

AVRAME

PRODUCT CATALOG 2021



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WELCOME

Dear reader,

Thank you for your interest in reasonable A-frame houses!

This catalog gives you overview of pricing, possible upgrades and associated costs for building your AVRAME home or cabin. All the prices are shown in Euros (€). Prices do not contain VAT or any local taxes.

We can deliver worldwide. A-frame houses are really compact to ship.

Saving points:

- 1) A-frame - you will build roof, walls and structure at the same time (saves from work and material costs).
- 2) Foundation - you don't have to make a full slab. Depending on the soil you can build our houses to a concrete stripe or post foundation.
- 3) Rationality - in the inside there is less useless surfaces that you actually don't need (less materials, working hours).
- 4) Low maintenance - when you want to refresh your house, then you will just need to service the cladding in the gable walls.

Please keep in mind that our houses are affordable, not cheap. We do only provide our customer's with best technical solutions and high quality materials.

Since building materials market has been very unpredictable in 2021, then keep in mind that a personalised price quotation will offer you most accurate information, since it takes various input price changes into the consideration. This catalog has been prepared in early June 2021, and displays pricing that was available at that time.

Enjoy the catalog and don't hesitate to ask more information from us directly.

Best regards,

Team Avrame

CONTACT US:

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Website: www.avrame.com

PRODUCT SERIES

Avrame has developed 3 product series (12 base models) for various needs. The number at the end of series name marks the length of the building. For example DUO100 means it is a DUO series house (5,7m triangle) with 10 meters in length.

TRIO

9mx9mx9m triangle

Trio series have 2 fully functional floors. Suitable for all the purposes.

DUO

5,7mx5,7mx5,7m triangle

Decent smaller houses with 1 fully functional floor and a loft. Suitable for a starter/granny home, summerhouse/ski house, AirBnB unit, sauna.

SOLO

4,2mx4,2mx4,2m triangle

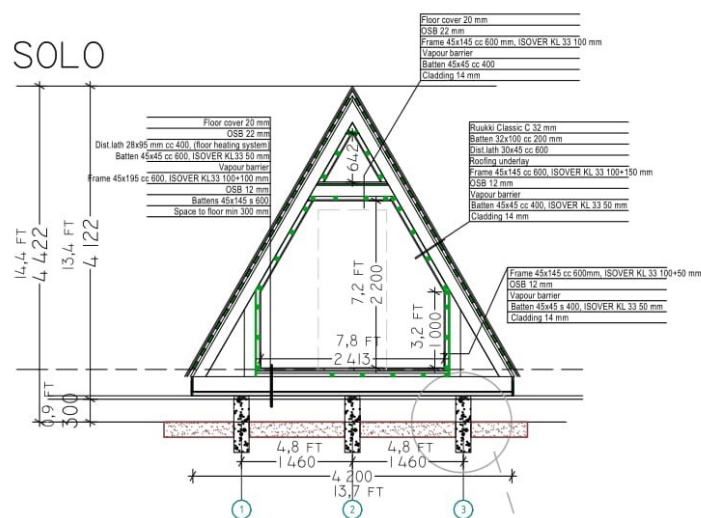
Micro houses which usually don't need a building permit. Suitable for garden house, AirBnB unit, summerhouse/ski house, home office, sauna.

All the houses can be properly insulated for comfortable all year round usage.

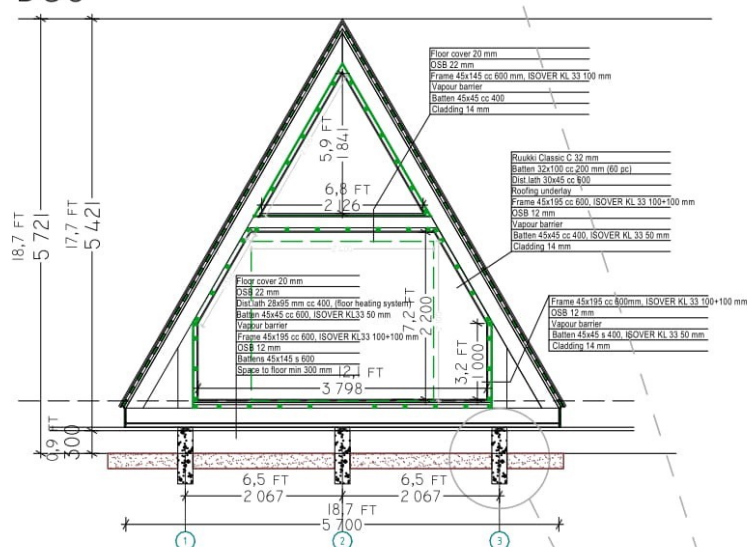
We can change a lot: the interior planning, add dormers, terraces, skylights, balconies; make the houses longer; join multiple units together with galleries between them; leave the ceiling open - pretty much endless options to play with. We can't modify the size of the triangle.



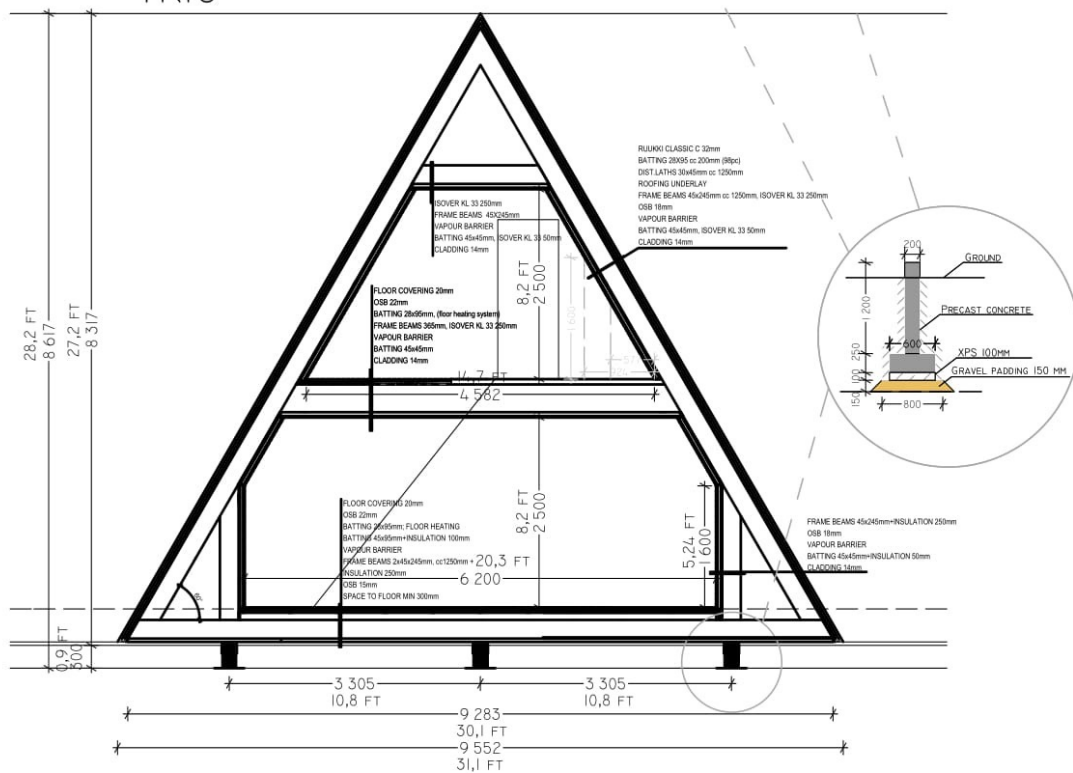
SOLO



DUO



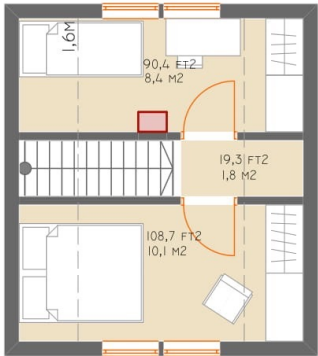
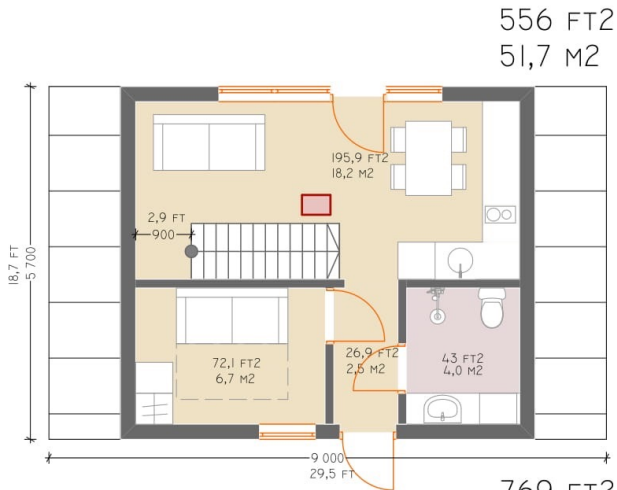
TRIO



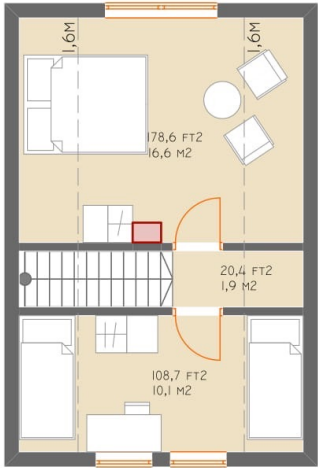
SECTION



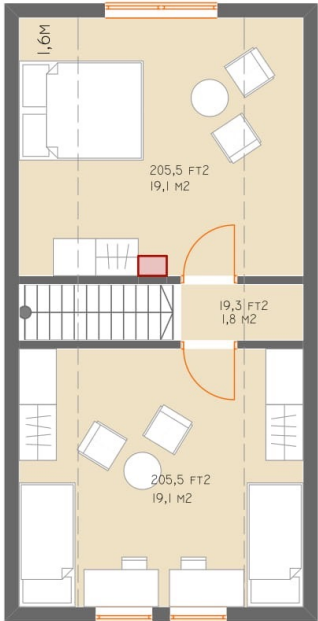
TRIO 57



TRIO 75

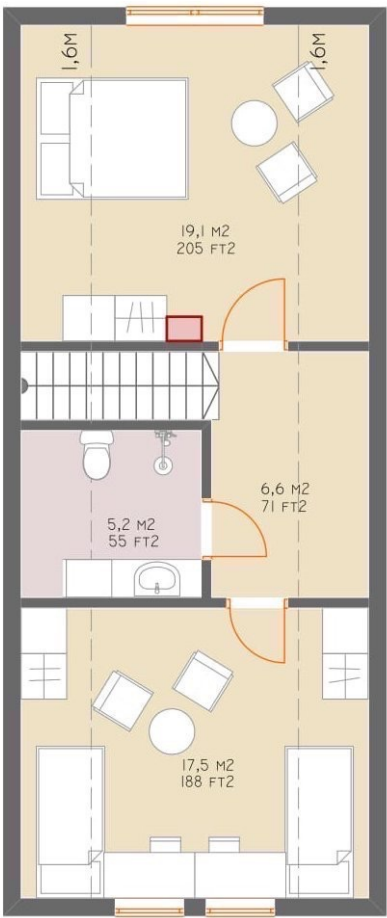
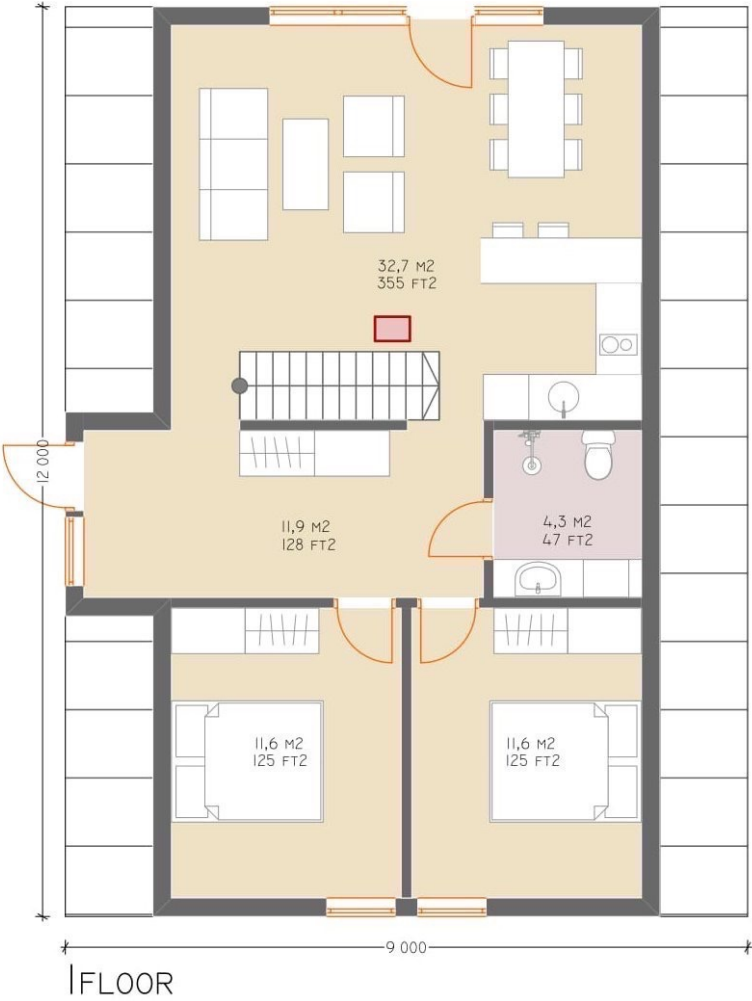


TRIO 100



TRIO 120

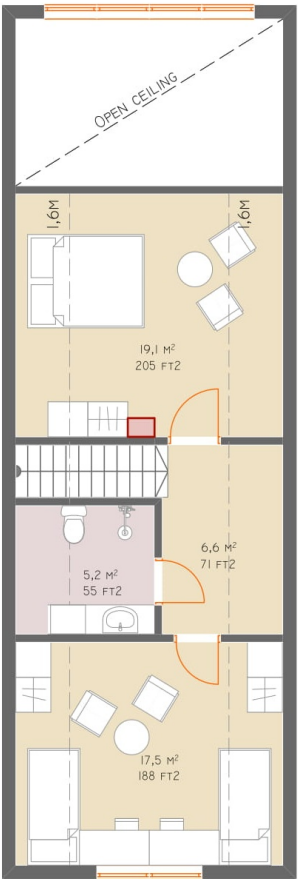
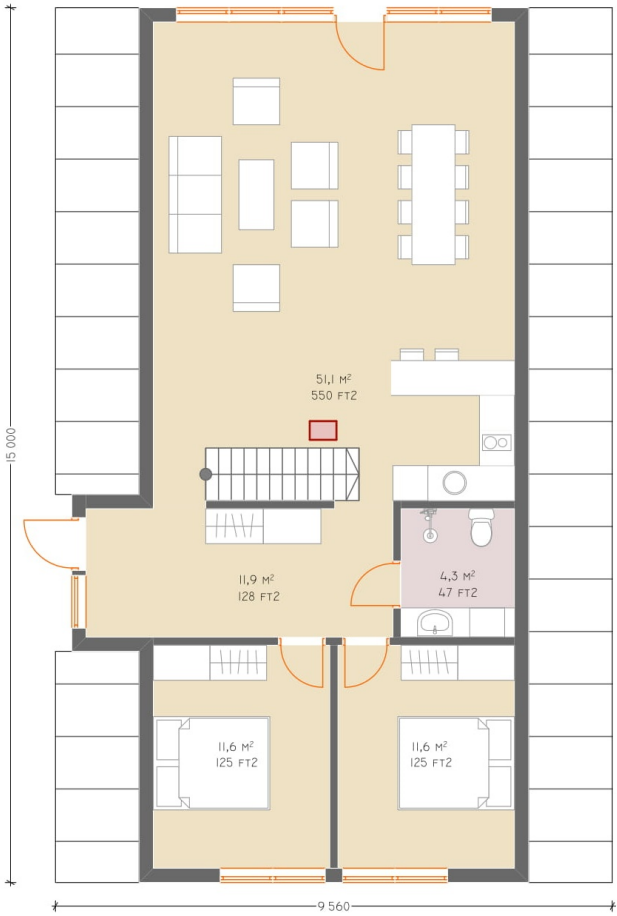
121 M2
1300 FT2



2FLOOR

TRIO 150

138,9 M2
1495FT2



PRICING

Models	Structural kit	Exterior kit	Interior kit
150	€33 900	€30 050	€18 180
120	€26 900	€21 815	€15 580
100	€21 900	€18 820	€13 935
75	€15 900	€16 720	€10 635
57	€11 900	€15 120	€9 885

Structural kit

Full set of non modified constructional drawings, strength graded timber as structural truss (45x245mm), building accessories, battens for roof structure (30x45mm), pressure treated sill plate, breathable underlay for roofing TYVEK, mesh against rodents, strength graded timber for gable walls (45x245mm), battens for wall structure (45x45mm), floor structure for insulation (45x95mm), LVL ceiling beam or similar (45x365mm), OSB3 or similar (12mm, 22mm), vapour barrier, dormer, certificate of original Avrame.

Exterior kit

PVC windows and terrace doors (tempered glass), wooden external door (half glass/full glass), roofing material Ruukki Classic C with fixings, battens for roof structure (32x100mm), painted exterior cladding, soffit and gable boards.

Interior kit

Interior walls structure, interior cladding, MDF interior doors, staircase+railings.

Optional extras

You can add dormer(s), skylights, terraces to your house.

FYI

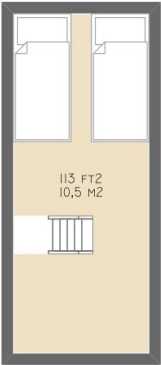
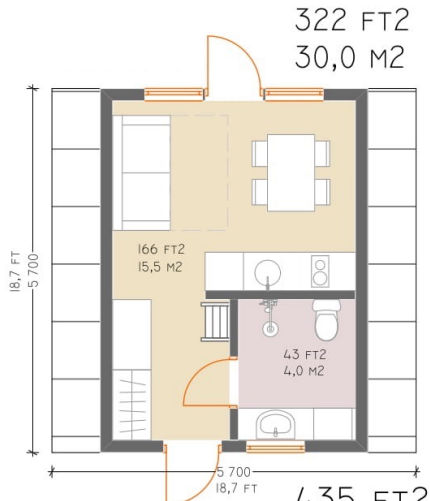
- * VAT (20%) is excluded from the prices. VAT applies to the private EU customers or companies who don't have valid VAT registration number.
- * You can calculate your rough full budget with the full budget sheet located at pages 33-34.
- * Transportation does usually cost around 5-10% from the delivery kit price. We can deliver to pretty much everywhere.

DUO

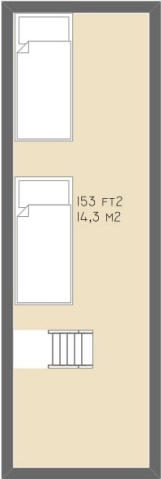
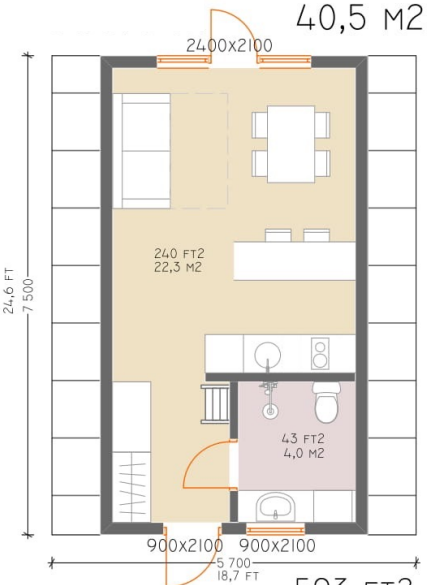
SERIES



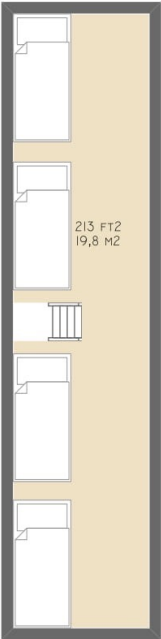
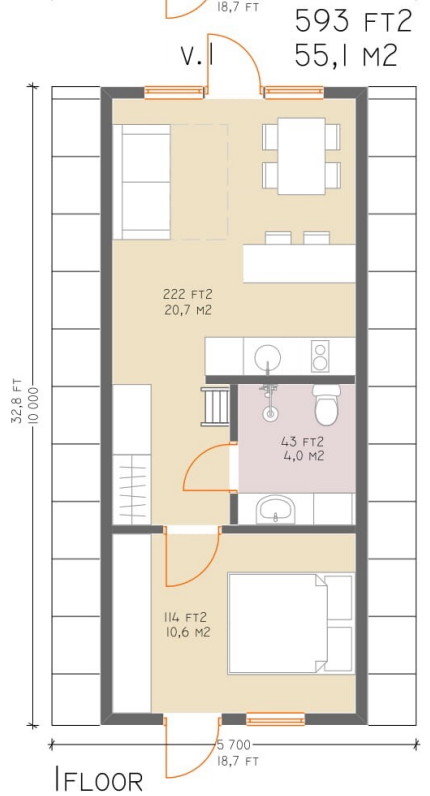
DUO 57



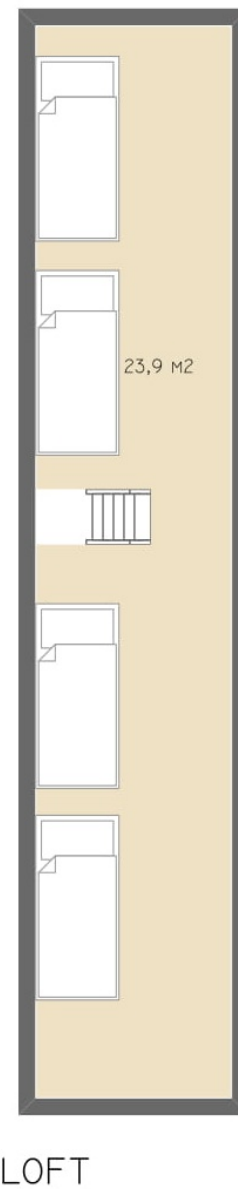
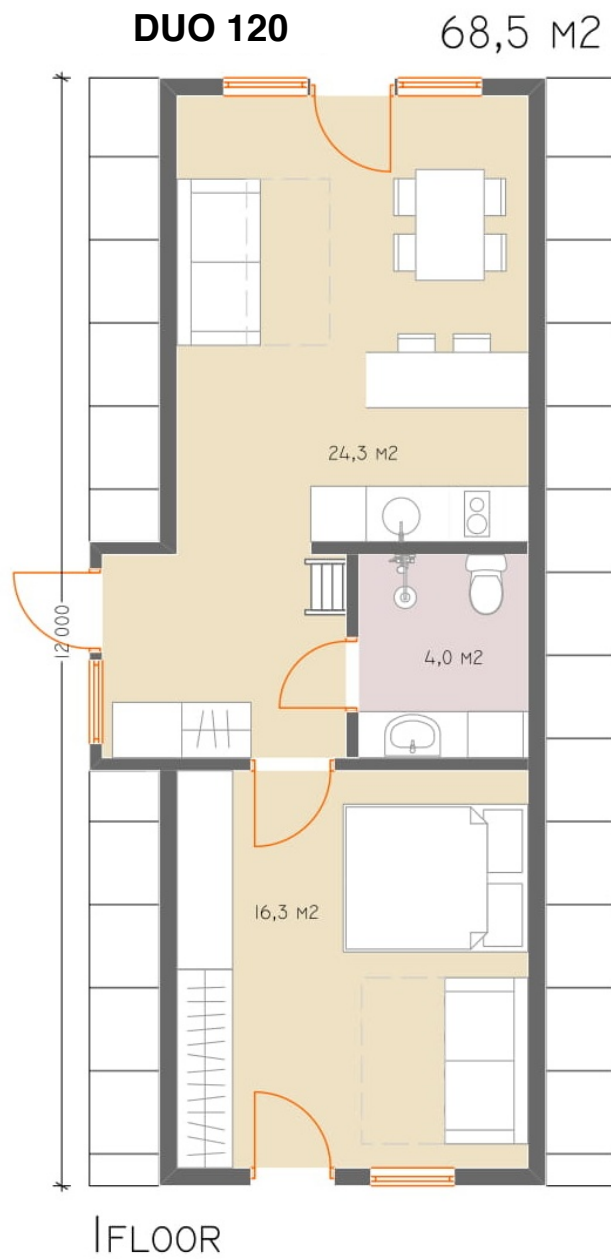
DUO 75



DUO 100



LOFT



PRICING

Models	Structural kit	Exterior kit	Interior kit
120	€18 900	€13 750	€6 815
100	€14 500	€11 580	€5 840
75	€9 500	€10 430	€4 700
57	€5 500	€9 195	€3 780

Structural kit

Full set of non modified constructional drawings, strength graded timber as structural truss (45x195mm), building accessories, battens for roof structure (30x45mm), pressure treated sill plate, breathable underlay for roofing TYVEK, mesh against rodents, strength graded timber for gable walls (45x195mm), battens for wall structure (45x45mm), floor structure for insulation (45x45mm), OSB3 or similar (12mm, 22mm), vapour barrier, dormer, certificate of original Avrame.

Exterior kit

PVC windows and terrace doors (tempered glass), wooden external door (half glass/full glass), roofing material Ruukki Classic C with fixings, battens for roof structure (32x100mm), painted exterior cladding, soffit and gable boards.

Interior kit

Interior walls structure, interior cladding, MDF interior doors, ladder (stairs).

Optional extras

You can add dormer(s), skylights, terraces to your house.

FYI

- * VAT (20%) is excluded from the prices. VAT applies to the private EU customers or companies who don't have valid VAT registration number.
- * You can calculate your rough full budget with the full budget sheet located at pages 33-34.
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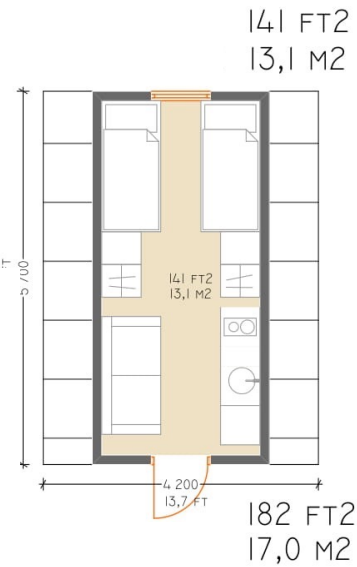


SOLO

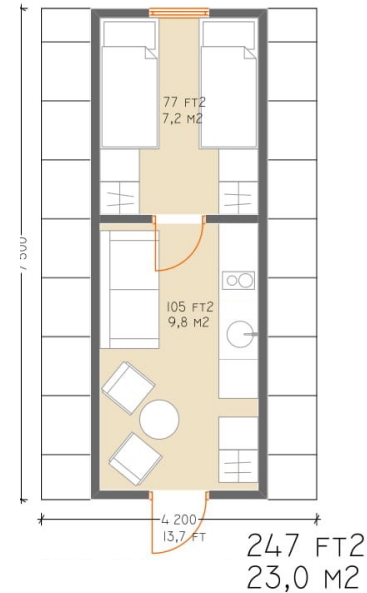
SERIES



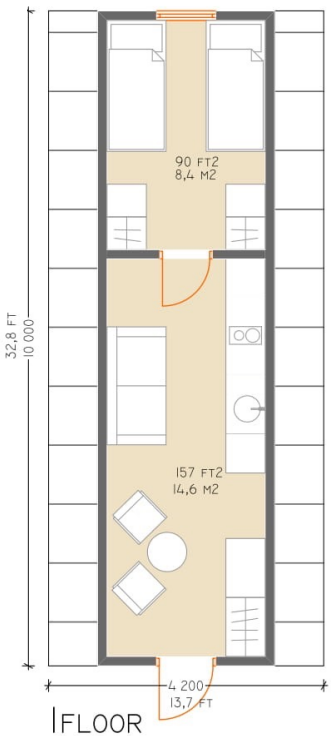
SOLO 57



SOLO 75



SOLO 100



PRICING

Models	Structural kit	Exterior kit	Interior kit
100	€4 900	€7 795	€2 340
75	€3 900	€6 930	€1 850
57	€2 900	€6 050	€1 200

Structural kit

Full set of non modified constructional drawings, strength graded timber as structural truss (45x145mm), building accessories, battens for roof structure (30x45mm), pressure treated sill plate, breathable underlay for roofing TYVEK, mesh against rodents, strength graded timber for gable walls (45x145mm), battens for wall structure (45x45mm), OSB3 or similar (12mm, 22mm), vapour barrier, certificate of original Avrame.

Exterior kit

PVC windows and terrace doors (tempered glass), wooden external door (half glass/full glass), roofing material Ruukki Classic C with fixings, battens for roof structure (32x100mm), exterior cladding, soffit and gable boards.

Interior kit

Interior walls structure, interior cladding, MDF interior door.

Optional extras

You can add dormer(s), skylights, terraces to your house.

FYI

- * VAT (20%) is excluded from the prices. VAT applies to the private EU customers or companies who don't have valid VAT registration number.
- * You can calculate your rough full budget with the full budget sheet located at pages 33-34.
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STRUCTURAL KIT

STRUCTURAL KIT

The structural kit includes non-modified set of drawings for the house. Ask about the pricing for customisation service from us directly. This depends on the amount of changes and the level of difficulty of the changes.

Avrame shares out series step by step instructions to make your planning phase more smoother. The constructional drawings are in a logical order and easy to understand.

The non modified set of drawings includes:

Architectural drawings: views, floor plans, sections.

Construction drawings: foundation plan, sill beams, underfloor beams, OSB sheeting, truss details, end walls, truss installing, dormer, second floor beams, joints.

Specifications for: fastenings, structural timber extra timber, windows and doors, roof covering, stairs, other necessary materials.

Installation manuals for: windows, skylights, roofing material,

Building permit

Most likely you will still need to hire a local engineer/architect to work with your building permit application. If there are some local modifications needed then those should be addressed and by the local specialist.

Special parts

Avrame doesn't do drawings for HVAC, electrical system, plumbing etc. The regulations for those are different worldwide. Our engineering team can advise and suggest solutions on the way.



Main structure

The structure is made of C24 graded and CE certified spruce (heat treated). Sourced from sustainable Estonian forest. Trees in Estonia grow slowly because we have all the weather elements over here (lots of rain in autumn, cold and snow in winter, humidity in spring, hot temperatures in summer) - it makes the wood very thick and valued building material.

The structure can be treated against termites etc.



LVL beams (45x365mm)

Ceiling beams are made of LVL beams in Trio series.

It creates the possibility to deliver the ceiling beam in one piece. That equals with more strength structurally and less working hours.

Avrame has the right to replace LVL beams if those are unavailable on the market. Substitute material is C24 graded timber with punched metal plate fasteners, which has very similar technical features.





TR 90 x 90 x



TR 5 x 40



TR 5 x 90



TR 6.5 x 190



TR 5 x 70



Building accessories

SFS WT screws, other fasteners from ESSEVE, bitumen strips for the foundation.

Did you know that screws can be high tech?

SFS screws (visible on the photo) are hardened from both sides of the screw. The middle part is left untouched. That gives the screw ability to bend but not to break. This solution will come handy in the areas where you have earthquakes.

Battens for roof structure (30x45mm)

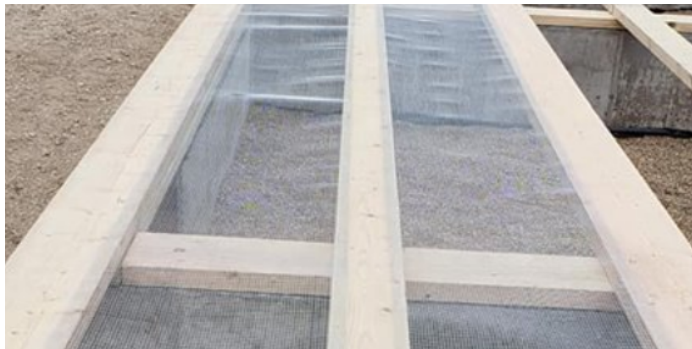
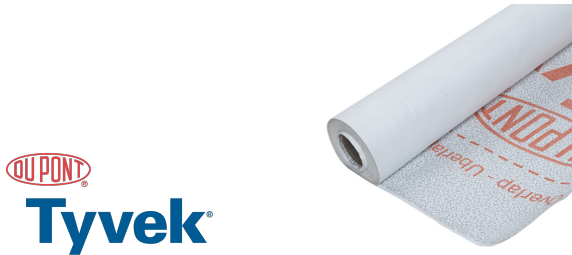
Made from spruce. The vertical battens are universal (doesn't matter which type of roofing material you will choose).



Pressure treated sill plate

STRUCTURAL KIT

Breathable underlay for roofing
TYVEK solid



Mesh against rodents

OSB3 (12mm & 22mm)

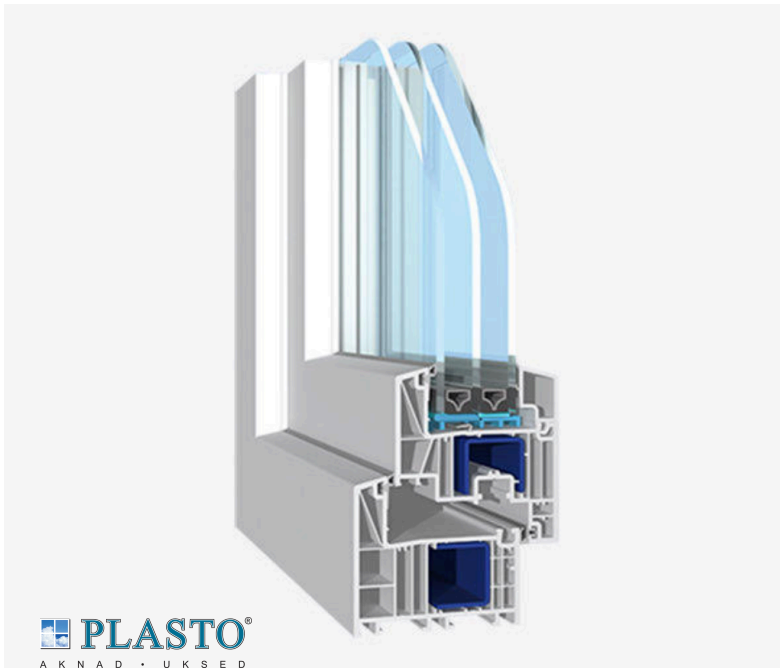
Avrame has the right to replace OSB3 with other plate materials if OSB3 becomes unavailable on the market.



Vapour barrier (0,2mm)

EXTERIOR KIT

PVC windows and terrace doors



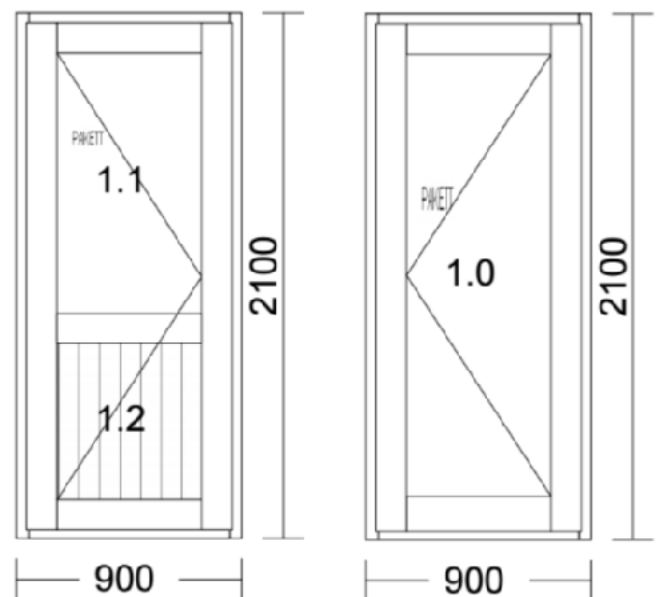
lead-free profile
 6 chambers
 insulated units with three glasses
 tempered glass from both sides
 windows $U \geq 0,8 \text{ W/m}^2\text{K}$
 noise resistance 46 dB
 waterproof 9A
 carefree
 energy class A

By default the PVC windows and terrace doors are white. If clients wants to laminate the windows to a different tone, then this adds +10% per side to the windows price.

There is a possibility to upgrade into wooden windows. Those cost roughly 2,5-3 times more than the PVC windows.

External doors

There are 2 options for external doors. Half glass and full glass. Made from wood (PINE).





Roofing material

Ruukki Classic C has 50 years of technical warranty and 20 years of aesthetic warranty. There is also a large colour scheme that you can choose from.

It is a very low maintenance roofing material. Rain will simply wash off all the dirt.

Read more about Ruukki Classic C [over here](#).

RUUKKI

Exterior cladding

18x121x111mm (UTV0)

Made of spruce.
Large colour pallet.

You can upgrade to
thermo treated cladding
for harsh UV conditions.



INTERIOR KIT

INTERIOR KIT



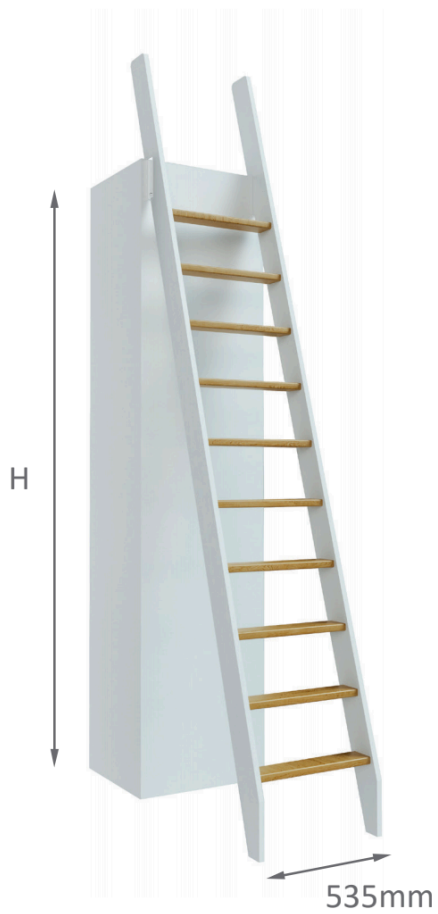
Interior cladding

14x121x111mm (STP0)

The cladding is made of spruce.
Large colour pallet.

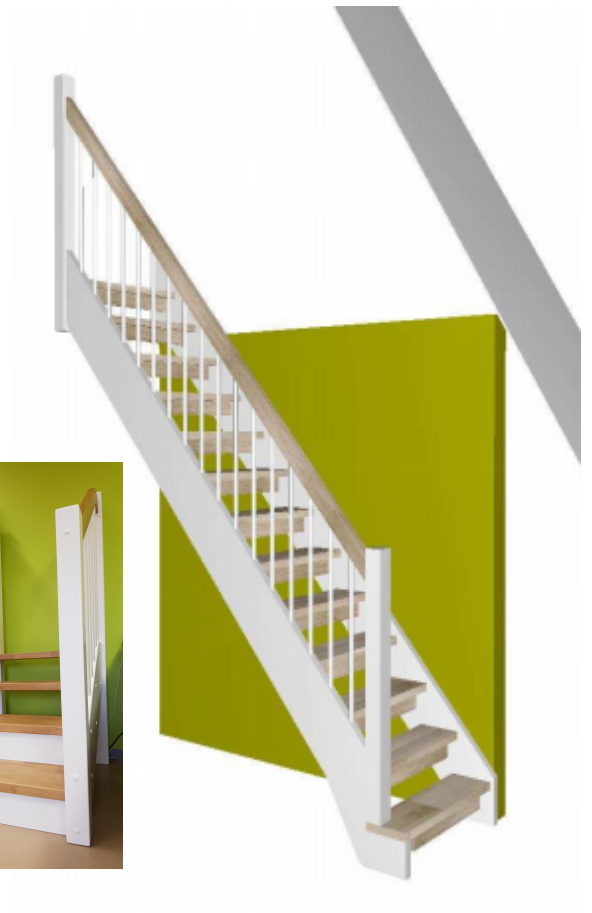
MDF interior doors with profile (white)





Ladder (stairs)

Staircase



OPTIONAL EXTRAS

OPTIONAL EXTRAS



Dormer structure

Dormer can fit 2 900x2100mm openings.

It is mostly used to create the main entrance of the house or as a larger bathroom.

Terrace

Terraces come with all the fixings.

Material: pine

Quality: AB

Size: 28x120mm





Skylights are the best way to bring more light into the house. Those are also great for natural ventilation.



VELUX skylights pricing 2021		
	2-layer glass	3-layer glass
	Uw - 1,3 W/m2K	Uw - 1,1 W/m2K
55x98 cm	GPL CK04	
top-hung	495	675
78x118 cm	GPL MK06	
top-hung	595	805
94x118 cm	GPL PK06	
top-hung	685	-
94x118 cm	GPL PK06	
top-hung	-	925
94x160 cm	GPL PK10	
top-hung	-	1015
55x78cm	GGL CK02	
centre-pivot	-	540
78x118 cm	GGL MK06	
centre-pivot	480	605
94x118 cm	GGL PK06	
centre-pivot	510	695
94x118 cm	GGL PK10	
centre-pivot	620	-
94x160 cm	GGL PK10	
centre-pivot	-	785
Prices include skylight + EDW kit + vapour barrier		
Prices exclude local taxes		
Prices are shown in euros		
Velux skylights are finished in natural wood tone from the inside. If customer wants white finishing, then this adds 15% to the price.		

BUDGET EXAMPLE

ITEM	SUPPLIER	SUM
<i>Pre-construction services</i>		
Applying for building permit	Customer - local supply	
Preparing/clearing the construction site	Customer - local supply	
Ordering the kit and additional services	Customer - local supply	
Shipping the kit to construction site	AVRAME - optional	
Unloading the kit from container/truck	Customer - local supply	
<i>Structure</i>		
Loadbearing timber framework for roof	AVRAME - structural kit	
Gable wall structure	AVRAME - structural kit	
Floor framing	AVRAME - structural kit	
Windproofing fabric	AVRAME - structural kit	
Vertical lathes on top of rafters	AVRAME - structural kit	
Pressure treated sill plates	AVRAME - structural kit	
OSB3 plates 12mm for rigidity of building	AVRAME - structural kit	
OSB3 plates 12mm for underflooring	AVRAME - structural kit	
OSB3 plates 22mm for floor	AVRAME - structural kit	
45x45mm battens for additional insulation cavity	AVRAME - structural kit	
Vapour barrier	AVRAME - structural kit	
Fixings (screws, nails, tapes, etc) for structure	AVRAME - structural kit	
<i>Roof</i>		
Horizontal roofing battens	AVRAME - exterior kit	
Roof covering RUUKKI Classic C	AVRAME - exterior kit	
<i>Openings</i>		
PVC windows with 3-layer glass	AVRAME - exterior kit	
PVC balcony door(s) with 3-layer glass	AVRAME - exterior kit	
Wooden exterior door (full glass or half glass)	AVRAME - exterior kit	
MDF interior door(s)	AVRAME - interior kit	
Window shutters	Customer - local supply	
<i>Exterior finish</i>		
Exterior cladding	AVRAME - exterior kit	
Gable boards	AVRAME - exterior kit	
Soffit boards	AVRAME - exterior kit	
Architrave boards around doors and windows	AVRAME - exterior kit	
<i>Other</i>		
Set of assembly drawings	AVRAME - structural kit	
Insulation materials (rockwool, glasswool or similar)	Customer - local supply	
Chimney	Customer - local supply	
Fireplace	Customer - local supply	
Scaffolding	Customer - local supply	
<i>Optional building parts</i>		
Dormer(s)	AVRAME - optional	
Velux roof windows	AVRAME - optional	
Terraces	AVRAME - optional	

<i>Foundation</i>		
Excavating soil	Customer - local supply	
Building formworks	Customer - local supply	
Pouring concrete	Customer - local supply	
<i>Interior finish</i>		
Staircase	AVRAME - interior kit	
Interior paneling	AVRAME - interior kit	
Interior wall framework	AVRAME - interior kit	
Listings (floor and ceiling)	Customer - local supply	
Floor covering (parquet, carpets etc)	Customer - local supply	
Kitchen cabinets	Customer - local supply	
<i>Services</i>		
Electric wiring	Customer - local supply	
Water/sewerage piping	Customer - local supply	
Faucets, toilets, showers	Customer - local supply	
Asembly of materials	Customer - local supply	
Ventilation	Customer - local supply	
Heating/cooling systems	Customer - local supply	
<i>Summary</i>		
Sum of everything		
Taxes		
GRAND TOTAL		

FAQ

Q: Do you deliver your kits to my location?

A: Yes we do deliver worldwide. Even to most remote islands. Container transport is quite affordable these days and our pre cut kits are very compact. Transportation cost is not included in our kit prices.

Q: How much does it cost to deliver the kit to my location?

A: Obviously the exact sum depends on the house size and distance from factory to your site, but you are quite safe to calculate 5...10% of the kit cost for transport. Smaller Solo models might be more as they don't fill up the container and transporting air is always expensive.

Q: How long does it take to receive my kit?

A: Production time is 6...8 weeks. Shipping in Europe takes 2...6 days, North and South Americas about 4...6 weeks, Far-Asia up to 8 weeks.

Q: Can you customise my AVRAME a-frame?

A: We can change a lot: the interior planning, add dormers, terraces, skylights, balconies; make the houses longer; join multiple units together with galleries between them; leave the ceiling over - pretty much endless options to play with.

Q: Do you offer assembly service?

A: No we don't. Our drawing sets are so precise that local carpenters can do the job without mistakes and usually at lower cost too.

Q: What is the level of complexity?

A: A-frame is a very simple construction. It is more like putting together an IKEA furniture than traditional house building process. You will get very detailed drawings with step by step instructions to help you on your every step of the build.

Q: What kind of foundation is required for the house?

A: The most economical (and practical) way to go is the stripe foundation (up to 60% cheaper than the slab and has the same kind of durability and functionality). You can also do the post foundation.

Q: Can I do a basement under the house?

A: The full basement is easily doable. A frame can be supported by a metal beam in the middle and by the stone part on the sides. A-frame needs 3 support points.

Q: Are special parts included in the kit?

A: All the special parts like heating system, electric system, plumbing, kitchen furniture, bathroom tiling etc. has to be sourced locally. From us you can get the shell of the house with all the main finishes. We sell worldwide and there are different regulations for those parts everywhere.

Q: What kind of ventilation system is recommend?

A: We prefer to add natural ventilation (skylights, window ventilation strips etc.). If you want to go any further than that then you have to do it locally. It really is up to your own preferences.

Q: What is the expected lifespan (+warranty) of the houses and how often do they need maintenance?

A: Wooden structures can last for centuries. We have a wooden church here in Estonia in one of our islands standing there for more than 370 years. If the foundation is solid and raised min. 30 cm from ground and roof covering is tight, your home will outlast your grandchildren.

The wooden parts that we sell have 2 years warranty. Ruukki classic c has 50 years of technical warranty and 25 years of aesthetic warranty. The Velux skylights have 10 years warranty. Builder has to give its own final warranty for the final build and product (5-10 years usually). We grant you with only! the high quality materials.

Maintenance is very low. You have to service the gable walls. Depending on the conditions repainting the cladding once in every 5-10 years. That is pretty much all you have to do from the outside. From inside it is like any other house - the maintenance depends on your choice of materials and usage. If maintained properly then the house will last for many generations.

Q: Can the houses stand my climate?

A: Compared to a traditional timber frame buildings the a frames are very well insulated. The total thermic performance of the house depends on the insulation material and heating system.

The houses are designed in the nordic climate, for conditions over here. Snow is not an issue - it will simply fall off the roof because of its steep angle. The houses can also do very well in hot temperatures (rock wool works in both conditions – keeps the house warm in winter and cold in summer).

The insulation material has to be sourced locally, since there is no point of transporting it. It has a large capacity and there is long distance between us. Rock wool prices are roughly the same everywhere.

Insulation material (rock wool/mineral wool/etc.) recommendations:

Solo series	150 mm
Duo series	250 mm
Trio series	300 mm

CONTACT US

Main contacts

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Registry code: 11077655

VAT registration number: EE101919032

Avrame is social

Most up to date visual materials are reachable on the following social media platforms:



Youtube channel (Avrame)



Instagram (avramehomes)



Facebook (Avrame a-frames)



avrame

yes. you can afford it