Paragon PORTABLES

INFORMATION BOOK

How We Build

PREMIUM RANGE

Two Bedroom

What your home is made of, how the systems work, and what happens from first conversation through to consent — the Premium two bedroom, handcrafted at our Ohoka workshop and delivered to your site

Beautifully handcrafted portable homes, built to last, built for you.

027 727 2466
paragonportables.co.nz

DESIGNED BY CHOICE ARCHITECTURE | Design & consent drawings · ADNZ member

Built to **NZS 3604** · New Zealand Building Code
Built under a Licensed Building Practitioner

Paragon | Connect

About this book

You have asked about one of our homes, so this book does one job: it shows you exactly what a Paragon home is made of and how it goes together — so that long before anyone talks about contracts, you know what you would be buying.

Building a home is a big commitment, and most people signing one have never done it before. So rather than hand you a specification written for builders, we have set this out for you as the homeowner. You will find photographs and drawings of the home with the materials pointed out, and then a plain-English page after each one explaining what every part actually is and what it does.

We have been careful to separate the things that are fixed — the systems that make a home warm, dry and durable — from the things that are yours to choose. Where something is a decision rather than a given, we say so.

Nothing in here is a quote. Pricing is prepared for each home and each site individually, and comes to you separately. What follows is the build itself.

There is nothing to decide here and nothing to sign. Read it whenever it suits, mark up anything that does not make sense, and ask us about it when you are ready.

Luke Sutherland
Owner, Paragon Portables



AS BUILT · A FINISHED PARAGON KITCHEN

01

Your Home

What a Paragon home is, how it is arranged, and how it reaches your site.

- Where your project stands
- Layout & arrangement

How a Paragon build works

BUILT AT
29 McRoberts Road, Ohoka

DELIVERED
To your site, anywhere in the South Island

STANDARD
NZ Building Code, Climate Zone 6

GUARANTEE
10 Year
Build guarantee

WARRANTY
12 Month
Build warranty

COVER
Contract Works
Insurance certificate

What every Paragon home is

Every home we build is engineered to comply with the New Zealand Building Code and designed for **Climate Zone 6** performance and durability — a fully timber-framed structure with insulated walls, ceiling and roof, fully lined internally, and thermally efficient double glazing throughout.

How your home gets to you

We build your home at our own workshop in Ohoka, North Canterbury, by our own team: a hand-crafted solid timber home built to NZS 3604. When it is complete it is transported to your site with over-dimension pilot vehicles and transport insurance, and set down on foundations we have prepared for it.

Consent path

Everything for your build — the house plans, the foundation plans, the geotechnical report and the structural engineering design — is submitted together to the **territorial authority for your site**.

Inspections through the build may be carried out by an independent inspection body appointed to act on the council's behalf. The standards being checked are the council's either way, and the sign-off carries exactly the same weight.

ALREADY SETTLED
The construction systems every home is built from — framing, cavity, barrier, insulation, linings, roof and glazing — and the guarantees behind them.

STILL TO BE WORKED THROUGH
Your plan layout, the smaller product selections — taps, colours, fixings and finishes — the hot water unit, and your pricing.

WHO WE BUILD WITH

CHOICE ARCHITECTURE

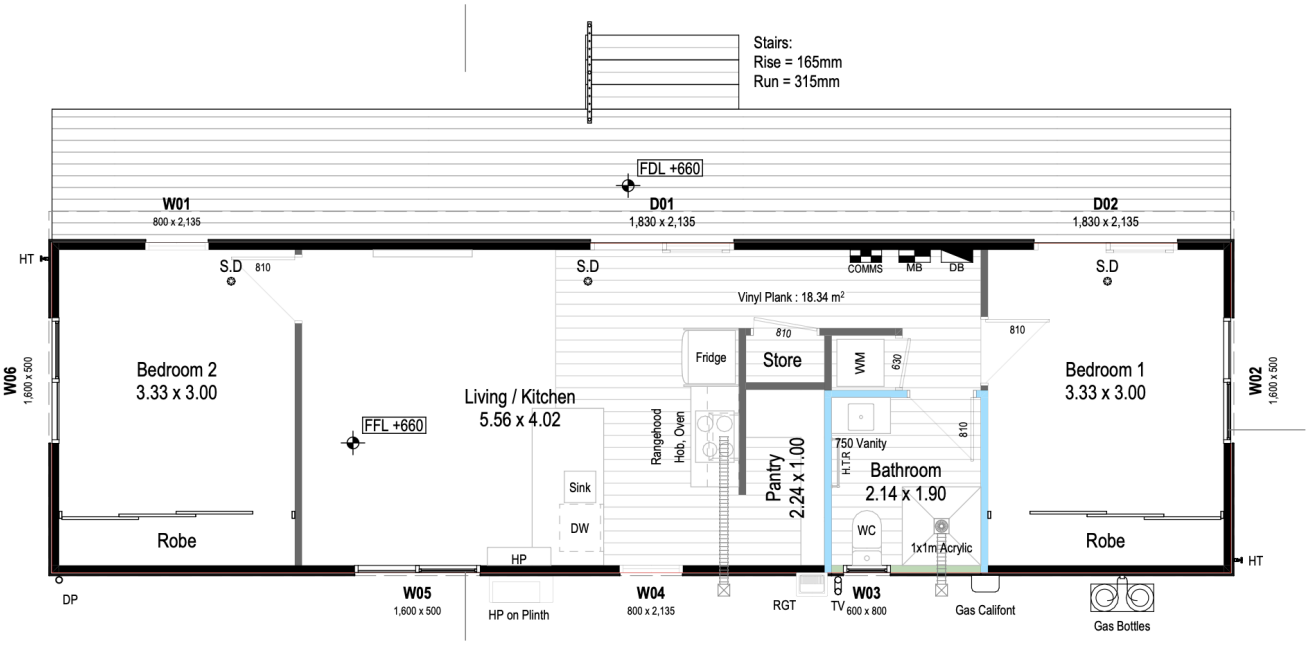
ADNZ Professional Member

VIP Frames & Trusses — Auckland | Palmy | Christchurch

Licensed Building Practitioners — Building Confidence

100% NZ Owned & Operated

An example layout, so you can see how the spaces work together. Your own plan is drawn with you at preliminary design.





02

How It Is Built

The systems behind the surfaces — what each layer of your home is made from, and the job it does.

- Exterior construction
- The wall, layer by layer
- Construction details
- Internal construction

What you see from outside

Everything on the outside of your home has one job before anything else: keep the weather out and let the structure breathe. Here is what each part is. The page opposite explains what each one does.



Our three bedroom home. Every model is built the same way; your cladding, roof and joinery colours are confirmed at product selection.

What the outside of your home has to do

SHED THE WATER

Cladding, a drained cavity behind it, and a rigid barrier behind that. Three layers, so no single one has to be perfect.

HOLD THE WARMTH

Insulation in every wall, ceiling and floor cavity, and double glazing with a Low E coating and argon fill.

LAST THE DISTANCE

Colorsteel roofing and flashings, treated timber throughout, and a foundation engineered for your ground.

1 Colorsteel longrun roofing

ROOF, FLASHINGS, TRIMS

Colorsteel is pre-painted steel roofing, rolled into continuous sheets that run from ridge to gutter in one piece — no joins partway down for water to work into. The same Colorsteel is used for the **flashings**, the folded strips covering every join, corner and edge where two surfaces meet. Your quote includes the flashings, soffits and complete exterior trims.

2 James Hardie soffit lining

UNDERSIDE OF THE EAVES

The soffit is the underside of the roof overhang — what you see when you stand close and look up. We line it with James Hardie, a fibre cement sheet that closes the roof space off from birds, wind and driving rain while still letting the roof ventilate. Fibre cement does not rot or warp the way timber does in a spot that never sees sun. The overhang also throws rain clear of the walls and windows, which is one of the simplest ways to make cladding last.

3 Shadowclad exterior cladding

ALL EXTERIOR WALLS

Shadowclad is the outermost skin of your home — a heavy plywood-based panel with grooves running down it, which is where the vertical lines in the photograph come from. It is the first line of defence against wind and rain, and it is what gives the home its character from the street.

Importantly, Shadowclad is not the only thing keeping water out, and it is not expected to be. It is the outer layer of a system, and behind it sits the cavity and the Ecoply Barrier, both explained on page 9. Your quote includes the complete Shadowclad exterior cladding system.

4 Double glazed joinery

WINDOWS & EXTERNAL DOORS

Your windows and external doors are thermally efficient double glazed units. Double glazing means two panes of glass with a sealed gap between them. That gap is filled with **argon**, a harmless gas that conducts heat far less readily than ordinary air, and one pane carries a **Low E** coating — a microscopically thin layer that lets light through but reflects heat back into the room rather than letting it escape through the glass.

Together that keeps warmth in through a South Island winter and cuts the condensation that plain single glazing produces. Frame material, colour and reveals are confirmed at product selection.

5 Timber deck

OUTDOOR LIVING

Decking extends the living space outdoors and gives you a level, dry approach to the doors. If a deck forms part of your scope it is priced and agreed with you before any work goes ahead.

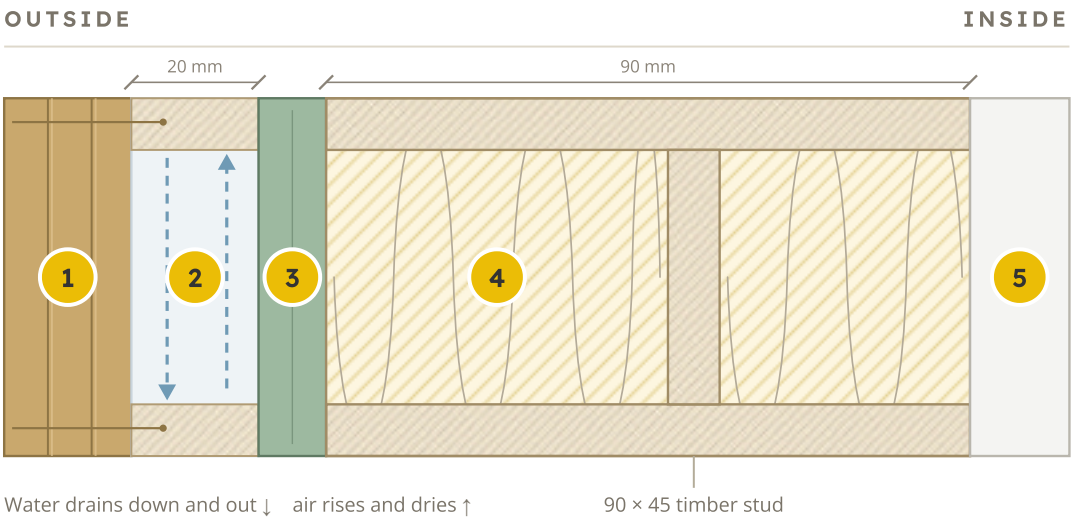
6 Subfloor, piles & foundations

UNDER THE HOME

Your home sits on an engineered pile foundation designed for your site. Before anything is built we carry out a flood level and site hazard review, a topographical survey, and a geotechnical soil investigation — a report on what the ground under your section is actually made of. A structural engineer designs the foundation to suit, then inspects and signs it off.

Because the design depends on what the ground turns out to be, the final foundation cost can vary. We will always tell you before that happens, not after.

The wall, layer by layer



1 Shadowclad cladding	The outer skin. Sheds the weather and gives the home its look.
2 20 mm drained cavity	A deliberate air gap on timber battens. Drains any water back out and lets the wall dry.
3 Ecoply Barrier	A rigid sheet sealing and bracing the frame. The second line of defence.
4 Knauf wool insulation	Packed between the studs. Keeps the warmth you pay for inside the house.
5 GIB plasterboard lining	The interior surface, stopped and sanded flat, ready to paint.

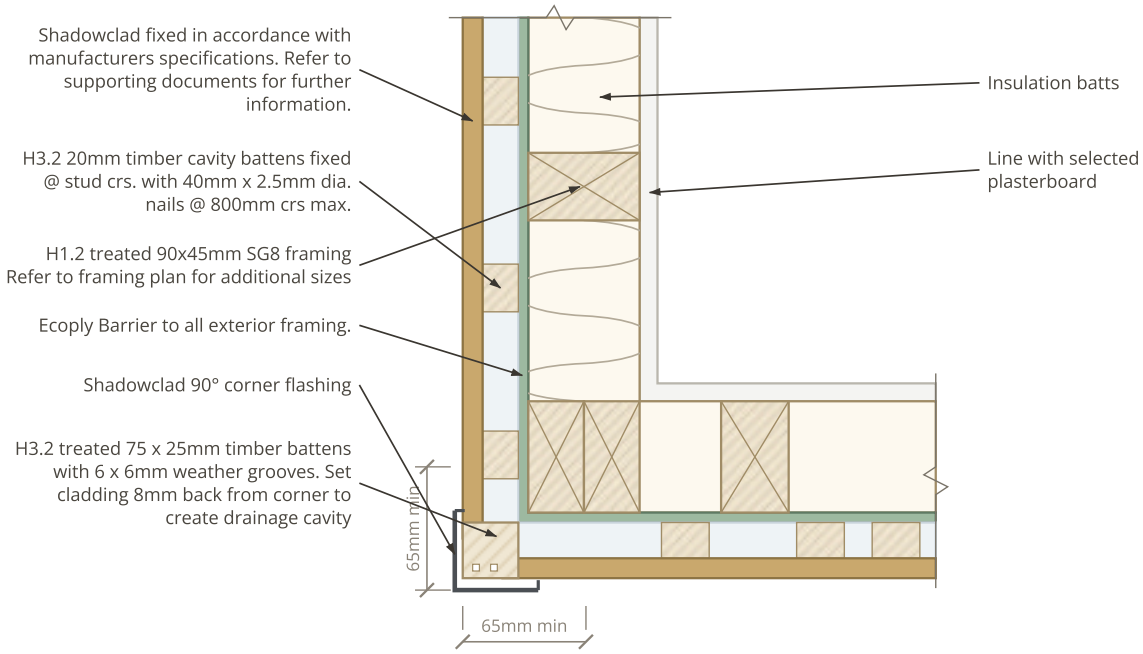
Exterior wall build-up, drawn from the construction details used on our recent Paragon homes. Not to scale. Timber sizes and insulation values for your home are confirmed in your consent documentation.

THE SHORT VERSION

Rain hits the **cladding**. Anything that gets past it lands in the **cavity** — a deliberate 20 mm air gap — and drains straight back out the bottom, while air moving up through that gap dries everything behind it. The **Ecoply Barrier** then stands as a second, sealed line of defence over the framing. Inside that, **insulation** fills the gaps between the studs, and **GIB** lines the room. Five layers, each with one job.

The same wall, as drawn for consent

The drawing on the previous page is simplified to make the layers clear. This one is the construction detail our architect draws for building consent, redrawn here for legibility, and it is what the team on site builds to. It is from a recent Paragon home, and your home is detailed the same way.



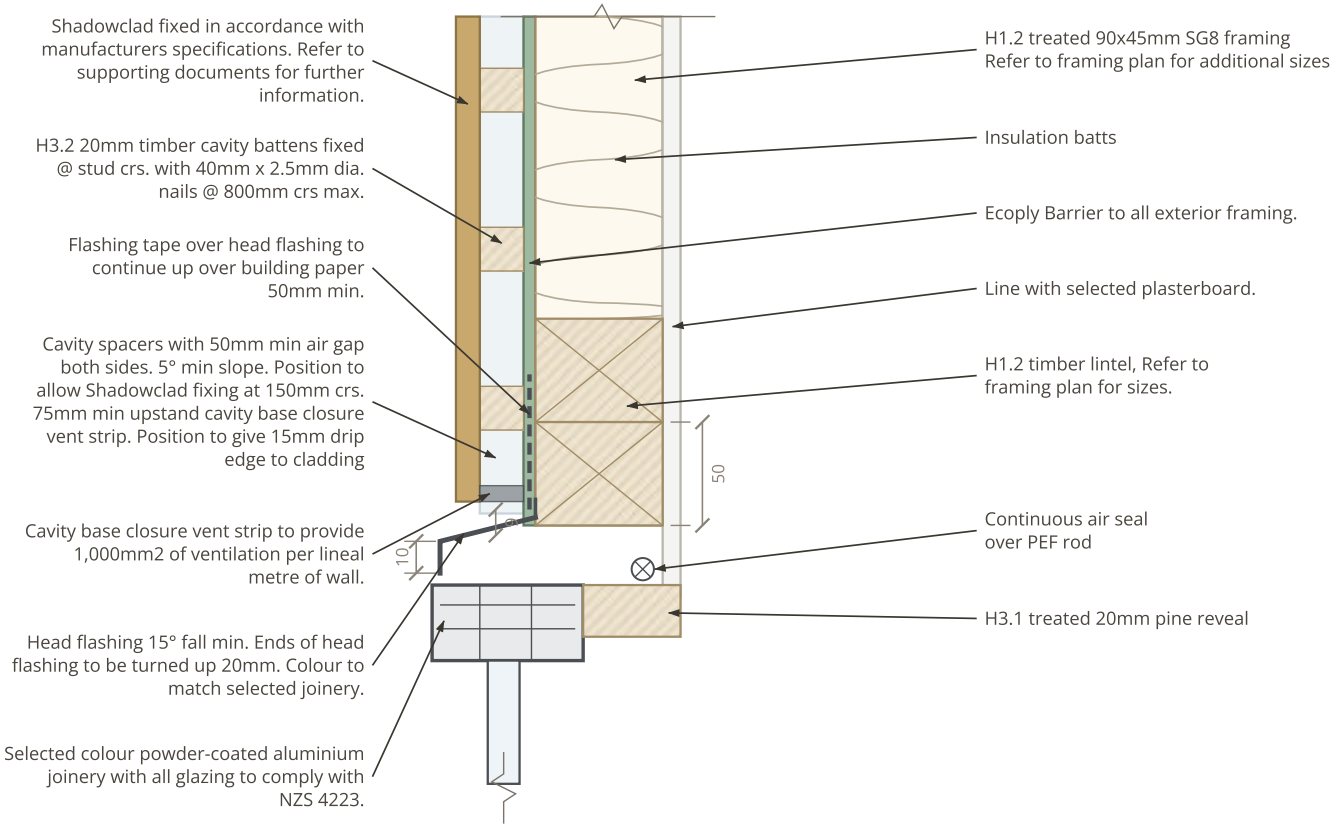
Shadowclad — External Corner

Horizontal section through the corner · redrawn from the consent detail · not to scale

> A horizontal slice through an external corner — as if you cut the wall and looked down on the cut edge. Every layer named on the previous page appears here: cladding, the 20 mm battened cavity, Ecoply Barrier, framing with insulation between the studs, and the plasterboard lining.

WHY WE SHOW YOU THIS

Most builders never show a client a construction detail. We would rather you saw one, because it is the clearest evidence of how the home is actually put together — and every one of these details is checked by the council before we are allowed to start, then inspected again on site as the work goes up.



Window Head — Weathertightness Detail

Vertical section at the head of a window · redrawn from the consent detail · not to scale

> A vertical slice at the top of a window. The head flashing falls at least 15° so water runs away from the opening, flashing tape laps up over the building wrap, the cavity stays vented and drained above the window, and a continuous air seal over a PEF rod closes the gap behind the reveal.

THE SHORT VERSION

Water is directed **out and down** at every junction, never trapped. The flashing sheds it, the tape stops it getting behind the wrap, the cavity gives it somewhere to go, and the air seal keeps draughts and moist air out of the framing. Every window and door in your home is built this way.

2 The cavity system

BEHIND THE CLADDING

This is the part most people have never heard of, and it is the single most important thing protecting your home from water damage. Behind the Shadowclad, we fix **20 mm treated timber battens** vertically down the wall, and the cladding is fixed to those battens rather than directly to the frame. That leaves a continuous 20 mm air gap running the full height of the wall.

The gap does two things. Any water that gets past the cladding — and over decades, some always will — runs down the back face and out through a **vented strip along the bottom**, instead of soaking into the structure. And air moves freely up through that gap, drying out the back of the cladding and the face of the barrier behind it. A wall that can dry is a wall that lasts. This is what people mean by a “cavity system”, and it is standard on every home we build.

3 Ecoply Barrier

OVER ALL EXTERIOR FRAMING

Ecoply Barrier is a structural plywood sheet with a weather-resistant face, fixed over the outside of the timber framing before the battens and cladding go on. It replaces the flimsy building wrap you may have seen stapled to houses on other sites, and it does considerably more.

It is a **rigid air barrier**. It seals the building against draughts, which is a large part of why a home feels warm and costs less to heat. It braces the structure, adding real stiffness against wind. And because it is a solid sheet rather than a membrane, it stands up to being rained on during construction and to the wind that finds every gap on an exposed site. It is your second line of defence: if water ever passes the cladding and the cavity, Ecoply Barrier is what it meets next.

4 Knauf wool insulation

WALLS, CEILING & UNDERFLOOR

Insulation is what keeps the warmth you have paid for inside the house. Knauf wool batts are fitted into every gap between the timber studs in the walls, above the ceiling, and underneath the floor, so the home is wrapped on all sides.

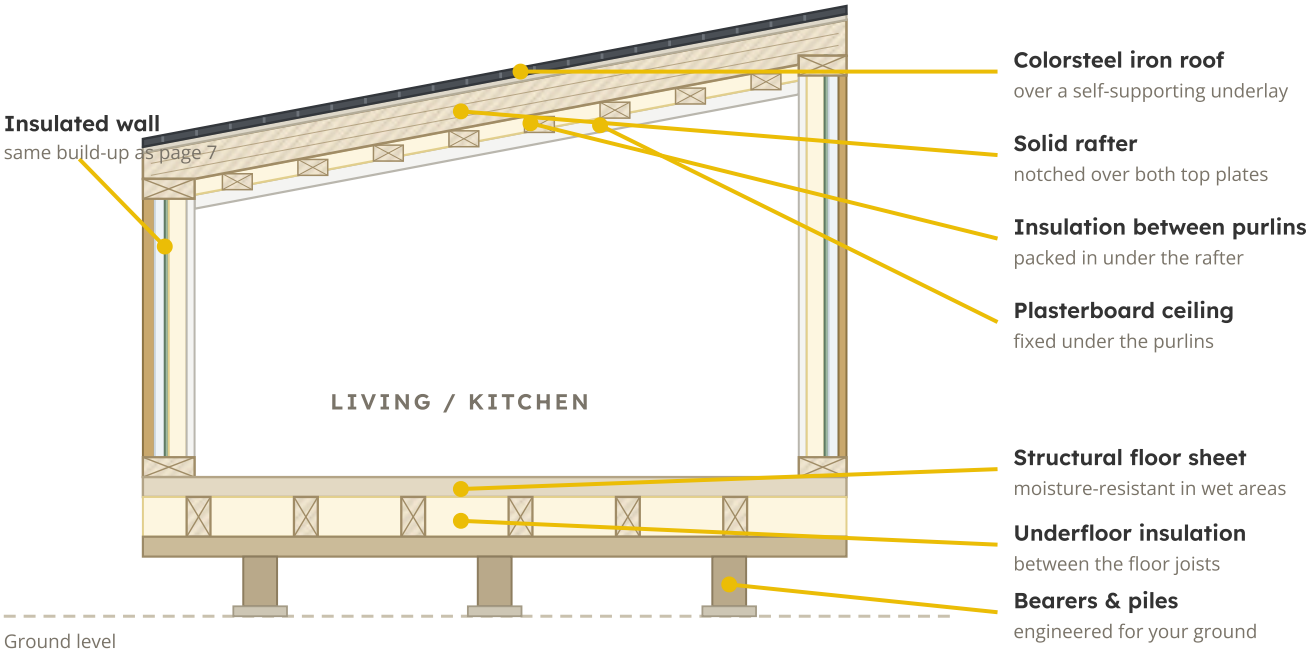
The batts must be a firm friction fit, with no gaps and no compression — a squashed or gapped batt loses much of its value. Insulation is rated by its **R-value**: the higher the number, the harder it is for heat to pass through. Your home is designed for **Climate Zone 6**, and the specific R-values for your walls, ceiling and floor are set in your consent documentation.

5 GIB plasterboard lining

ALL INTERIOR WALLS & CEILINGS

GIB is the plasterboard that lines the inside of your home — the surface you paint and live against. Your quote includes the home **fully lined internally**.

It arrives as large sheets fixed to the framing, and the joins between them are then filled and sanded flat in stages, a process called **stopping**. Done properly you cannot see where one sheet ends and the next begins, which is exactly the point. GIB also contributes to fire resistance, and specialist wet-area board is used in the bathroom where the lining has to cope with steam and splashing.



Section through a Paragon home, redrawn from the architect's detailed design drawings for clarity. Not to scale.

How the roof goes together

The drawing shows a **solid rafter** notched over and seated on both top plates — the structural member carrying the roof. **Purlins** run under the rafter, insulation is packed in between them, and the plasterboard ceiling is fixed underneath. Over the top sits a self-supporting underlay and then the Colorsteel roofing.

Roof spaces also need to breathe. Our consent details call for the ceiling insulation to be trimmed so an air gap is kept below the roof underlay, letting any moisture that reaches the underside of the roofing dry away instead of sitting against the insulation. Packing insulation hard against the roof is a common mistake; it makes the insulation damp and far less effective.

The floor, from the ground up

Your home does not sit on the ground — it sits above it, on **piles** driven into ground the engineer has tested. Across those piles run **bearers**, and across those run the **joists**, the regularly spaced timbers you can see in the drawing. Insulation fills the gaps between the joists, and a structural sheet floor is fixed over the top to become the floor you walk on. In the bathroom and laundry that sheet is a moisture-resistant grade, because those are the rooms where water eventually finds its way onto the floor.

Building the home above the ground on piles keeps it clear of ground moisture and lets air circulate underneath — the same drying principle as the cavity in your walls, applied to the floor.



03

Inside, & What Happens Next

The finish we build to, the choices that are yours to make, and the road from here to consent.

- Interior
- Plumbing & tapware
- Product selection
- Scope
- Next steps



Render of our two bedroom model. Colours, finishes and fittings shown are indicative only, not your selections.

WHAT CARRIES ACROSS TO YOUR BUILD

The construction and the workmanship carry across. The colours, benchtops, splashback, flooring and tapware do not — those are yours to choose, and we go through them with you at product selection.

1 Lined & stopped ceilings

THROUGHOUT

Ceilings are lined in plasterboard fixed to **metal battens** rather than straight to the timber above. The battens give a dead-flat plane to work from, so the finished ceiling reads as one continuous surface without the slight waves that follow the framing. The sheets are then stopped and sanded like the walls.

2 Electrical fit-out

THROUGHOUT

Your home is fully wired, fitted off and certified by registered tradespeople, with council inspections through the build. That covers the lighting, switches, outlets, the distribution board and smoke alarms. Where you want switches and outlets, and how many, is worked through with you before the linings go on — it is far easier to move a socket at that stage than after.

Heating is specified to suit each home. Whatever the system, we allow for it in the build so it can be installed cleanly rather than retro-fitted.

3 Splashback

KITCHEN & WET AREAS

The splashback protects the wall behind the bench and cooktop from heat, steam and splashing, and it is one of the most visible surfaces in the room. Material and colour are yours to choose at product selection.

4 Internal doors & glazed sliders

THROUGHOUT

The same thermally efficient double glazing described on page 5 carries through to your external doors and sliders, so the large glazed areas that make a home feel open are not also the places it loses its heat.

5 Kitchen & custom cabinetry

KITCHEN, SCULLERY, BATHROOM

Homes include a **fully appointed kitchen with custom cabinetry, benchtops and hardware**, plus an appliance allowance covering the oven, cooktop and rangehood. Cabinetry is made to suit your plan rather than assembled from stock sizes, which is what lets us fit things like double fridge storage without a fight.

A **walk-in scullery** is a popular addition — a separate working space off the kitchen with its own cabinetry, shelving and benchtop, including the framing, linings and finishing needed to create the room. It is priced as an upgrade.

6 Floor coverings

THROUGHOUT

Floor coverings sit on top of the structural floor described on page 10. The choice of covering, and which rooms get which, is made at product selection.

How the plumbing is arranged

Your kitchen, bathroom and laundry are grouped so that the pipework runs in as few places as possible. That is not only cheaper to build — it means fewer pipe runs through the structure, shorter waits for hot water at the tap, and less to go wrong over the life of the home. All plumbing and drainage is carried out by qualified tradespeople and inspected as part of the consent process.

Because your home is built in Ohoka and then transported to site, the drainage and discharge points are built in ready to connect to your site services once the home is set down on its foundations.

Hot water

CURRENT DIRECTION — TO BE CONFIRMED

The proposed direction for your home is a **hot water cylinder**, rather than gas hot water.

The size, type and location of the cylinder have not been settled yet. We confirm the hot water selection with you before your price is finalised, so it is priced correctly from the start.



A Paragon bathroom. Fittings shown are indicative — yours are chosen at product selection.

Tapware

For tapware we use **Greens**. It is a New Zealand brand we have standardised on across our builds, so we know how the products perform, how they install, and that parts and support are still there years down the track — which matters more than it sounds when a mixer needs a cartridge in a decade's time.

Greens covers the full range you will need: kitchen sink mixers, basin mixers, showers and shower rails. The **specific models and finishes** for your home are selected by you at product selection, not now.

ITEM	POSITION NOW	STATUS
Hot water	Hot water cylinder is the proposed direction Confirmed at the final discussion, before pricing	TO CONFIRM
Tapware brand	Greens Standard across Paragon builds	SET
Tapware models & finishes	Kitchen, basin, shower and rail Chosen from the Greens range	SELECTION STAGE
Sanitaryware & vanity	Toilet, basin, vanity, shower Style and size to suit your bathroom layout	SELECTION STAGE

Some parts of your home are fixed by engineering and consent; others are simply your taste. The systems — framing, cavity, barrier, insulation, linings, roof and glazing — are consented as a set. The **smaller details** are chosen with you at the **product selection stage**, once the contract is signed.

Established in the proposed build

ELEMENT	WHAT IS SET
Structure	Fully timber-framed, engineered to NZ Building Code, Climate Zone 6
Cladding	Shadowclad exterior cladding system on a 20 mm drained cavity over Ecoply Barrier
Roof	Colorsteel longrun, with Colorsteel flashings, soffits and complete exterior trims
Insulation	Knauf wool to walls, ceiling and underfloor
Interior lining	GIB plasterboard, fully lined internally, stopped and finished
Joinery	Thermally efficient double glazing with a Low E coating and argon fill
Kitchen	Custom cabinetry, benchtops and hardware, plus oven, cooktop and rangehood allowance
Tapware brand	Greens

Chosen by you at product selection

ELEMENT	WHAT YOU CHOOSE
Colours	Interior paint colours, cladding and roof colours, joinery colour
Tapware	Specific Greens models and finishes for kitchen, basin and shower
Benchtops	Material and colour for the kitchen and bathroom
Floor coverings	Type and colour, and which rooms get which
Splashback	Material and colour
Fixings & hardware	Cabinet handles, door hardware, towel rails and similar fittings
Sanitaryware	Toilet, basin, vanity and shower
Hot water	Cylinder specification, confirmed before pricing is finalised

A NOTE ON THE SPECIFICATION BOOKLET

A full specification booklet setting out everything included in the home is provided alongside your quote.

Thanks for getting in touch.

You asked about one of our homes, so this is how we build them. It is not a quote and it is not asking you for anything — it is here so you can see what you would actually be buying.

We have tried to show the whole thing honestly, not only the nice photos but what sits behind the linings and why it is there. That is the part you never see again once the walls go on, and it is the part that decides whether the place is still warm and dry in thirty years.

If it looks like the right sort of home, the next step is simply a conversation. Tell us where it is going and how you want to live in it, and we will tell you straight whether it will work and roughly what it would come to. If you would rather see one first, there is usually a home on the ground at Ohoka and you are welcome to walk through it.

Take as long as you like. Plenty of people sit on this for months, and some decide it is not for them — both are completely fine.

Whenever you are ready, give me a ring.

Luke Sutherland
Owner, Paragon Portables

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INSTAGRAM
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WHO WE BUILD WITH

CHOICE ARCHITECTURE · ADNZ Professional Member · VIP Frames & Trusses Auckland | Palmy | Christchurch · Licensed Building Practitioner · 100% NZ Owned & Operated

Design and consent drawings by Choice Architecture (ADNZ member) · frames and trusses by VIP Frames & Trusses · every build signed off by a Licensed Building Practitioner · 100% New Zealand owned and operated.