

Ash Parquet Classic 1R Cream lacquer matt *(optional extra)*

Ash Parquet Cream 3-row slat pattern matt lacquer *(optional extra)*

Carpet Rhapsody Plus 74
Standard in living and dining room

Carpet Gobi - Natural 100% wool
(optional extra)

The Windows

Windows are essential. Not only for enjoying the view, but for allowing plenty natural light into a house. But take a closer look at the glass or the frame, and you'll see that a window's structure is also essential for heat insulation.

Large windows for beautiful views

Window and patio doors

All DAN-WOOD windows and patio doors are high quality PVC windows with good insulation properties, 5-chamber profile and triple glazing. The U-value of the glazing is UG= 0.6 W/(m²K), and the value of the whole window is UW= approx. 1.1 W/(m²K). The windows are supplied with clear glass. Additionally all windows fixed less than 800 mm above the finished floor level are equipped with safety glass.

Safety barriers

Windows on the upper floors that do not have balcony or terrace access will be equipped up to parapet height with glass safety barriers or a French balcony at an extra charge.

Roof windows

Where shown in the plan, horizontally pivoted roof windows in a natural varnished wood finish will be fitted in the roof. Roof windows are supplied glazed with double insulating glass, as well as a charcoal grey aluminium mounting frame.

The U value of the glass is UG= 1.1 W/(m²K). The U value of the window is up to around UW= 1.6 W/(m²K), depending on the size of the window. Triple-glazed roof-top windows are available at an additional charge.

Roof-top windows

Roof windows, which are too high to be reached (e.g. staircases or roof area) are supplied with a telescopic rod to open and close the windows.

Handles and fittings

All windows except the fixed elements are equipped with hidden single-hand turn and tilt, or turn and tilt fittings, in white.

Interior window boards

The internal window boards are made of PVC and available in white or marble finish.

As an optional extra, we offer interior window boards from reconstituted marble, as well as natural stones in a choice of granite or marble finishes.

External window sills

All windows are installed with external aluminium window sills in white or natural. One non-slip sill plate will be mounted at the patio door.

Other non-slip patio door sills in aluminium natural, white, grey and brown are available as an option extra.

PVC 5-chamber profile windows with triple glazing, UG=0.6 W(m²K), white

PVC 6-chamber profile windows with triple glazing, UG= 0.5 W (m²K), white
(optional extra)

Practical kitchen windows with a fixed base
(optional extra)

The external window sills of brick facades are made of roll brick layer or concrete prefabricates.

Optional extras available for windows and patio doors

As an optional extra, we offer patterned glass for bathrooms and WCs.

PVC or aluminium-timber windows in various colours are available at an extra charge.

We also offer 6-chamber profile thermal windows as an optional extra. The U value for the glass is then UG= 0.5 W /(m²K) and the U value for the whole window is UW= 0.9 W /(m²K).

We can install arched, triangular or other window shapes upon request. These will be either fixed, or equipped with turn and tilt fittings, depending on the technical options available.

We also offer flush mounted roller shutters with insulated aluminium fins. These are high quality roller shutters with core body vents available in white, beige, natural silver, brown, grey and anthracite, which can be easily operated using a crank. The in-wall insulated roller shutter can be opened from the outside for revision purposes.

Roller shutters are also available with an electric drive (an electric motor to open and close them) and time controller. Facade-mounted roller shutters and exterior roller shutters for your roof windows can also be fitted.

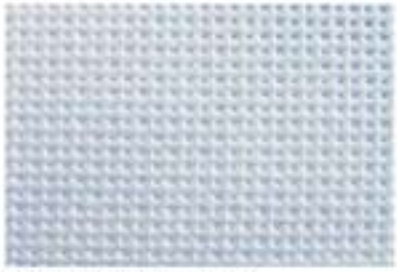
Alternatively, we offer Zip Tex, a new high tech material which protects windows from too much sunlight and heat, as well as insects. This weather-proof and wind-stable textile curtain is mounted laterally and is available for internal and external use in a range of different colours.

If you want additional security, we can offer you burglar-resistant glass, window fittings with mushroom-head locking and lockable window handles.

Zip Tex textile sun protection

SCP7-Met-T30 Black Ink

Granatapfel 92-50268



Alu/Seidenfarben 86-2046

297 853 Twilight PEARL 297

The Doors

A door can connect or separate worlds, so its 'gatekeeping' role should never be underestimated. Whether it's plain or fancy, every door deserves respect and beautiful fittings.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External doors

Your house will have a solid and stylish PVC external front door as presented in the DAN-WOOD sample collection. These external doors are single wing, and equipped with security fittings and a triple locking mechanism. The U value of these doors ranges between 1.2 to 1.4 W /(m²K).

Optional extras available for external doors

Layout permitting, you can add fixed side panels or glazed skylights to your front door. We can also supply front doors made of timber or aluminium upon request. We can equip your external doors with an electric door opener and prepare them for an intercom system.

For even more safety and convenience, we offer alarms and intercoms as an optional extra. Where the intercom system is equipped with a built-in video camera, you can use the screen installed in the house to screen anyone who wants to enter.

An alternative to the conventional key is a code lock on, or next to, the front door, where you have to enter a numerical code for the door to open. An even simpler alternative is to use fingerprints to open your front door. The finger is placed on the scanner, and the biometric system recognises the person who wants to enter the house.

Internal doors

Our standard range of internal doors includes smooth laminated doors in white, maple, ash or beech colour finish (see illustrations on page 30).

External PVC door Lena *(standard)*

External PVC door Judyta *(standard)*

External PVC door Wiktoria *(standard)*

External Oak door Baalbek with quarzite insert *(optional extra)*

External Oak door Kita with quarzite insert *(optional extra)*

External PVC door Eliza in anthracite *(optional extra)*

External aluminium door Lena *(optional extra)*

External aluminium door Marlena with two sidelight and frosted glass inserts *(optional extra)*

External white PVC door Lena *(standard)*

External timber door Nuuk *(optional extra)*

External timber door Laponia *(optional extra)*

External aluminium door Marlena *(optional extra)*

External aluminium door Lena *(optional extra)*

External aluminium door Berta *(optional extra)*

Model Prado-R stainless steel *(standard)*

Model Elizabeth-R gloss/mat *(optional extra)*

Model Presto-R gloss/mat *(optional extra)*

Model Sigma-R stainless steel *(standard)*

Model Jaro-R gloss/mat *(optional extra)*

Optional extras available for internal doors

In addition to standard internal doors, white lacquered doors, doors with real wood veneers, or real wood veneered doors with a smooth surface in a range of wood finishes are also available. You can also choose from a range of special models, for example, doors with glass inserts or all-glass doors.

Door handles and fittings

All doors are equipped with stylish stainless steel handles. You can choose from different shapes and colours.

Laminated interior door Natura HR type 1 *(standard)*

CPL Light Acacia Grooved *(standard)*

CPL Acacia *(standard)*

CPL Italian Walnut Structure *(standard)*

CPL Graphite Ash, type 4 *(optional extra)*

Door Discovery Model 4
(optional extra)

Door Havana Model 1
(optional extra)

Door Havana Model 3
(optional extra)

Door Traffic Model 1
(optional extra)

Door Greco Model 1
(optional extra)

Door Greco Model 3
(optional extra)

We offer the smooth laminated CPL doors with a horizontal grain in various colours and with glass inserts *(optional extra)*

The Staircases

Moving up tends to be a fine thing. On these stairs, it's even fun to be going down! But don't forget to admire the beautiful timber.

Interior staircases
An open staircase with timber banisters and handrails, leads from the ground to the first floor. The stairs fit perfectly between the stringer beams. The staircase is made of pinewood. The shape of the staircase (whether it is straight, half-turn, quarter-turn or spiral staircase or with an intermediate landing) will be fitted as specified in the floor plan. Where there is a gallery in the house, the railing will continue through the entire gallery.

You can select from the range of newel posts and banisters to suit your taste as shown in our sample collection. They are available in both simple and intricate shapes.

Folding staircase
A folding staircase is supplied to access the loft. This is housed in an insulated box and can be easily operated with the help of a rod. The loft staircase is harmoniously integrated to be flush in the ceiling.

Pine
(standard)

Beech
(optional extra)

Oak
(optional extra)

Ash
(optional extra)

Merbau
(optional extra)

Maple
(optional extra)

Iroko
(optional extra)

Red oak
(optional extra)

Sapeli
(optional extra)

Open pinewood staircase
(standard)

***Newel post 2** (standard)*

***Newel post 3** (standard)*

***Newel post 5** (optional extra)*

***Balustrade 8** (standard)*

***Balustrade 16** (standard)*

***Balustrade 26** (standard)*

***Straight staircase with standard balustrade; the timber elements can be painted in any colour** (colour is an optional extra)*

***Modern oak staircase with timber /glass balustrade** (optional extra)*

Straight timber-steel staircase
(optional extra)

Modern staircase with steel structure and inserts made of quartzite
(optional extra)

Timber-steel staircase *(optional extra)*

Open staircase in white and mahogany
(optional extra)

Open staircase in white
(optional extra)

Straight staircase with stainless steel/timber railing
(optional extra)

Closed timber staircase with glass balustrade
(optional extra)

Open pine staircase with pine/stainless steel balustrade
(standard)

Modern closed staircase construction
(optional extra)

Optional extras for staircases

Alternative staircase designs

For an additional charge, we can also supply closed staircases, staircases made of other timber, folded-plate or timber-steel staircases. Additional newel posts and banisters – for example, with stainless steel – are available upon request. In addition to the natural tones, we also offer staircases with stained dark or white finishes.

Basement staircase

In order to give the property a unified look, we can install in the basement the same staircase and railing that will lead from the ground floor to the first floor, or the top floor.

When ordering the basement stairs you are required to specify the floor height with binding effect.

Sanitaryware

A bathroom should be a haven where you can relax and indulge all your senses. So it deserves to be tailored to your individual tastes and lifestyle.

Basin tap Hansa Pinto
(optional extra)

Basic installation and connection of sanitary ware
The installation of sanitary ware starts from the existing main water supply (water meter). The water pipes are laid together with drainage pipes in the insulation under the screed of the floor on the foundation slab or basement ceiling.

Important!

The installation of drainage pipes up to the upper edge of the cellar ceiling or ground slab, as well as the water supply pipes in the house up to the water meter, must be contracted by the owner. The same applies to pressure reducers and water filters. DAN-WOOD House would be very happy to assist you with this.

The cold water pipe then runs to the installation/boiler room and is installed behind the water meter.

The pipes in the installation/boiler room or in the utility room are laid on the wall*.

* Hot water circulation pumps and circulation pipes are not planned. They can be installed on request, provided their installation complies with the relevant energy-efficiency standards.

WC and washbasin from the Roca Zoom series *(standard)*

Houses built on a foundation slab
The supply pipes for cold and hot water run from the connection points for the equipment shown in the floor plans under the contract to a central location in the utility room. The hot water pipes are connected to the hot water heaters. The drainage pipes are connected directly to the drainage system in the ground slab.*

Houses built on a basement

A house built on a basement has all the supply and drainage pipes as is the case with a house built on a foundation slab. The only difference is that the drainage pipes run up to the lower edge of the basement ceiling. The drainage system should be connected or contracted by the owner.

Where there are heating and hot water storage tanks in the basement, the hot water pipe has to be connected to the hot water storage tank.

WC and washbasin from the Roca Zoom series *(standard)*

Sanitary ware from Roca, Debba series *(optional extra)*

Washbasins from Roca, Debba series *(optional extra)*

Wall installation of sanitary ware

The supply and drainage pipes consist of high quality, thermally-insulated and quality-tested plastic pipes, where the vent and sewer pipes are hot water resistant. The vent lines are routed through the roof.

All supply and drainage pipes to and from the sanitary equipment listed in the floor plans under the contract are routed through the walls. Flushing cisterns and support frames are fitted for wall-hung WCs.

Rainwater cisterns are available as an optional extra and would have a connection with separate supply lines.

Skate Cosmopolitan *(standard)*

Skate Air *(optional extra)*

Arena Cosmopolitane *(standard)*

Nova Cosmopolitan *(standard)*

Skate Cosmopolitan finished with a wooden surface *(optional extra)*

Skate Cosmopolitan with printed graphics *(optional extra)*

***Kolo, Traffic series** (optional extra)*
***Elegant vanity units in white or platinum are available to complement this series** (optional extra)*

For all sanitary facilities, hot and cold water connections are installed and connected to the following sanitary equipment:

Kitchen: cold and hot water connection for the sink

Bathroom: cold and hot water connections for the bathtub and/or shower, one washbasin, cold water connection for the WC

En-suite: cold and hot water connection for shower and one washbasin, cold water connection for the WC

WC: cold and hot water connection for one washbasin, cold water supply for the WC

Utility room: cold water connection for the washing machine

In addition, the house will have one garden tap outside.

Sanitary ware

We install sanitaryware from the DAN-WOOD sample collection in the bathroom, en-suite and WC. These are high quality branded products, which are available in white as standard. Sanitaryware in other colours is available at a small extra charge.

Bathroom

Bathtub

We install high quality and stylish acrylic bathtubs with the dimensions of 170 x 75 cm, 160 x 75 cm or 160 x 70 cm.

***Roca, Gap series** (optional extra) **with bathroom furniture is also available in white or violet** (optional extra)*

O.novo series from Villeroy & Boch *(optional extra)*

Laufen, Pro series *(optional extra)*

Simas, Flow series, sanitaryware in a contemporary rectangular shape *(optional extra)*

Shower enclosure from Sanplast, square 80 x 80 / 90 x 90 *(standard)*

Shower enclosure from Sanplast, semicircular 80 x 80 / 90 x 90 *(optional extra)*

Shower enclosure from Kolo, Next series, square 80 x 80 / 90 x 90 *(optional extra)*

Shower enclosure from Kolo, Next series, semicircular 80 x 80 / 90 x 90 *(optional extra)*

Geo 6 shower enclosure, square 90 x 90
(optional extra)

Pacific shower tray,
square 80 x 80 x 5/90 x 90 x 5 *(standard)*

Geo 6 shower enclosure, semicircular 90 x 90
(optional extra)

Pacific shower tray,
semicircular 80 x 80 x 5/90 x 90 x 5
(optional extra)

Kermi shower enclosure, Filia series: elegant clear glass shower cabin, 100 x 80 /100 x 90 /120 x 90 height 200 cm *(optional extra)*

Kermi shower enclosure, Raya series: 100 x 80 /100 x 90 /120 x 90, height 200 cm *(optional extra)*

Kermi shower cabin, Atea series, square 90 x 90, height 200 cm *(optional extra)*

Hüppe shower enclosure, Refresh Pure series, square 90 x 90 *(optional extra)*

Aquila shower tray from Schädler, square 90 x 90 x 4.5 *(optional extra)*

Aquila shower tray from Schädler, semicircular 90 x 90 x 4.5 *(optional extra)*

Hüppe shower enclosure, Refresh Pure series, semicircular 90 x 90 *(optional extra)*

Lupus shower tray from Schädler, square 90 x 90 x 5 *(optional extra)*

Apus shower tray from Schädler, semicircular 90 x 90 x 5 *(optional extra)*

Modern rectangular bathtub Kolo Modo 170 x 75 and 160 x 70 *(standard)*

Bathtub Kolo Modo 170 x 75, central drainage *(standard)*

Bathtub Kolo Comfort Plus 150 x 75, 160 x 80, 170 x 75, 180 x 80 and 190 x 90 *(optional extra)*

Bathtub Kolo Spark *(standard)*

Shower enclosure and shower trays

We will install a corner acrylic shower tray with the dimensions of 80 x 80 x 5 cm or 90 x 90 x 5 cm, which will be partially recessed into the floor. There will also be a matching shower enclosure made of tempered safety glass.

Washbasins and toilets

We offer ceramic sanitaryware from two different series as standard. This includes washbasins in two different sizes, and wall-hung or floor-standing WCs.

WCs are equipped with a seat and soft-touch lid in white (or a different colour at an additional charge) and a low-noise concealed cistern with water-saving button.

Corner bathtub Sanplast WS/ER 140 x 140, 150 x 150 *(optional extra)*

Kolo Agat *(optional extra)*

Corner bathtub Sanplast WS/CL 135 x 135, 145 x 145 *(optional extra)*

Kolo Clarissa *(optional extra)*

Asymmetric bathtub Kolo neo plus 160 x 100, 150 x 100, 140 x 100 *(optional extra)*

Kolo Neo Plus

Washbasin tap Kludi Logo Neo
(standard)

Washbasin tap Hansa Pico
(standard)

Washbasin tap Kludi Ambiente
(optional extra)

Washbasin tap Hansa Pinto
(optional extra)

Washbasin tap Hansa Stela
(optional extra)

Washbasin tap with sensor Oras
(optional extra)

Bathtub tap Kludi Logo Neo
(standard)

Bathtub tap Hansa Pico
(standard)

Bathtub tap Kludi Ambiente
(optional extra)

Bathtub tap Hansa Stela
(optional extra)

Washbasin tap Hansa Stela
(optional extra)

Bathroom fittings

We install a chrome single-lever mixer tap, shower head with wall bracket and chrome-plated grab bar. The washbasin will also be equipped with a chrome-plated single-lever mixer.

The shower will be equipped with a chrome-plated single-lever mixer and a shower set with a chrome-plated shower head.

En-suite

The en-suite has the same specifications as the bathroom, but without the bathtub.

WC

The WC contains a hanging WC (see bath specifications) and a 50 cm-wide washing basin with a single-lever mixer tap.

Hansa Pinto bathtub set
(optional extra)

Hansa Unita shower set with thermostatic mixer *(optional extra)*

Hansa Unita shower set with thermostatic mixer and rainwater head *(optional extra)*

Hansa Unita shower set with thermostatic mixer *(optional extra)*

Hansabasicjet shower set with HansaPinto shower mixer *(optional extra)*

Hansabasicjet shower set *(standard)*

Kludi Fizz shower set *(optional extra)*

Optional extras available for the bathroom, en-suite and WC

In addition to the standard specification, you have the option to choose from different series at an additional charge. So, when it comes to showers, we offer shower trays in dimensions of either 80 x 90 cm, 100 x 100 cm or 90 x 120 cm, which are partly flat, or tiled level-access showers. The shower trays come with matching shower enclosures in all dimensions. They are equipped with modern, easy-to-clean doors from smooth or, optionally, patterned safety glass. A thermostatic mixer for your shower is also available.

If you are looking for something different to the standard model, bathtubs are available in many sizes and shapes. You can also order corner bathtubs and jacuzzis.

Washbasins are also available in various forms.

We can also provide elegant toilets, urinals and bidets to match the washbasin.

As a bathroom option, we also offer a very wide range of designer taps and matching bathroom furniture, such as vanity cabinets and wall-mounted or free-standing cupboards.

Kludi Ambiente bathtub tap
(optional extra)

Kludi E2 shower tap *(optional extra)*

Axor Starck bathtub tap *(optional extra)*

Washbasin tap Kludi Logo Neo
(standard)

Washbasin tap Hansa Pico
(standard)

Shower tap Kludi Logo Neo
(standard)

Bath tap Kludi Logo Neo
(standard)

Bath tap Hansa Stela
(optional)

Electrical Installation

Electricity gives us light and power to make our lives comfortable and enjoyable both day and night. So you should never underestimate the humble wall socket...

Basic electrical installation

The entire electrical wiring is done at the development stage. Prefabricated houses come with wall openings provided for electrical installations and pull cords for the cables.

The electrical installation included in our services is carried out according to the BS7671 and begins with the installation of a switch board and encompasses the entire premises of the house, from the floor slab or basement ceiling upwards. The switch board is usually mounted on the wall in the utility room. The provision of the switch board constitutes part of the construction process. The installation, including the wiring, is done by DAN-WOOD House. Feel free to contact us to conduct the official registration and execution of electrical connections. Installation of the electricity meter must be carried out by a locally licensed master electrician. These services are otherwise provided as additional services.

The electrical space installation

If the spaces listed below are provided in your floor plan, then they come with the following installations:

Living
4 double sockets
2 ceiling cable outlets with 1 one-way switch
1 smoke detector

Bedroom, Dining, Study, Family, Sun room
2 double and 2 single socets
1 ceiling cable outlet with 1 one-way switch

Kitchen
4 double sockets over cupboard
1 ceiling cable outlet with 1 one-way switch
Cooker and dishwasher sockets with switches
Cooker extractor socket
Heat detector

Hall, Landing
2 single sockets
1 ceiling cable outlet with 2 two-way switches
Smoke detector

Wardrobe, Entrance, Store
1 single socet
1 ceiling cable outlet with 1 one-way switch

Staircase
1 ceiling cable outlet with 2 two-way switches

Bathroom, en-suite, WC
1 shaver socket
1 ceiling cable outlet with 1 one-way switch

Utility
1 double and 2 single sockets
1 ceiling cable outlet with 1 one-way switch

Outer wiring systems
1 wall cable outlet for exterior lighting, close to main entrance with on-off switch inside the house
1 external socket on balcony or patio with on-off switch inside the house
1 ceiling cable outlet for exterior lighting of balcony or patio with on-off switch inside the house

Antenna (TV)
1 connection point on each floor

Telephone
1 connection point on each floor

Doorbell
Doorbell in the hall (over the main entrance)

Data
1 connection point with cable CAT 6

Placement, colours and shapes

The placement of electrical connections is determined by you individually during sampling, when we will be happy to give you advice. You are also welcome to install additional sockets, ceiling or wall outlets.

We install sockets and elegant large-area switches in white.

More shapes and colours – such as a stainless steel or aluminum effect in light gray – are available at a surcharge.

For more comfort: Central Vacuum System

An extraction aggregate located centrally off the living spaces, and installed with an appropriate duct system, ensures that dust build-up is kept under control comfortably and quietly. You simply stick a hose with a telescopic tube and nozzle into one of the vacuum sockets which have been installed in accordance with your wishes.

Heat and Energy-Saving Technology

Cosy or cool? Our exceptionally high standards of energy efficiency will ensure that your home maintains a comfortable temperature and is well ventilated all year round.

As standard, all DAN-WOOD houses are equipped with the Heating Package 1 – Energy-saving and environmentally-friendly system gas boiler technology and a centrally-controlled domestic ventilation with heat recovery system by a branded manufacturer. A blower door test guarantees the airtightness of the building.

Heating Package 1 *Gas condensing boiler and hot water tank of 120 litres and controlled domestic ventilation with heat recovery*

Heating Package 1 A:

Gas condensing boiler and hot water tank of 120 litres (or of 200 litres, depending on house size and the number of sanitary items), and controlled living-space ventilation with heat recovery

Gas condensing boiler

The boilers are hung on the wall to save space and they are coupled with a 120- or 200-litre hot water tank. In order to heat the air and domestic water, condensing technology uses not only the warmth generated directly from gas combustion, but also the secondary exhaust heat. The exhaust gases are cooled down to the level of condensation build-up whilst the released energy is supplied to the heating circuit again. This reduces fuel consumption and operating costs, while also significantly decreasing the polluting exhaust gas flow.

The heater is equipped with a digital room temperature controller that continuously adjusts the burner to the desired heat. Using the electronic control unit, you can also customise the temperatures to fit your own time rhythm, for example, by setting a lower temperature at night to minimise the energy consumption.

An exhaust pipe for the condensing boiler is delivered and installed and conducted onto the roof in a special shaft, in accordance with applicable fire protection regulations.

Radiators
(standard)

Heat distribution

As part of the installation of gas heating, elegant panel radiators with a white painted coating and thermostatic valves are fitted for heating the living areas. The number and size depends on the heat demand calculation.

As an option, for large windows or conservatories, radiators on stand brackets may be also fitted.

All heating installations are included in the service, up until the connection of the boiler.

You can also choose underfloor heating as an option when installing a gas heating system. For heat pump heating this additional heating solution is a necessity

Controlled domestic ventilation with heat recovery

The airtight shell of your DAN-WOOD house requires proper ventilation by means of a ventilation system.

In the controlled ventilation and cooling of living spaces

or houses, a constant amount of fresh air is drawn in from outside, supplied to the central controller and filtered. The filtered air then passes through a heat exchanger where it is heated and – already warm – distributed into the living spaces. The same amount of stale air is sucked from the kitchen and bathrooms. Its residual heat is detracted by the heat exchanger and delivered back to the fresh air supply. Doors or ventilation slots ensure that air inside the house circulates evenly.

DAN-WOOD House offers:

- Home ventilation system with heat recovery
- Bypass for summer operation

The ventilation system is composed of a ventilation unit and a bypass. The bypass serves to handle heat recovery in summer when cooler outdoor air is fed directly into the living spaces.

By using integrated heat recovery, the system uses up to 96% of the heat from the exhaust. The ventilators, with their constant volume and current, ensure a very quiet operation and save power by optimum use of the driving energy.

Heat and Energy-Saving Technology – Optional equipment

Heating Package 1 B

Combination gas boiler and controlled living-space ventilation with heat recovery

The combination boiler is designed to save space in more compact houses.

Heating Package 2

Gas condensing boiler, hot water tank of 300 litres, solar panels for drinking water, heating and controlled living-space ventilation with heat recovery.

In addition to the Technology Package 1, the Technology Package 2 offers a solar heating system for domestic water heating and a correspondingly large hot water tank.

Heating Package 3A

Exhaust air heat pump with integrated 170-litre hot water tank and integrated ventilation system (local air supply, air exhaust central)

Heating Package 3B

Exhaust air heat pump with integrated 170-litre hot water tank and integrated ventilation system (local air supply, air exhaust central)

Heating Package 4A

Ground source heat pump with an integrated hot water tank of 180 litres and a ventilation system (air supply local, air exhaust central by the FLM unit)

Heating Package 2 *Gas condensing boiler, hot water tank of 310 litres, solar panels for drinking water, heating and controlled living-space ventilation with heat recovery*

Heating Package 3 *Exhaust air heat pump with an integrated 170-litre hot water tank and integrated ventilation system (local air supply, air exhaust central with heat recovery)*

Heating Package 4A *Ground source heat pump with integrated 180-litre hot water tank and ventilation system (air supply local, air exhaust central by the FLM unit)*

Heating Package 4 B

Ground source heat pump with separate 300-litre hot water tank and a ventilation system (air supply local, air exhaust central by the FLM unit)

Heating Package 5 A

Ground source heat pump with an integrated hot water tank of 180 litres and a central ventilation system with heat recovery

Heating Package 5 B

Ground source heat pump with a separate hot water tank of 300 litres and a central ventilation system with heat recovery

Heating Package 6 A

Air source heat pump with a hot water tank of 200 litres and a central ventilation system with heat recovery

Heating Package 6 B

Air source heat pump with a hot water tank of 320 litres and a central ventilation system with heat recovery

Heat pumps

Exhaust-air heat pumps

Exhaust-air heat pumps, as the name implies, serve to use the heat from the exhaust air to warm the house. Once the heat is extracted from the used air, it is then disposed of outside. At the same time, fresh air is supplied from outside via special in-flow valves. With an exhaust-air heat pump, the house is heated and simultaneously ventilated in a controlled fashion.

Ground source heat pumps

A geothermal heat pump extracts stored heat from the earth over a probe or an absorber/collector and transports it through brine, a mixture of water and antifreeze, within a closed circuit.

Option 1 – Rift Collectors A rift collector is a more flexible variant of a surface collector. The brine pipes are laid in a trench dug approximately 1.5 m below the surface. The tube spacing varies between 0.5 and 0.7 m. This allows for a better utilisation of the available plot of land.

Option 2 – Geothermal probe The pipe systems introduced vertically or obliquely through a hole 30- to 100-metres deep are very compact and use the heat stored in the deeper layers of the earth.

Air heat pumps

Air heat pumps use the air as a heat source. Compared to other heat sources, the financial investment is low because air is available everywhere and its heat can be easily harvested. The outside air is passed through the ventilation system to the evaporator of the heat pump, where heat gets extracted from the air.

Heating Package 4B *Ground source heat pump with a separate 300-litre hot water tank and a ventilation system (air supply local, air exhaust central by the FLM unit)*

Heating Package 5A *Ground source heat pump with an integrated 180-litre hot water tank and a central ventilation system with heat recovery*

Heating Package 6B *An air-source heat pump with a 320-litre hot water tank and a central ventilation system with heat recovery*

Solar system

The solar system consists of two or three high-performance flat collectors (or according to the calculated requirement) mounted on the roof. If desired, a tube collector with a heat exchanger contained in a vacuum tube system can be installed at a surcharge.

The solar panel system for water heating is a 291- or 387-litre solar storage tank which, if required, may switch automatically to conventional water heating. The system is completely connected in terms of electricity and water use.

Photovoltaics

With the help of photovoltaic devices electricity is generated from solar energy. This conversion of solar energy into electricity takes place with the help of solar cells that are connected to the so-called solar modules in photovoltaic systems. The generated electricity can either be used on site, stored in secondary batteries or fed to the power network.

The photovoltaic system includes the following components:

The photovoltaic module:

The photovoltaic module consists of solar cells (silicon wafers) that generate electric current in the form of continuous current from the sunlight by means of different endowment (positive and negative). The intensity of the current is directly proportional to the strength of the sunlight.

The photovoltaic generator:

Several photovoltaic modules are connected in series to form a strand. This unit, or a number of modules connected in parallel, forms the generator.

The inverter:

An inverter converts the continuous current generated into alternating current, which is primarily consumed in the household itself. The excess is released into the public grid and remunerated.

DAN-WOOD House provides you with photovoltaic systems of partner companies.

The high-efficiency silicon cells are embedded in UV-resistant plastic and are made of a torsion-resistant module frame which, in turn, is made of anodised and corrosion-resistant aluminum. Its sturdy construction allows the module to be mounted in various ways. The front side of the photovoltaic module consists of thermally pre-stressed solar glass. This guarantees a high light transmittance and also protects the solar cells from external weather conditions such as hail, snow and ice. The installation can be carried out horizontally or vertically.

For more comprehensive information on the heating packages, please refer to our technical brochure "Heating, Ventilation, Generating and Storing Electricity".

Hand towel radiators for the bathroom
(optional)

Towel Radiators

Bathrooms, en-suites and WCs are furnished with heated towel radiators. In some cases, there might be an additional surcharge if the underfloor heating cannot cope with the higher heat demand in the bathroom. Installation of electrical towel radiators is recommended with all heat pumps.

Chimneys

If you wish to install a chimney or fireplace in your home, we will be more than happy to provide you with a quote for this. To do this we will provide you, upon request, with a one- or two-track, ambient-air-independent chimney from the basement floor or the floor slab. In the area of the adjacent walls, the chimney is specially padded in accordance with the applicable fire protection regulations. The visible part of the chimney structure above the roof is painted in the same colour as the roof, or it may be clinkered as an option. Stepping tiles for the chimney sweep and roof safe-keeping can be supplied by DAN-WOOD House upon request at an extra cost. Cleaning can be done through a specially installed roof hatch.

The fireplace in the chimney ensures warmth and safety

Architectural Elements

With DAN-WOOD the devil never lurks in the detail. Instead, feel free to succumb to the charm of a beautiful balcony railing, a mini-roof over the front door, a pergola or a gable ornament...

Integrated conservatory

Some of the following architectural elements are included in the scope of works, as long as they are specified in the floor plans. They may also be ordered as an additional option.

A beautiful classical ensemble of cross gables and balconies on pillars

Entrance canopies

We offer canopies in different sizes (up to integrated carports) and with elongated roofs, saddle, hipped or pent roofs. They are timber structures with stone roof coverings, depending on your choice of the roof tiles. For roof pitches below 17.5°, the cover is the same as with the roofs with EPDM sheets.

Alternatively, a glass-metal construction is also possible at a surcharge. Drainage takes place through the roof gutters or sequence cascades.

Bay windows

The bay windows are designed as trapezoidal, pointed, rectangular or segmented arch bay windows. The wall structure corresponds to the structure of the outer wall. The bay window is covered with a balcony, an elongated roof, or separately with a standard roof construction.

Balconies

We offer two styles of balcony: balconies over a bay window or balconies on supports. The design is executed in accordance with the floor plan. All visible timber elements, with the exception of the flooring, are varnished several times. The colours correspond to the wood tones from the DAN-WOOD sample collection. The balconies are drained by means of a plastic gutter. All balconies come equipped with a handrail.

Balconies over a bay window

Balconies on bay windows are designed as pointed, rectangular or arched and they are made of a timber beam construction. The areas protruding from the bay are coated on the bottom with a white solid timber matchboard. The balcony area is completely clad and sealed with a panel. The balcony flooring is made of spaced-out impregnated timber floorboards.

***French Balcony S2** (standard)*

***French Balcony S6** (standard)*

***French Balcony S5** (optional)*

A saddle roof adorned with gable decorations crowns the balcony resting over the bay window

The balcony on pillars is covered by a gable roof, which is supported on purlins

Balconies with supports

The raised timber balcony is attached to the external wall of the house, and provided with timber supports at the front. The timber structure is multiple stained and finished. This variant is also possible both as a rectangular and a trapezoidal balcony. The balcony area is executed as a timber-beam structure. Under each footboard, made from pressure-treated timber, there is a strengthened 22 mm timber composite board covered with foil, which is covered on the bottom with cladding in the colour of the roof overhang.

The bay window's extended roof creates a sheltered terrace

The conservatory with hipped roof creates extra living space

The entrance area is given a spacious and beautiful touch with a gabled canopy raised on timber columns and a decorated pediment

The generous hipped canopy rests on elegant pillars

A front door canopy made of glass and steel creates a light and modern look (100 x 160, 100 x 260, 100 x 125)

Balcony balustrades

The balcony balustrades are available as galvanised steel balustrades according to the DAN-WOOD sample collection. Other versions are available on request and as an optional extra.

Conservatories

Our conservatories are timber-frame constructions with plastic window elements and heat insulating glass. The shape, size and arrangement of glazed surfaces, and the number of windows depends on the floor plan specifications. To create the canopy the roof of the house is extended in accordance with the floor plans to cover the conservatory. For these integrated conservatories the interior finish corresponds to the finish specifications of the relevant room.

As an optional extra and on request, we also offer conservatories made of timber, plastic or aluminium, with a glass roof made of laminated safety glass which extends beyond the building's external wall line.

Shading systems for your conservatory are also available as an additional extra.

Dormers

Dormers are available in various sizes and designs:

- Pitched roof dormers
- Hipped roof dormers
- Pointed dormers
- Shed dormers
- Trapezoidal dormers
- Cross gable

The dormers correspond to the wall structure of the selected standard or roof, and are given the same finish as the roof.

For houses covered in clinker bricks the cross gables are also finished with clinker bricks (only limited at the sides by technical feasibility).

Shutters, as an optional extra, are possible depending on the technical circumstances.

Gable decoration

We offer gable decoration as an optional extra in three variants. These are made of timber in a colour matching the house.

Pergolas

Timber pergolas serve as decorative or shading elements and, unless included in floorplans as standard, they can be ordered as an optional extra. The roof consists of a pressure-treated framework on posts.

Roof extensions
Roof extensions serve as terrace or entrance canopies. An unsupported extension is possible by up to two rows of bricks, longer extensions resting on supports, and a purlin made of laminated timber.

The soffit is given a coat of white paint.

With truss roof constructions, roof extensions are executed as cornices, boxed in from below and clad in white or, as an optional extra, in all RAL colours.

Drainage is analogous to the roof drainage.

Garages
All single or double garages built into the house have the same wall and roof construction as the house itself.* If your house has a timber or clinker brick facade, the garage will have the same finish.

The garage is fitted with a sectional door without an electric drive (double doors come with an electric drive) and a simple electrical installation with a double plug socket, a ceiling outlet and a switch. Window and side entrance doors are present according to the floor plans. The walls and ceilings of the garage are painted white. The garage is planned without heating.

On request, we can supply any optional extras, such as heating or an electric drive for your garage door.

We are also happy to offer you free-standing garages or carports at an additional cost.

*Where the local building codes set out specific fire protection requirements, these will be taken into account.

Possible carport variation

Garage and carport under one roof

Separate double garage

Standard of finish

Valid from20.09.2016

HOUSE

CONSTRUCTION OF: WALLS, CEILINGS, ROOF

External walls

Render, colour white

Thermal insulation - facade polystyrene, λ=0,032 [W/mK] - 120mm

OSB sterling board/chipboard - 12mm

Timber studs (of resinous wood) - 180mm

Thermal insulation - mineral wool, λ=0,035 [W/mK] - 180mm

OSB sterling board/chipboard - 12mm

Polyethylene vapour check

Plasterboard - 12,5mm

Internal load-bearing and non-load-bearing walls

Plasterboard - 12,5mm

OSB sterling board/chipboard - 12mm

Timber studs (of resinous wood) - 120mm/80mm

Acoustic insulation - mineral wool - 50mm

OSB sterling board/chipboard - 12mm

Plasterboard - 12,5mm

Ground floor layers

Flooring according to the individual room description

Screed* - 50 mm

Thermal insulation - rigid PIR boards* - 100mm

Damp proof membrane (in the case of foundations on the ground)

Floor/ceiling over the ground floor layers

Flooring according to the individual room description

Screed* - 50mm

Thermal insulation - polystyrene boards* - 90mm

OSB sterling board/chipboard - 22mm

Timber joists (of resinous wood)/trusses - 220mm

Acoustic insulation - mineral wool - 50mm

Timber battens for plaster boards - 22mm

Plasterboard - 12,5mm

Floor/ceiling over the ground/first floor layers (between heated and unheated spaces)

Timber walk boards - 22mm (width approx. 1m)

Thermal insulation - mineral wool, λ=0,035 [W/mK] - 300mm

Timber joists (of resinous wood)/trusses - 220mm

OSB sterling board/chipboard - 22mm

Polyethylene vapour check

Plasterboard - 12,5mm

Roof over inhabited space

Cement roof tiles** according to the samples

Roof battens - 38mm

Counter battens - 30mm

Breathable membrane

Timber rafters (of resinous wood)/trusses - 220mm

Thermal insulation - mineral wool, λ=0,035 [W/mK] - 220mm

OSB sterling board/chipboard - 22mm

Polyethylene vapour check

Plasterboard - 12,5mm

HOUSE EXTERNAL

ROOF COVERING

Concrete roof tiles, type and colour according to the samples

GUTTERING

Half-round PCV guttering, with matching down pipes taken to 15cm below DPC level. Colour according to the samples

ROOF WINDOWS

Timber, double glazing, U=1,1 for glass, 3 point locking, 1-step ventilation gap, all windows with clear glazing

EAVES', FASCIA'S & SOFFIT'S CLADDING

Eaves' and fascia's timber cladding colour white, visible rafters colour white

BALCONY BALUSTRADES

Steel balustrade according to the samples

WINDOWS AND BALCONY DOORS

PVC (5 chambers), colour white, inward opening, tilt and turn, triple glazing, U=0,6 for glass, all windows with clear glazing. Safety glazing where required. Lockable handles

EXTERNAL WINDOW SILLS

Aluminum window sills according to the samples. One reinforced aluminum window sill in terrace area

EXTERNAL DOORS

White PVC, thermal efficient with high security multi-point locking and ironmongery according to the samples. Clear glazing (safety glazing available)

HOUSE INTERNAL

INTERNAL DOORS

Rounded frame edge, laminates colour according to the samples

Handles according to the samples

INTERNAL WINDOW BOARDS

Reconstituted marble window boards, thickness - 2 cm, colour according to the samples

INTERNAL STAIRCASES

Open pinewood staircase, clear varnished with balustrades. Type according to the samples

Folding loft ladder to attic area with a white hatch

INTERNAL WALLS

WC/Bath/En-Suite

Wall tiles, height of 1,2m from floor level (up to ceiling around showers), arrangement according to the samples, remaining area filling and painting colour white

Joint grout, colour according to the samples

Edge finish, aluminium tiling trims colour AE - anodised aluminium

Other rooms

Filling and painting colour white or wallpaper Raufaser painted colour white

FLOORS

Kitchen/Utility

Floor tiles, size and arrangement of tiles according to the samples

Joint grout, colour stone grey

MDF skirting, veneer colour white, height 58mm

WC/Bath/En-Suite

Floor tiles, size and arrangement of tiles according to the samples

Joint grout, colour according to the samples

Other rooms
Carpet, according to the samples
PVC skirting for carpet, colour according to the samples
Finishing
Floor connections (depending on combined areas), anodised aluminium, according to the samples
Floor ventilation grills, white PVC
CEILING
Filling and painting colour white
WC/BATH FITTINGS
Sanitary ware
Frames for hanging toilets
Flush plate for WC according to the samples
White Washbasin & WC series according to the samples
Quantity of units and their layout according to the architectural drawings
Shower enclosures
Swing-niche door - glass thickness 5mm - according to the samples, tempered glass, profile silver gloss, threshold of 50 mm
Shower trays - according to the samples
Shower enclosure - square, glass thickness 5mm - according to the samples, tempered glass, profile silver gloss
Shower trays - according to the samples
Bathtubs
Rectangular bathtubs, type and outflow according to the samples
Bathroom armature
Washbasin armature - according to the samples
Shower set - according to the samples
Bathtub set - according to the samples
HOUSE SERVICES
HEATING
Heating packages (to choose)
Heating package 1A – System gas boiler + Unvented Hot Water Cylinder 120 Litres + Mechanical Ventilation with Heat Recovery
Heating package 1B – Combination gas boiler + Mechanical Ventilation with Heat Recovery
Heating package 3 (only houses with area up to 175m²) – Exhausted Air Heat Pump with Integrated 170-litres Hot Water Cylinder + Integrated Mechanical Ventilation with Heat Recovery (intake air decentralised, exhaust air centralised)
Heating distribution & pipe work
White panel radiators with thermostatic valves. Quantity and size according to the heat demand calculations
Towel radiators (Bath, En-Suite), straight, colour according to the samples
Insulated PVC pipes in accordance with applicable regulations
MECHANICAL VENTILATION WITH HEAT RECOVERY SYSTEM
Ventilation device: Nibe or similar standard ventilation unit (installed in utility)
Ducting: Flat ducts installed under the screed; manifold inspection box; ceiling, floor or wall inlets and outlets
Pipe work: Air intake and exhaust outlets in external walls (if applicable)

PLUMBING INSTALLATION
Hardware & pipe work
All taps are of one-lever type according to the samples
Cold water, hot water and sewer pipes of PVC. All pipe works included up to the boiler
Washing machine connection
1 washing machine connection in utility
Water connection outside the building
1 external antifreeze water connection on elevation wall, in the zone of utility or kitchen
ELECTRICAL INSTALLATION
Electrical fittings
Switches and sockets colour white
Exemplary combinations of switches and sockets - colour white, combination according to the samples
Doorbell: colour white
Other
Distribution board with its content and connection of meter box located in utility - Danwood supply and install
Antenna (TV): 1 connection point on each floor with cable brought to utility or attic space
Data: 1 connection point on each floor with cable CAT6 brought to utility or attic space
Lighting, switches & sockets inside the house
Living, Living/Dining: 4 double electric sockets, 2 ceiling cable outlets with 1 one-way switch, 1 smoke detector
Bedroom, Dining, Study-Office, Family room: 2 double electric sockets, 2 single electric sockets, 1 ceiling cable outlet with 1 one-way switch
Kitchen: 4 double electric sockets, cooker and dishwasher sockets with switches, cooker's extractor socket, 1 ceiling cable outlet with 1 one-way switch, heat detector
Hall: 2 single electric sockets, 1 ceiling cable outlet with 2 two-way switches, 1 smoke detector
Landing: 2 single electric sockets, 1 ceiling cable outlet with 2 two-way switches and 1 auxiliary switch, 1 smoke detector
Wardrobe, Entrance, Storage, Pantry: 1 single electric sockets, 1 ceiling cable outlet with 1 one-way switch
Cupboard: no electrical equipment
Bath, WC, En-Suite: 1 shaver socket, 1 ceiling cable outlet with 1 one-way switch, 1 wall cable outlet
Utility: 1 double electric socket, 2 single electric sockets, 1 ceiling cable outlet with 1 one-way switch,
Lighting, switches & sockets outside the house
Outer wiring system: 1 wall cable outlet for outer lighting close to main entrance with on-off switch inside the house, 1 external socket on balcony with on-off switch inside the house, 1 cable outlet for outer lighting of balcony with on-off switch inside the house

Key:

* In the case of under floor heating application, the screed will be 65mm, and thermal insulation 90mm for GF and 80mm for FF

** In the case of houses with roof slope lower than 17,5 degrees change from roof tiles battens and breathable membrane to foil EPDM laid on OSB

General:

The price includes three versions of architectural drawings. If there are differences between design documentation/architectural drawings and the construction's description/specification then the latter prevails.

Note:

Installation of foundation slab, services incoming to the slab, plinth finish, kitchen units, pipework from the incoming fuel source to heating appliances, and internal gas installations are supplied by the customer.

Construction Site and House Handover

DAN-WOOD houses are supplied as large panel elements and installed within one to two days, including the roof framework.

Depending on the house size and your required finishes, your home is fitted out in approximately five to 12 weeks, complete with roofing and facades and, depending on your contract, it will be handed over to you, ready for moving in.

For the house acceptance and handover you will inspect the entire house with your site manager and check that it meets the extensive checklist set out in the acceptance report regarding the proper execution of our services. Should further work be required to eliminate potential defects, these will be noted in the inspection record and remedied as quickly as possible.

When your home is handed over to you, you will receive a set of five door keys and an identification security card. You will receive a handbook for your DAN-WOOD house, which contains both useful information about how to care and maintain your property, as well as important information for any external works that need to be carried out.

The walls are prefabricated at the factory...

... transported to the construction site by lorry...

... and the ground floor is installed on top of the foundations.

The upper floor is then placed on top.

After approximately 12 weeks, the house is finished...

... and the owners can take receipt of the keys.

Owner's Services

Before we can start building your house, there are some tasks and costs for you to cover. These services should be provided prior to construction approval and start of the building works.

For example, submitting survey and planning application fees, any fees for structural engineers, government services, chimney sweeps or other charges that are not included in your house building contract should be organised separately and must be included in your cost planning.

The same goes for the services of architects who will create site plans and submit your house plans to obtain planning permission in accordance with local building regulations.

Your DAN-WOOD consultant can put you in touch with architects certified by us and will also help you to find other experts.

For the construction of the foundation slab or the basement, we can offer you the services of our long-standing and highly experienced partner companies. The connection to all utility services according to the DAN-WOOD plans is incumbent on you, in terms of organisation and costs.

On the site we require water and electrical power, including building site distribution boards. You must provide us with these utilities before construction begins and take the installation of the electrical junction box, electricity and water connections during construction into account in your cost budget.

Please also provide a skip, container for materials and a toilet to be used free of charge by DAN-WOOD construction staff during the construction period.

If you want to put the site installation entirely into the hands of your DAN-WOOD consultant, please do feel free to order the appropriate package from them.

Please keep in mind that prior to the construction starting, and during construction, the site and construction pit must be accessible to heavy construction vehicles. Also sufficient storage for materials and space for the site equipment must be guaranteed throughout the entire construction period. Our staff will inspect the site and propose any actions that may be required.

You are responsible for installing the official construction sign and to cover any incidental charges relating to it.

Our distribution partners on site can answer any questions you may have, give you hints and tips and will be pleased to assist you in fulfilling the above tasks. We will also supply you with a detailed checklist to help prepare you for your house construction.

Service

Price guarantee
We offer a one-year fixed price guarantee for your house from the day you sign the contract. If your house is built within this 12-month period, your building plan is exempt from any price increases. Under certain circumstances, we will extend this price guarantee by another three months.

Warranty
We will provide you with a 20-year warranty on the house structure. For all other components we offer a one-year warranty.

Customer service
Our customer service is available to you free of charge during the warranty.

Services
We are happy to perform any essential administrative procedures for you, such as filing your application for planning permission, or applications to local utility suppliers.

You can also commission us with the installation of domestic service connections, i.e. plumbing, sewers, water, electricity and possibly gas supply, or with the provision of waste containers and construction site toilets. You can also instruct us with the preparations for heat pump systems.

Insurance cover

Protect your project and your house before construction starts by taking out dedicated self-build insurance. Depending on the insurance company, policies include:

Public liability insurance – cover is provided in respect of legal liability to pay compensation including legal costs for:

- accidental death or personal injury to any person excluding employees
- accidental loss or damage to third party material property

Contractors' 'All Risks' protection – provides 'All Risks' protection for materials usually referred to as 'contract works'. It can also cover owned and hired-in contractors' plant and employees' personal tools and temporary buildings.

Key Partners

You are right to expect the highest quality from us. Our quality standards are also determined by the materials and devices we use, which are only the highest quality branded building materials and devices from European manufacturers. You will find the following well-known branded products are used as standard in your house:

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Note

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The products shown may differ slightly in shape and colour from the currently offered product. Typographically-related colour differences are also possible.

Notes

Build your own home!

We hope you've found the information in this brochure helpful.

We also hope it has inspired you to consider the many choices and options you have when building a DAN-WOOD house – one that is as individual as you are, built according to your exact tastes and lifestyle. It's an exciting and challenging venture, with many things to consider and questions to be asked. You'll find answers to many of your questions in these construction and performance specifications. You can discuss any other questions with your local DAN-WOOD consultant. Remember, we have many years of experience, and will be with you every step of the way to ensure your housebuilding dream becomes a reality.

Thank you for your trust.

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