DWELLII

Premium Modular Housing



BUILDING SPECIFICATION

Micro THREE

TR3M · TR3M XL (V1, V2, V3)

English translation for information; the German version is legally binding.

Document BB/2026/11/V16/EN
As of 25 November 2026

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HOW TO READ THIS BUILDING SPECIFICATION

This Building Specification describes the scope of delivery of your DWELLII house of the Micro THREE family. It is the technical basis of the house contract in the version attached to the contract. Prices are set out in the quotation and the price list, not in this document. You choose finishes, colours and product series in the specification protocol; manufacturers named stand for the quality class and may be replaced by equivalent products.

Three specification levels

SHELL HOUSE

Structural shell with complete installations: building envelope, windows, front door, roof, electrical, plumbing and heating installations are finished. You take care of floor coverings, wall and ceiling linings (walls: OSB board visible; ceiling: substructure of the services layer visible), sanitary ware, luminaires and interior doors. The heat pump with underfloor heating and the central ventilation are included in all three levels.

BASIC

DWELLII Standard with simplifications of your choice, which can be combined individually: uPVC windows, design flooring instead of parquet, SPC covering in the bathroom, shower tray instead of walk-in shower, surface-mounted fittings. Each item reduces the price according to the price list.

DWELLII STANDARD

Turnkey with Premium specification: aluminium windows, engineered oak parquet, large-format tiles, walk-in shower and concealed fittings.

The columns

X	The service is included in this specification level.
X under Basic	If a row has a cross under Basic but not under Standard, the row is a simplification: it replaces the Standard row directly above it (example: uPVC instead of aluminium windows).
External	Service provided by third parties or by the client. DWELLII prepares, coordinates and specifies the requirements; not included in the house price and billed outside it.
Optional	Available in addition at extra cost according to the price list or on request.
Model	The row applies only to the model or variant stated.
Specification protocol	You define the specific products, finishes and colours together with us in the specification protocol. It supplements this Building Specification and does not contradict it.

Models in this family

TR3M · TR3M XL (V1, V2, V3). The XL variants differ in size: V1 same room layout with more floor area, V2 additionally a dressing room or small office, V3 additionally a second bathroom.

Document: BB/2026/11/V16/EN · Micro THREE · as of 25 November 2026 · DWELLII GmbH, Lärchenstr. 3, 91207 Lauf a.d. Pegnitz · The version attached to the house contract applies. English translation for information; the German version is legally binding.

PART A · SERVICES AROUND THE HOUSE

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
Planning and approval A1	Load plan for the foundation design	X	X	X			
	Geological survey of the plot				X		
	Topographical survey				X		
	Structural calculation of the DWELLII house	X	X	X			
	Structural check by a checking engineer and structural calculation for the building permit (if required)				X		
	Thermal insulation verification, energy performance certificate, sound insulation and fire protection calculations for the building plot by energy efficiency experts, not included in the house price				X		
	Design in accordance with the Building Modernisation Act (GModG, formerly GEG); energy standard Efficiency House 55 (KfW efficiency house level) as the design basis	X	X	X			
	Efficiency House 40: 60 mm additional insulation in the roof (U-value 0.11 W/(m2K)), windows and entrance door according to the energy calculation for the individual house, with verification available as a package; verification by an energy consultant					X	
	Blower door test					X	
	Planning documents for the building permit	X	X	X			
	Referral of a liaison architect for the building permit					X	
	Registration of utility connections (electricity, water)				X		
	Construction all-risks insurance				X		
Transport, as-sembly, connection A2	Modular construction: 3 modules, 2.94 / 2.90 / 2.94 m wide and 9.98 m long (house 9.98 × 8.78 m); TR3M XL: modules approx. 11.90 m long with the same widths (house approx. 11.90 × 8.70 m). Weight per module (TR3M) up to approx. 10.4 t, transport height approx. 3.95 m; connection and sealing of the modules on site	X	X	X			
	Transport organisation and necessary permits	X	X	X			
	Transport from the factory to the building site organised by DWELLII, invoiced separately according to quotation				X		
	Assembly crane and crane pad, access check				X		
	Screw foundations / frost-proof foundations incl. earthworks and concrete works				X		
	Earthing system				X		
	Supply and drainage lines up to beneath the utility room				X		
	Connection to supply and drainage in the utility room (waste water, electricity, water)	X	X	X			
	Electricity and water meter positions outside the house (meter pillar / meter pit) as a rule, DWELLII plans with meters outside the house				X		

PART A · QUALITY AND CONSTRUCTION

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
Quality and warranty A3	Voluntary quality controls in the factory	X	X	X			
	Testing of the installed products for emissions and pollutants	X	X	X			
	Type structural calculation for snow load 2.50 kN/m2 (site up to 1,000 m above sea level; permissible ground elevation up to approx. 430 or 1,070 m depending on the snow load zone), wind zone 3 inland and earthquake zone 3 (DIN 4149); separate structural calculation on the coast, at higher altitudes and for higher loads	X	X	X			
	Warranty in accordance with the house contract and the statutory provisions (German Civil Code, BGB); accessories according to the manufacturer's terms details are governed by the house contract	X	X	X			
Construction A4	Timber frame construction of structural solid timber C24 and glued laminated timber GL24, cross-sections according to the structural calculation	X	X	X			
	External wall: timber frame with stone wool insulation in two layers (145 mm between the studs and 45 mm in the cross battens), inside plasterboard on airtight-bonded OSB board, outside wind barrier and ventilated facade of thermally modified timber; total thickness 297 mm, U-value 0.19 W/(m2K) In the shell house without plasterboard: the OSB board remains visible.	X	X	X			
	Floor: timber structure with 290 mm stone wool insulation in two layers, underneath wind barrier and non-combustible fibre cement board, on top airtight-bonded OSB floor deck (replaces a separate vapour barrier), wood-fibre insulation board, heated screed with underfloor heating and fully bonded parquet; total thickness 390.5 mm, U-value 0.12 W/(m2K) In the shell house without parquet: the heated screed is ready for the floor covering.	X	X	X			
	Roof: rafter roof with 290 mm stone wool insulation in two layers, vapour retarder, 100 mm services layer for cables and pipes, roofing underlay, rear ventilation without counter battens, boarding of 22 × 120 mm boards, separating layer and standing-seam steel sheet 0.5 mm, seamed on site; total thickness 456.5 mm, U-value 0.13 W/(m2K); for Efficiency House 40 with 60 mm additional insulation in the services layer U-value 0.11 W/(m2K) In the shell house without plasterboard: the substructure of the services layer remains visible.	X	X	X			
	Interior walls: timber frame, boarded on both sides, with sound insulation; finish in Basic and Standard as in chapter 04	X	X	X			
	Airtight building envelope (bonded board joints, vapour-retarding layer on the room side in wall, floor and roof)	X	X	X			
	Rodent and insect screens at the base, roof edge and window sills	X	X	X			
	Clear room height: sloping ceiling from approx. 2.45 m at the external walls to approx. 3.0 m at the ridge; utility room approx. 2.40 m	X	X	X			

CONSTRUCTION · SECTIONS

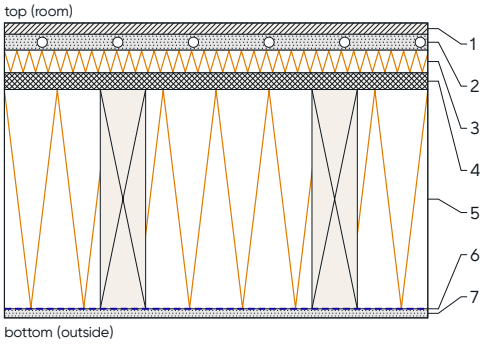
Layer sequence according to the thermal insulation verification, layer thicknesses to scale (1:10 when printed on A4). Order from inside to outside, for the floor from top to bottom; the numbers in the drawing refer to the list below it. The heading of each drawing states the total thickness and U-value according to the verification.

Values according to the thermal insulation verification

Layer thicknesses and U-values are taken from the thermal insulation verification (component calculation) for the TR3M model; they also apply to the TR3M XL (V1, V2, V3): Efficiency House 55 as standard, Efficiency House 40 as an option. Boundary conditions inside 20 °C / 50 % relative humidity, outside −5 °C / 80 %; no condensation occurs in any component. Membranes and sheets are shown without thickness. In the shell house the inner finishing layer is omitted in each case (parquet, plasterboard with roller-applied plaster and paint on wall and ceiling); the OSB board then remains visible on the wall and the substructure of the services layer on the ceiling. The thermal insulation verification for the specific house and plot is carried out separately by the energy consultant.

Floor

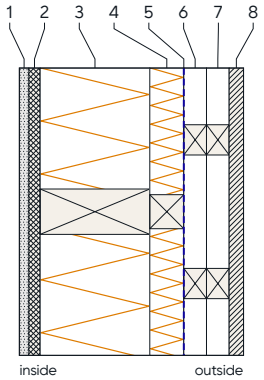
390.5 mm · U 0.12 W/(m2K)



1. Parquet, fully bonded (not in the shell house) – 15 mm
2. Heated screed with underfloor heating (e.g. BLANKE Fillocreed or equivalent) – 21 mm
3. Wood-fibre insulation board (e.g. GUTEX Thermosafe or equivalent) – 30 mm
4. OSB/3 floor deck, airtight bonded – 22 mm
5. Timber joists with stone wool insulation in two layers – 290 mm
6. Wind barrier, vapour-permeable
7. Fibre cement board, non-combustible (A1) – 12 mm

External wall

297 mm · U 0.19 W/(m2K)



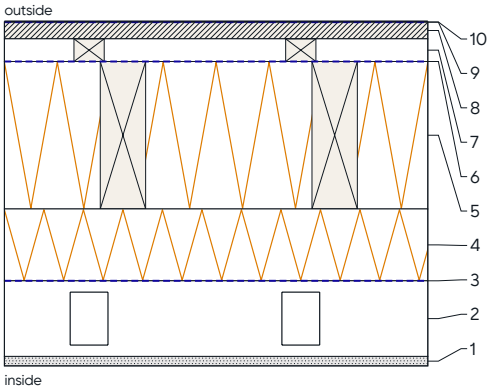
1. Plasterboard (not in the shell house) – 12.5 mm
2. OSB/3 board, joints airtight bonded – 15 mm
3. Timber studs with stone wool insulation – 145 mm
4. Cross battens with stone wool insulation – 45 mm
5. Wind barrier, vapour-permeable
6. Counter battens (rear ventilation) – 30 mm
7. Cross battens (rear ventilation) – 30 mm
8. Facade of thermally modified timber (e.g. Lunawood or equivalent) – 19 mm

Hatching legend

- Timber (parquet, boarding, facade)
- Wood-based panel (OSB)
- Insulation (stone wool, wood fibre)
- Air layer, services layer (cavity)
- Membrane, sheet (shown without thickness)
- Timber structure, battens, profiles (in section)
- Mineral board (plasterboard, fibre cement)
- Screed or levelling compound with underfloor heating
- Metal profile of the suspended ceiling
- Steel sheet (thickness shown enlarged)

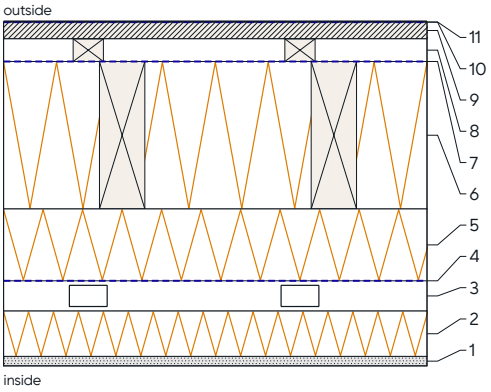
CONSTRUCTION · SECTIONS (CONTINUED)

Roof (Efficiency House 55) 456.5 mm · U 0.13 W/(m2K)



1. Plasterboard (not in the shell house) – 12.5 mm
2. Services layer: suspended ceiling on metal profiles with cavity for cables and pipes – 100 mm
3. Vapour retarder
4. Stone wool insulation, cross layer – 95 mm
5. Rafters with stone wool insulation – 195 mm
6. Roofing underlay, vapour-permeable
7. Battens (rear ventilation) – 30 mm
8. Timber boarding – 22 mm
9. Separating layer (anti-drumming layer)
10. Standing-seam steel roofing, electrostatically coated, dark (RAL 9005), seamed on site – 0.5 mm

Roof (Efficiency House 40, option) 456.5 mm · U 0.11 W/(m2K)



1. Plasterboard (not in the shell house) – 12.5 mm
2. Additional insulation in the services layer (Efficiency House 40) – 60 mm
3. Services layer: cavity for cables and pipes – 40 mm
4. Vapour retarder
5. Stone wool insulation, cross layer – 95 mm
6. Rafters with stone wool insulation – 195 mm
7. Roofing underlay, vapour-permeable
8. Battens (rear ventilation) – 30 mm
9. Timber boarding – 22 mm
10. Separating layer (anti-drumming layer)
11. Standing-seam steel roofing, electrostatically coated, dark (RAL 9005), seamed on site – 0.5 mm

The manufacturer products for each layer are listed in the master BOM; the Building Specification states the function of each layer so that equivalent products can be used.

PART B · 01 FACADE · 02 ROOF

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
01 Facade	Ventilated facade of Finnish thermally modified timber (Lunawood or equivalent), brushed, quality class B small knots are part of the natural material	X	X	X			
	Surface left natural or grey-stained in the factory; selection in the specification protocol. With a natural facade, the cut edges are oiled (Tikkurila or equivalent)	X	X	X			
	Decorative profiles and window reveals of thermally modified timber	X	X	X			
	External aluminium window sills, powder-coated in the window colour	X	X	X			
	Facade of thermally modified timber class A (knot-free) on request					X	
	Facade painted black or Yakisugi (charred timber)					X	
02 Roof and drainage	Hipped roof with 7° and 17° pitch, timber construction	X	X	X			
	Standing-seam steel roofing 0.5 mm, electrostatically coated, dark (RAL 9005), seamed on site, with separating layer (anti-drumming layer)	X	X	X			
	Gutters concealed at the roof edge, downpipes hidden behind a cover in the facade colour	X	X	X			
	Leaf guards in the downpipes; connection of the downpipes to the underground drain underground drain by the client	X	X	X			
	Snow guard system according to local requirements					X	
	Rooflight in the living room incl. shading structural calculation for the opening separate					X	**TR3M XL**

PART B · 03 WINDOWS, EXTERNAL DOORS, SUN PROTECTION

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
03 Windows and external doors	Aluminium windows, triple glazing, outside dark grey (RAL 7016), inside finish according to the specification protocol			X			
	uPVC windows (REHAU or equivalent), triple glazing, dark grey	X	X				
	Thermal insulation of the windows: Uw averaged over all windows of the house ≤ 0.85 W/(m2K)	X	X	X			
	Window handles in silver (Roto Line or equivalent)	X	X	X			
	Aluminium entrance door: unglazed door leaf with glazed side panel, multi-point locking	X	X	X			
	Utility room window can be omitted price reduction according to the price list					X	
	Designer handles (Lineacali or equivalent)					X	
	Large sliding door to the terrace instead of a side-hung door on request					X	
Sun and insect protection	Electric aluminium roller shutters with visible box for the living rooms and bedrooms	X	X	X			
	External venetian blinds (Warema or equivalent), boxless and concealed in the facade, electric, all windows and glass doors replace the roller shutters; always factory-fitted					X	
	Pleated insect screens on all opening windows and doors only as a complete package					X	

PART B · 04 WALLS AND CEILINGS · 05 FLOORS · 06 INTERIOR DOORS

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
04 Walls, ceil-ings, skirting	Plasterboard, filled; walls and ceilings coated with roller-applied textured plaster (Rollputz) and painted white (textured wall paint); product and colour according to the specification protocol		X	X			
	Same finish in all rooms, including the hallway and the utility room, and in the bathroom on the walls above the tiles or the SPC covering and on the ceiling		X	X			
	Skirting board PVC or MDF		X	X			
	Oak-veneered timber ceiling (MDF) with shadow gap, living area					X	
	Skirting board aluminium white, slim					X	
05 Floor coverings	Heated screed on the underfloor heating, ready for the floor covering	X	X	X			
	Engineered oak parquet, fully bonded; grade and colour according to the specification protocol			X			
	Design flooring (LVT, Tarkett or equivalent), decor according to the specification protocol; also in the utility room		X				
	Tiles 60 × 120 cm in the utility room			X			
06 Interior doors	Flush room doors without visible frame (Filomuro), lacquered, concealed hinges, chrome handles with magnetic latch		X	X			
	Door leaf in the wall colour or veneered; black handles on request					X	
	Widening of the interior door to 90 cm					X	

PART B · 07 BATHROOM AND PLUMBING

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
07 Plumbing installation	Floor-to-ceiling sanitary installation wall for the bathroom or shower room	X	X	X			
	Domestic water station: shut-off valve, backwash filter, pressure reducer	X	X	X			
	Cold/hot water and waste water connections for shower, washbasin, WC; concealed cistern with water-saving function	X	X	X			
	Waste water pipes with full venting through the roof (DIN EN 12056 in conjunction with DIN 1986-100)	X	X	X			
	Surface-mounted kitchen connection according to the kitchen plan (without angle valve)	X	X	X			
	Washing machine connection with bib tap and trap	X	X	X			
	Second bathroom (WC, shower, washbasin)			X			**TR3M XL V3**
	External water connection (garden supply, frost-proof)					X	
	Limescale protection filter: connection preparation or complete system					X	
Bathroom equipment	Tiles up to 60 × 120 cm on the floor and walls, floor-to-ceiling in the shower area; tile height on the other walls, series and colour according to the specification protocol; walls above the tiles and ceiling with roller-applied plaster and white paint as in chapter 04			X			
	SPC covering on floor and walls instead of tiles		X				
	Walk-in shower: level-access with shower channel in the floor (Viega Advantix Vario or equivalent) and glass screen (toughened safety glass ESG 8 mm), frameless			X			
	Shower tray with shower enclosure		X				
	Rimless wall-hung WC with concealed cistern and flush plate, brand quality		X	X			
	Ceramic countertop washbasin on oak-veneered vanity unit with solid-surface top and LED lighting			X			
	Ceramic washbasin, wall-mounted (Ideal Standard or equivalent)		X				
	Concealed fittings, washbasin and shower with overhead and hand shower, chrome (Grohe or equivalent)			X			
	Surface-mounted fittings, chrome (Roca, Ideal Standard or equivalent)		X				
	Illuminated mirror cabinet / recessed cabinet					X	
	Illuminated shower niche					X	
	Fittings in special finishes, e.g. black or brushed on request					X	
	Natural stone tiles, small formats (e.g. zellige), microcement separate quotation					X	
	Bathtub (with floor plan adjustment)					X	

PART B · 08 BUILT-IN FURNITURE · 09 KITCHEN

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
08 Built-in furniture	Wall unit as room divider in the living area (oak-veneered)					X	
	Bedroom wardrobes, bed with headboard and bedside tables, TV unit from the DWELLII range					X	
	Lighting for wardrobe / bedside table					X	
	Murphy bed (fold-down bed) on request					X	
	Dressing room or small office as an additional room			X			**TR3M XL V2**
09 Kitchen	Kitchen preparation: water, waste water and power connections according to the kitchen plan, separate circuits for hob, oven and dishwasher	X	X	X			
	Dimension and connection drawings for your kitchen studio	X	X	X			
	Kitchen units, appliances and worktop by the client via a kitchen studio				X		
	Complete fitted kitchen incl. appliances by DWELLII on request					X	

PART B · 10 ELECTRICAL, LIGHTING, SMART HOME

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
10 Electrical installation	Sub-distribution board with residual current / circuit-breaker protection per circuit and surge protection; meter position outside the house	X	X	X			
	Halogen-free installation, one circuit per room; three-phase supply to the house; hob and heat pump on separate circuits	X	X	X			
	Sockets and connections according to the electrical plan	X	X	X			
	Network sockets (office, TV wall)	X	X	X			
	Kinetic wireless switches without battery, white		X	X			
	Standard number of connections for wall and pendant lights	X	X	X			
	Smoke detectors with 10-year battery (3 units)		X	X			
Lighting	LED recessed spotlights in all rooms incl. lamps (22 units), outdoor lights at the entrance, terrace and facade; in the bathroom connection for mirror lights (wiring only)		X	X			
	Dimmable lights and recessed spotlights					X	
	Wall spotlights and additional light connections per unit					X	
Smart home and energy	Smart home system (Loxone): app, sensors, actuators on special request					X	
	Smart lock on the front door (tedee or equivalent)					X	
	PV preparation: empty conduit from the utility room up to the roof with sealed roof penetration	X	X	X			
	Photovoltaic system and battery storage partner, e.g. ikratos.de				X		
	Power connection and mounting plan for an awning	X	X	X			

PART B · 11 HEATING, VENTILATION, HOT WATER · 12 OUTDOOR

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
11 Heating, cool-ing, ventilation, hot water	Air-to-water heat pump with natural refrigerant (Bosch Compress 3800i AW or equivalent), heating, cooling and hot water	X	X	X			
	Water-based underfloor heating with cooling function, four heating zones	X	X	X			
	Hot water cylinder 180 l, stainless steel, integrated in the indoor unit	X	X	X			
	Central ventilation with heat recovery and filter (Zehnder ComfoAir or equivalent), air outlets in all rooms	X	X	X			
12 Outdoor	Terrace, external works, foundations and groundwork by the client; preparation in the house by DWELLII				X		
	Retractable awning, illuminated					X	
	Reinforced substructure for awning					X	
	Metal canopy over the entrance area check permit requirements					X	
	Metal pergola / terrace roof on request					X	
	Fireplace preparation					X	

GLOSSARY

Shell house	Structural shell with complete installations – you carry out the interior finishing.
Basic	DWELLII Standard with simplifications of your choice; deduction according to the price list.
DWELLII Standard	Turnkey Premium specification.
External / by the client	Service provided by third parties or the client; DWELLII prepares and coordinates.
Optional	At extra cost according to the price list or on request.
Specification protocol	Document in which you define finishes, colours and series; becomes part of the order.
Ventilated facade	Timber facade with an air gap behind it: dries quickly, lasts long.
Filomuro	Flush interior door without visible frame.
Walk-in shower	Level-access shower with channel drain and glass screen, without shower tray.
Concealed fitting	Valve body in the wall, only handle and rosette visible.
Heat recovery	The ventilation transfers the heat of the extract air to the fresh supply air.
Uw-value	Heat transfer coefficient of the window; the lower it is, the better insulated.

Equivalent substitution

Manufacturers' product ranges change. Where this Building Specification names a manufacturer or a product, it stands for the quality described. DWELLII may use an equivalent product of the same function and quality.

Contact

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