



Cottages
designed by
Craftsmen

Ready to build: Kitset Cottages, Homestays, Offices ...

KITSET BUILDER'S PACKS

- ▶ All popular 1880 designs are now available as complete Builder's Packs
- ▶ Anyone in New Zealand can enjoy our cottages
- ▶ Includes builder's manual and plans licensed for one-time use.
- ▶ Delivery is to nearest suitable access for a two-wheel drive truck

Builder's Pack - Sample Kitset Materials List

Effective August 2012

The following list is a guide only and may vary.
Your kitset order contract will include a valid, current list of materials.
Regional material requirements may vary - check with your local council or builder.

Permit Plans:	Ready for your local Council (minus site & drainage plans)
Wall Frames:	90 x 45 H1.2 MSG8 exterior and interior framing (prenailed)
Sub Flooring:	140 x 45 H1.2 joists & 140 x 45 H3.2 bearers with stainless steel pile & bearer fixing kits.
Flooring:	17mm H3.2 ply flooring. (T&G wooden flooring optional extra).
Roof Framing: (1)	Gang nail trusses or beam and rafters
Purlins:	90 x 45 H1.2 MSG8.
Roof: (2)	Endura Coloursteel corrugated longrun iron (from standard colour range)
Deck/Verandah:	140 x 45 H3.2 Boundary; 90 x 45 H3.2 joists; sustainable mahogany or equivalent decking
Cladding:	12mm Texture 2000 ply & weather grooved H3.2 rough sawn battens.
Fascia:	200 x 25 rough sawn Cedar.
Fixings:	Framing connectors/straps per construction assembly guide
Sarking:	135 x 19 TG&V Douglas Fir over exposed trusses.
Windows:	Double-glazed aluminium joinery with Macrocarpa reveals and clear or obscure glazing where required. Colonial bars, standard colour range.
Ceiling Battens:	70 x 35 kiln dried.
Insulation: (3)	Expol polystyrene to sub floor. Kooltherm to skillion roof areas at relevant zone standards. Natural wool batts to walls and ceilings at relevant zone areas
Interior Linings:	10mm Gib Plasterboard to wall and flat ceilings; 10mm Gib Aqualine to bathroom areas

Kitset Home Models :

Currently 1880 Cottage Co Ltd offers the models outlined below.
Click on the model name to view standard details including floor plans, elevations, etc.

- ▶ Model 200 - Studio
- ▶ Model 340 - 1 Bedroom
- ▶ Model 550 - 2 Bedroom
- ▶ Model 650 - 2 Bedroom
- ▶ Model 750 - 2 or 3 Bedroom
- ▶ Model 850 - 2 Bedroom
- ▶ T98 - 2 Bedroom + Study, Single Bay Villa
- ▶ H133/3 - 3 Bedroom, Double Bay Villa
- ▶ H133/4 - 4 Bedroom, Double Bay Villa
- ▶ All models can be amended. Design service available for non-standard 1880 homes. Ask for details

Your Options :

All 1880 kitset home designs are available as:

- ▶ Complete kitset (available nationwide)
- ▶ External shell components only (nationwide)
- ▶ Completed turnkey buildings (region-dependent)
- ▶ Overseas orders containerised and export-ready





Cottages
designed by
Craftsmen

Builder's Pack - Sample Kitset Materials List Continued...

Effective August 2012

Scotia:	Macrocarpa 35 x 20 square
Skirting:	Colonial Style 135 x 19 Macrocarpa skirting
Architraves:	Colonial Style 85 x 19 Macrocarpa architraves to windows and doors
Loft Ladder:	Not included
Interior doors (4):	Pre-finished Macrocarpa TG&V pre-hung doors. Paint-grade hollow core doors optional
Door hardware:	Rimlocks, ring-pulls, latches and door stops
Kitchen:	Not included
Bathroom:	Talk to us about 'Select & Save'
Vanities:	Not included
Plumbing:	Choose hot water heater, fashionware and taps with our 'Select & Save' system
Painting and Decorating:	Name brands at trade prices with our 'Select & Save' system
Not Included:	Behind wall plumbing, electric wiring and light fittings, gib stopping materials, downpipes and spouting, piles, baseboards and steps.

Talk to us about 'Select & Save'

- (1) *If snow loading capabilities are required for your area this may result in extra costs.*
- (2) *Coastal locations may require upgraded steel roofing at extra cost.*
- (3) *Fibreglass batts optional.*
- (4) *Hollow core panel doors optional*



Quality Kitset Homes from 1880 Cottage Company, Greytown, New Zealand

Build Time Table

MODEL	BUILD TIME (Man Hours)	NOTES:
200	300	<ul style="list-style-type: none"> All figures are estimates provided to assist our customers in determining their overall cottage budget and are for a completed build.
340	420	
550	600	<ul style="list-style-type: none"> Build times vary due to many variables such as weather and builder efficiency, but the hours allowed for each job are generous.
650	670	
750	700	<ul style="list-style-type: none"> Multiply the build time by your local builder's rate for an indication of the labour cost.
850	740	
T98	900	<ul style="list-style-type: none"> Other items to include in a completed project budget include; plumbing, electrical, appliances, decorating, and council charges.
H3	1,080	
H4	1,080	<ul style="list-style-type: none"> Contact the 1880 staff if you need help with your budget.