

# PREFABRICATED HOUSES

DESIGN MANUFACTURE SALE



### **VITHAUS company**

we produce standard and individual prefabricated wooden houses and export houses to Europe

### WE ARE OFFERING PREFABRICATED WOODEN HOUSES

### according to standard and individual projects

Typical modular houses are represented by lines

**KOSHAUS, CUBEHAUS, DUBLHAUS.** These series of houses consist of mobile modules with complete finishing and engineering networks, are easily transported and quickly installed on the land plot in a ready-made residential building.

### Typical frame-panel houses are represented by lines

**DUPLEX, VITHAUS, IDIVIDUALHAUS.** These are houses with a large area, up to 3 floors with complex architecture. They are quickly assembled in a finished building, requiring refinement of the finish and internal engineering networks.



### **STANDARD MODULAR HOUSES** consist of mobile modules that form a modern, living space, ready for living

The modular houses are manufactured at the factory, providing furniture quality, full control of the entire production cycle and the last but not the least - high technology and cost reduction of the whole project. The house is transported in a finished and assembled way and then mounted on the plot of land within a few days.





# What is included into the price:



### House (main modules)

The modules of the house with a spacious living room, bedrooms, a study, a hallway, a closet, a bathroom depending on the size of the house. External dimensions, house area are based on the selected model of the house.



• The veranda is an addition to the house, which in summer closes it from the hot sun rays, and in winter does not interfere with the access of the sun and thus allows the house to heat up;

- Roof overhangs at the back of the house protect the rear facade and stained glass windows from rain;
- The porch is most often installed at the main entrance to the house;
  Canopy over the porch-installed to protect the entrance group from precipitation;
- Terrace-the area and quantity depend on the customer's desire;
- Stairs can be of any size and in any quantity .

The section of the roof with the interior decoration of the ceiling with wood. Option 1. Class A:



The section of the roof with the interior decoration of the ceiling with wood. Option 1. Class A+:



The section of the roof with the interior finishing of the ceiling with drywall for painting. Option 2. Class A:



The section of the roof with the interior finishing of the ceiling with drywall for painting. Option 2. Class A+:



### **TECHNICAL DATA**

### **Energy efficiency class A**

Roof: 379 mm = 6,79 m<sup>2</sup> K/W, U = 0,147 Walls: 309 mm = 5,25m<sup>2</sup> K/W, U = 0,190 Floor: 294 mm = 5,08 m<sup>2</sup> K/W, U = 0,197 Windows: wooden profile 78 mm, U = 1,00

### Energy efficiency class A+

Roof: 452 mm = 8,08  $m^2$  K/W, U = 0,124 Walls: 309 mm = 5,25  $m^2$  K/W, U = 0,190 Floor: 294 mm = 5,08  $m^2$  K/W, U = 0,197 Windows: 106 mm U = 1,00

### **1.1 Roof construction (From outside to inside):**

Roofing covering: metal profiled sheets (panels for roofs), color – graphite gray RAL 7024, matte – 20mm. Roof wooden crate: antiseptic planed board, pine – 20×145 mm. Counter-bars: antiseptic planed bar, pine – 45×45 mm. Condensation protection: diffusion membrane for roofing 180 g/m2 – 1 mm. Reinforced frame: antiseptic planed bar, pine –45×250 mm. Thermal insulation: stone wool 30-35 kg/m3 – 250 mm. Internal insulation of a frame: vapour barrier film – 1 mm. Internal insulation of the frame: Gypsum particle board – 10 mm. Counter-bars: antiseptic planed bar, pine – 45×95 mm. Insulation: stone wool 30-35 kg/m3 – 100 mm. Dust barrier: craft paper 80 g/m2 – 1mm. Option 1 - Internal surfaces (ceilings): natural wooden – pine cladding, coating – SIKKENS, color – white, – 20×145 mm. Option 2 - Gypsum chipboard 12 mm., drywall for painting-12.5 mm.

### 1.2 Roof construction (From outside to inside): A+

Roofing covering: metal profiled sheets (panels for roofs), color - graphite gray RAL 7024, matte - 20mm. Roof wooden crate: antiseptic planed board, pine – 20×145 mm. Counter-bars: antiseptic planed bar, pine – 25×45 mm. Condensation protection: diffusion membrane for roofing 150 g/m2 - 1 mm. Counter-bars: antiseptic planed bar, pine – 45×45 mm. External insulation of the frame: fiberboard – 25 mm. Reinforced wooden frame: antiseptic planed bar, pine – 45×300 mm. Thermal insulation: stone wool 30-35 kg/m3 – 300 mm. Internal insulation of a frame: vapour barrier film -1 mm. Internal insulation of the frame: Gypsum particle board – 10 mm. Counter-bars: antiseptic planed bar 45×95 mm, pine. Insulation: stone wool 30-35 kg/m3 – 100 mm. Dust barrier: craft paper 80 g/m2 - 1 mm. Option 1 - Internal surfaces (ceilings): natural wooden – pine cladding, coating – SIKKENS, color – white, – 20×145 mm. Option 2 - Gypsum chipboard 12 mm., drywall for painting-12.5 mm.

### 2. Roof construction (From outside to inside) class A/A+

Roofing covering: metal profiled sheets (panels for roofs), color – graphite gray RAL 7024, matte – 20mm.

Roof wooden crate: antiseptic planed board, pine –  $20 \times 145$  mm. Counter-bars: antiseptic planed bar, pine –  $45 \times 45$  mm. Condensation protection: diffusion membrane for roofing 180 g/m2 - 1 mm. Reinforced frame: antiseptic planed bar, pine – $45 \times 250$  mm. Thermal insulation: stone wool 30-35 kg/m3 - 250 mm. Internal insulation of a frame: vapour barrier film – 1 mm. Internal insulation of the frame: Gypsum particle board – 10 mm. Counter-bars: antiseptic planed bar, pine –  $45 \times 95$  mm. Insulation: stone wool 30-35 kg/m3 - 100 mm. Dust barrier: craft paper 80 g/m2 - 1mm.

### 3. Basic construction of interior walls

Finishing:

 internal surfaces of the walls located along a slope of a roof are finished with wooden pine cladding, coating – SIKKENS, color – white, – 20×145 mm;
 internal surfaces of back walls – planken, pine, SIKKENS coating, color – gray graphite,

20×145 mm. Internal insulation of the frame: Gypsum particle board – 10 mm. Reinforced frame: antiseptic planed bar, pine – 45×95/145-195 mm. Thermal insulation: rock wool 45-50 kg/m3 – 100/150/200 mm. Internal insulation of the frame: Gypsum fiberboard – 10 mm. Finishing:

 internal surfaces of the side walls located along a slope of a roof are finished with wooden pine cladding, coating – SIKKENS, color – white, – 20×145 mm;

internal surfaces of back walls – planken, pine, SIKKENS coating, color – gray graphite,

– 20×145 mm;

In the bathroom:

 Kerama Marazzi mosaic, Temari collection 29.8×29.8 mm, color – white (20003), on a 10 mm cement particleboard with waterproofing;

 $-\,$  part of the walls in the bathroom are finished with pine cladding, coating – SIKKENS, color

white, – 20×145 mm.

Option 1 - Internal surfaces (ceilings): natural wooden – pine cladding, coating – SIKKENS, color – white, –  $20 \times 145$  mm.

Option 2 - Gypsum chipboard 12 mm., drywall for painting-12.5 mm.

### 4. Basic floor construction class A/A+

In residential areas on the floor :

 $-\;$  laminate 32rd class of abrasion, color – to choose – 8 mm ; Underlayer for laminate – 4 mm.

You can optionally choose:

- parquet board with natural oak coating 12 mm;
- underlayer for parquet board 4 mm.

In the bathroom:

 Kerama Marazzi mosaic, Temari collection 29.8×29.8 mm, color – matt black (20071), on a 10 mm cement particleboard with waterproofing;

- waterproof layer;
- base cement particleboard 10 mm.
- base moisture resistant plywood 21 mm.
- Insulation of the frame: vapor barrier -1 mm.

Reinforced frame: antiseptic planed bar  $45 \times 250$  mm, pine – 250 mm. Thermal insulation: Ecowool 30-35 kg/m3 – 250 mm.

External insulation of the frame: cement particleboard – 10 mm. Rough finish: planed technically dried board, larch, with bioprotective antiseptic coating –  $45 \times 145$  mm. During installation, galvanized reinforced fasteners are used. Coating – SIKKENS, color – black.

Along the contour of the ventilated facade, metal protection from mice.

Section of the exterior walls with interior wood trim. Class A / A+:



Section of the external walls with an internal drywall finish. Class A / A+:



Section of interior walls:

Option 1: Option 2: wood trim finishing with drywall for painting





The floor section. Class A / A+





### 5. Windows and entrance doors:

Windows and entrance doors: wooden frames – 90/106 mm with double seal circuit. Triple-glass windows with low-e glass 4×12×4×12×6i. Factory painting – SIKKENS, color – gray graphite. Roto NT accessories. On the doors – reinforced hinges, mortise lock. Panoramic window: reinforced triple-glass with low-e glass: triplex 4×14×4×14×6i tempered glass.

### 6. Electrics:

Electrical wiring is hidden (in the frame). The cable laying in the walls is made in metal corrugation with PVC insulation.

The wiring is made with a cable FRLS:

- lighting cable Fil Cu 3×1.5 mm;
- sockets cable Fil Cu 3×2.5 mm;
- electrical heating cable Fil Cu 3×4 mm;
- hob and oven cable Fil Cu 5×4 mm.

Socket groups are double-positioned, ceramic based.

Input circuit breaker – three-pole circuit-breaker 25A, category B. Lighting – circuit breakers 10A, household sockets –circuit breakers 16A, on the

kitchen stove, sockets in wet areas – differential circuit breakers.

### 7. Network engineering:

Sewerage: PVC pipes 50/110 mm. Connection with external networks. Water supply: seamless polypropylene pipe  $\emptyset$ 20 mm, combined with a flexible attaching pipe (protection against leaks). Connection with external networks. Heated floor in the bathroom: heating mats with a thermostat Warmehaus. Ventilation: forced in the bathroom and natural in the kitchen. Ventilation duct 100 mm. Fan riser on the roof.

### Can be expanded

Small modular house can become a temporary house while you will build the main house, and then turn into a cozy guest house, or become the main house that can be expanded and developed.



### 8. Other:

Sink tap: Grohe, chrome.

**Wash basin in the bathroom:** Cersanit/ Villeroy&Boch Avento 60×47 furniture set with a drawer

**Toilet bowl:** Cersanit Carina/Villeroy&Bosh O.novo.

Shower tap: Grohe, chrome, with Grohe shower set.

Shower room:

- bathroom 700×1700 mm with a front panel;

or

- shower area glazing: 10 mm thick tempered glass, 1900×850 mm, transparent, colorless, in a set with metal profile for fixing to the floor and to the wall.

Storage water heater: Electrolux EWH 100 Royal Flash Silver.

Kitchen arrangement (for laying communications): outputs of water supply and sewerage; output for the sink; output electric cable for connecting the kitchen hob, refrigerator, kitchen hood.

### **Additional expenses:**

- delivery from the seller's warehouse to the building site (calculated individually);
- installation on the building site;
- crane rental 25 t for installation works;
- installation of the foundation on the site.
   Additional production is possible: porch, stairs, terraces, veranda.

All wood used for production of the houses goes through technical drying and has humidity of 15-18%. The elements are covered with antiseptic bioprotectant, and on the end are covered with a special anti-cracking protective agent.

### **KOSHAUS 26**

### KOSHAUS 26 – is the smallest in the range of modular houses. Easy construction, easy to install almost anywhere.

On the useful area of the house there is a bathroom, a living room with panoramic windows, one bedroom

(planning v2) and a veranda. KH26 is easily transformed into a workshop, a large studio, a mini office. In the future, it is possible to increase the area of the house at least twice, by adding central modules or installing an additional floor.

HOUSE DIMENSIONS (H×W×L):	3,52×4,86×10,12 m
USEFUL AREA:	23,10 m <sup>2</sup>
VERANDA AREA:	14,50 m <sup>2</sup>
CEILING HEIGHT:	2,15-2,70 m

49,18 m<sup>2</sup>

**BUILT-UP AREA:** 













# KOSHAUS-53

### KOSHAUS 53 has everything you need for a comfortable stay of one person of any age or a married couple without children.

The house has one bedroom, an entrance hall, a bathroom, a kitchen combined with a spacious living room, which compactly accommodates a dining area, a TV-zone, a fireplace area and a storage area. In future, the house can be easily increased in length by adding the necessary bedrooms, cabinets, sauna, additional bathrooms and rooms for other purposes. It is possible to make this model a two-storey house.





 BUILT-UP AREA:
 94,72 m²

 HOUSE DIMENSIONS (H×W×L):
 4,12×9,36×10,12 m

 USEFUL AREA:
 47,90 m²

 VERANDA AREA:
 28,40 m²

 CEILING HEIGHT:
 2,15-3,30 m









### KOSHAUS 78 is designed for people who appreciate every corner of a private house.

The useful area of the house of 74 m2 compactly places everything necessary for comfortable living of a standard family of up to 4 people. 2 bedrooms, a separate entrance hall, a large bathroom, a kitchen, a bright living room with panoramic windows and a huge veranda will satisfy the needs of any family. In various versions of the layouts the hallway is provided from different sides of the house.

BUILT-UP AREA:	125,61 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×L):	4,12×9,36×13,42 m
USEFUL AREA:	73,40 m <sup>2</sup>
VERANDA AREA:	28,40 m <sup>2</sup>
CEILING HEIGHT:	2,15-3,30 m













BUILT-UP AREA:	156,59 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×L):	4,12×9,36×16,73 m
USEFUL AREA:	100,70 m <sup>2</sup>
VERANDA AREA:	28,40 m <sup>2</sup>
CEILING HEIGHT:	2,15-3,30 m

### KOSHAUS 106 is a comfortable house with a spacious bedroom and a nursery.

The useful area of the house is 101.90 m2. A separate room between the bathroom and the bedroom has several possible functions: the entrance hall, when arranging the entrance from the upper part of the house, a closet, a second bathroom, a sauna, a study room, an extra bedroom, a staircase to the upper floor or any other room. A large veranda will always please the whole family and the guests, and panoramic windows will always fill the house with sunlight.















VERANDA AREA: CEILING HEIGHT:

HOUSE RANGE	
<b>KOSHA</b>	US-132

# KOSHAUS 132 is specially designed for a big family.

The useful area of the house is 126.40 m2 with a spacious veranda of 29.02 m2 will accommodate not only a big family, but, if necessary, the same number of guests. 4 bedrooms, living room, kitchen, bathroom, closet, vestibule. Veranda is a place for summer rest. The area of the house allows you to place two more bathrooms, a sauna or an office. There are various options for the house layout and orientation of the main facade.



28,40 m<sup>2</sup>

2,15-3,30 m













# CUBEHAUS 80 - standard

JBEHAU

BUILT-UP AREA:	96.23 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×L):	3.7×7.29×13.2 m
USEFUL AREA:	80.15 m <sup>2</sup>
VERANDA AREA:	24 m <sup>2</sup>
CEILING HEIGHT:	2.70 m

### CUBEHAUS 80 – standard house. Suitable for full-time stay of 3-4 people.

CUBEHAUS 80 has 2 bedrooms, a living room with kitchen area, a bathroom, a closet, a vestibule, a terrace. If necessary, the house can be easily complemented upwards or sideways. Two entrances to the house allow to use the living space to the maximum.













### CUBEHAUS 93 – typical house. Suitable for permanent residence of 3-4 people.

CUBEHAUS 93 has 2 bedrooms, a kitchen-living room, a bathroom, a closet, a vestibule and a terrace. If necessary, the house can be easily complemented upwards or sideways. a closet the living space to the maximum.















# DUBLHAUS 26

# Country house with a veranda.

This small house has everything you need to live in. Small living room, kitchen, bedroom, bathroom with bath or shower, vestibule, summer veranda.

Dublhaus 26 can be used as a house for a family of two, a guest house, a campsite, a mini-house, a mobile home, a recreation center.

BUILT-UP AREA:	49,18 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×D):	2,66×4,86×10,12 m
USEFUL AREA:	23 m <sup>2</sup>
VERANDA AREA:	14,40 m <sup>2</sup>
CEILING HEIGHT:	2,18-2,70 m















## **DUBLHAUS 43**

# Country house with a veranda.

Doublehouse 43 is a three-module house with a bedroom, living room, kitchen, bathroom and veranda. The area of the house is small – only 43 m2, but for a small family it is enough to live comfortably and enjoy nature and fresh air.

×10,12 m
m

















### Typical modular house.

Dublhaus 65 suitable for permanent residence of a small family or a seasonal holiday of a large company. 2 bedrooms, an entrance hall, a bathroom and a spacious kitchen-studio with panoramic glazing on two sides were located on 65 m2.

We recommend that Dublhaus 65 be completed with a large veranda in front and a small in rear for access to the backyard from the bedrooms. Different projects include entrances from different sides: front through the veranda, behind or on the side – through the high module.

# BUILT-UP AREA: 105,48 m² HOUSE DIMENSIONS (H×W×D): 3,06×7,86×13,42 m USEFUL AREA: 61,60 m² VERANDA AREA: 23,70 m² CEILING HEIGHT: 2,18-3,12 m











-AR



### HOUSE RANGE BLHAUS

BUILT-UP AREA:	131,40 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×D):	3,06×7,86×16,72 m
USEFUL AREA:	82,40 m <sup>2</sup>
VERANDA AREA:	23,70 m <sup>2</sup>
CEILING HEIGHT:	2,18-3,12 m

### Typical modular house.

Dublhaus 87 is designed for people who appreciate every corner of a private house. The useful area of the house of 87 m2 compactly places everything necessary for comfortable living of a standard family of up to 4 people. 2 bedrooms, a separate entrance hall, a large bathroom, a kitchen, a bright living room with stained glass and a huge veranda will satisfy the needs of any family. In various versions of the layouts the hallway is provided from different sides of the house.







420











# <image>

# Typical modular house.

The useful area of the house is 110 m2 with a veranda of 24 m2 will accommodate not only a big family, but, if necessary, the same number of guests. 3 bedrooms, living room, kitchen, bathroom, vestibule. Veranda – a place for summer rest.

BUILT-UP AREA:	157,36 m <sup>2</sup>
HOUSE DIMENSIONS (H×W×D):	3,06×7,86×20,02 m
USEFUL AREA:	103,20 m <sup>2</sup>
VERANDA AREA:	23,70 m <sup>2</sup>
CEILING HEIGHT:	2,18-3,12 m













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BUILDING AREA:	120.1 m <sup>2</sup>
USEFUL AREA apart. 1 / apart. 2:	101.2 / 101.2 m <sup>2</sup>
DIMENSIONS (HxWxL):	7x12x10.1 m
CEILING HEIGHT:	2.7-2.8 m
VERANDA/PORCHES AREA apart. 1 / apart. 2 :	27.5 м² / 27.6 m²
ROOMS apart. 1 / apart. 2:	4/4

### Two-story Duplex-1 is a twoapartment frame and panel house.

First floor-entrance hall, kitchen-living room, technical room, bathroom. On one side of the house – the main entrance with a porch on the other-access to the terrace. The first and second floors are connected by an internal staircase.

On the second floor there are 3 bedrooms and 2 bathrooms. On the opposite sides of the second floor there are exits to the balconies.





















### Duplex-2 is a two-story framepanel house with two apartments.

 USEFUL AREA FLOOR 1:
 89.5 m²

 USEFUL AREA FLOOR 2:
 90.4 m²

 DIMENSIONS (HxWxL):
 7x10.15x11.15 m

 CEILING HEIGHT:
 2.72-2.7 m

 ROOMS apart. 1/apart. 2:
 3 / 4

 VERANDA/PORCHES AREA apart. 1/apart. 2:
 41.1 m² / 37.5+118.5 m²

Apartment 1 on the first floor. There are three living rooms — a living room combined with a kitchen and two bedrooms. Other rooms – separate bathroom and toilet, dressing room, storage room, technical room, corridor. Outside there is a porch of the main entrance and a terrace on the opposite side.

Apartment 2 on the second floor. There are four living rooms – a living room combined with a kitchen, a large bedroom and two children's rooms. Two bathrooms and a separate toilet allow the household not to interfere with each other. The entrance to the second apartment is located outside the house: a side external staircase leads to it. A separate bonus of the second floor is the roof that is being used.





















### HOUSE RANGE VITHAUS 190

Modern house with a winter garde in the art Nouveau style. Architecture by Joseph Eichler inspired us to create this project where the functional living space is harmoniously combined with natural environment.

The house has three bedrooms: a master bedroom with own bathroom and two childrenas (guest) rooms. VITHAUS-190 should be located in a picturesque place to fully use the architectural feature - a glass wall with access to the terrace from the kitchen-living room. There are two other entrances/exits - the main one and the one through the 1-car garage.

Additional rooms: vestibule, boiler room, dressing room, corridor, guest bathroom. The winter garden is projected in the center of the house.

	PARENAL PROPERTY OF CONTRACTORY AND THAT DOLL DOWN PROFESSION TO T
BUILDING AREA:	218.8 m <sup>2</sup>
USEFUL AREA:	191.9 m²
DIMENSIONS (HxWxL):	3.17x17.13x4.8 m
CEILING HEIGHT:	2.87-4.54 m
VERANDA AREA:	35.5 m <sup>2</sup>
WINTER GARDEN:	4.35×2.1 m <sup>2</sup>
ROOMS:	3











# Guest house/camping house.

Small house with two bedrooms, living room, dining room, kitchen, bathroom. The house is ideal for building a recreation center, camping, as an option for a guest house or a country house.

As a rule, most of the time on vacation we spend on the street and in order to spend time comfortably-a small place for sleeping and eating is enough.

The BOLK project is designed specifically to ensure that nothing marred the outdoor recreation.

BUILT-UP AREA:	60 m <sup>2</sup>
HOUSE DIMENSIONS (HxWxD):	3.6×6.5×9.24m
USEFUL AREA:	45 m <sup>2</sup>
VERANDA AREA:	0 m <sup>2</sup>
CEILING HEIGHT:	2.7 m













# **OVITHAUS**

Calculate the cost of the house yourself using the KP Calculator: <u>calc.vithaus.eu</u> Ask all the questions that interest you!



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