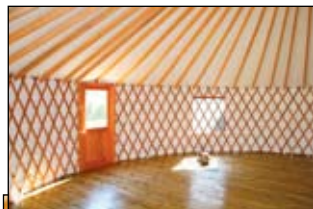


## GENERAL INFORMATION



### What are the Yurts made from ?

Blue Mountain Yurts are custom made for us in the United States by yurt specialists who have been refining and perfecting the modern timber and fabric yurt to the highest quality available world-wide for over 30 years. Plantation grown, kiln dried, Douglas Fir timber is used for the rafters, doors and lattice framing system.



Outward thrust, pressure and a steel cable is used to lock these components together while the rafters are bolted at the ceiling into a high-tech engineered compression ring bracket system



The roofing material is made from a heavy duty polymer membrane called Duro-Last which is a fire-retardant material impervious to rain, wind, snow, hail and mould. Entire buildings in the USA and Europe are covered

with this ultra-strong membrane material. The Pro-Tech walls are a heavy-duty three layer, fire-retardant, vinyl laminate with UV and mildew resistance.

Insulation packages are made from Astro-Foil which have reflective, vapour barrier qualities and come with a washable lining. The central ceiling skylight dome is pure acrylic and bronzed to resist heat gain.

### What extra costs are associated with installing a Yurt ?

In addition to the cost of the yurt itself, extra expenses may, depending on needs include:-

- Delivery
- Construction of a platform / foundation – can be done in a variety of ways at various costs
- Installation. Takes about 1-2 days depending on size.
- Interior fit-outs – as simple or as elaborate as required.
- Electrical, solar, plumbing costs
- Added heating or cooling systems



### What kind of foundation does a yurt require?

Yurts are most commonly erected on a raised timber deck or platform. A timber deck can extend beyond the size of the yurt to provide an outdoor floor space

Costs for this will vary according to preferred size, decking materials chosen and access to labour.

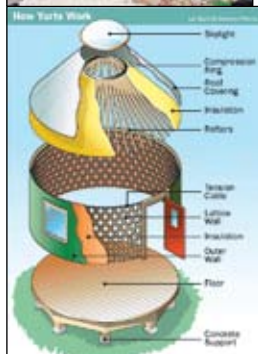
Alternative foundations include a non-permanent timber frame and flooring, a gravel based floor/foundation, poured earth floors and any form of concrete slab with a raised strip footing.

### Installation

Three people can put up a yurt in around a day, sometimes up to 2 days for the larger yurts. Each yurt comes with an assembly manual and assuming one person has some trade like / handy skills - it can be an easy and enjoyable process.

### Can yurts be joined together?

Yurts can be connected either via door to door placement or with walkways and by using other co-joining shelter systems like bathrooms, kitchens, small sheds, cabins or other structures.





# GENERAL INFORMATION

## Do yurts work in cold climates?

Yurts are widely used in many cold alpine areas through-out Canada, Europe and the USA. Their circular nature makes them more efficient to heat (with 12% less surface exposed to the elements than their rectilinear equivalents).

Yurt users can use all the same styles of heating and cooling technologies used in a conventional home however most yurt dwellers use wood heat combustion stoves or gas heaters.



## What about yurts in hot or tropical climates?

Yurts function and perform well in warmer climates with proper siting and adequate ventilation.

Windows and roll up walls are highly effective to allow breezes to flow through the yurt. The bronzed ceiling dome opens and allows hot air to escape during hot periods and sub-floor venting can also be very effective to replace warmer air with cooler air. Just like conventional buildings however, certain seasons and times of the day with extreme heat conditions can often require artificial cooling like fans and air-conditioning and yurts are not immune to these needs at extreme times.

Siting a yurt with some shade protection from the late afternoon summer sun is also beneficial and the included insulation plays an important and effective heat reflective role.



## Is it possible to have utilities (like electricity and plumbing) in a yurt?

Most of the utilities used in conventional homes can be installed in a fabric yurt. Plumbing and electricity are usually brought up through the floor and can be attached to wall studs, rafters, internal walls and flooring if required.

Some yurts are used in remote locations where it is necessary to use renewable like solar power and harvesting onsite water supplies while others prefer these options for the environmental and financial benefits they can provide. Some companies can supply 'modular' pre-fabricated bathroom systems. They are in a unit, delivered on a truck, put into place and just plug in to power and septic. They can be inside or outside the yurt and can be easily relocated if required.

Some yurt users like to build a little toilet space and bath-house beside the main yurt space on the deck or nearby and using a variety of materials such as bamboo, timber, tin, mudbrick and free-form earth. Some even go for an open air bath-tub out on the deck to watch the stars while bathing!



It can be very pleasant and space effective to separate the bathroom from the circular living space. Having it attached to the yurt or nearby can provide this and can often be done cost effectively. The modular units are instant and completely relocatable.

## What about storage, privacy, and interior design options?

For many people - leaving the one open space of a yurt is the preferred option. Others may choose 'soft' fabric internal walls and screens and for some people, elaborate internal walls and lofts are required.

Here are some ideas:

- Some people prefer to keep the central space open and create "rooms" around the perimeter, like the Central Asian nomads do; others choose to build a loft or small rooms with timber walls.
- If required, one internal wall can provide the option for locating fittings and furniture requiring a straight edge. This may include an internal kitchen on one side and bathroom on the other or storage or other things as needed.
- You can use light weight, moveable furniture for flexibility and pale or muted colors to keep the feeling of openness.
- Fabrics, moveable partition walling and curtains on rods or wire can be used to create small rooms and private spaces if and when required but with the option of leaving them open and having the whole round space when preferred.
- Consider Japanese and Swedish design ideas like under-the-floor storage, or roll-away drawers under beds and sofas. Ikea and similar suppliers have many great solutions.
- Rather than building a large yurt and then using walls to break it up into small rooms, consider using multiple smaller yurts to create different functional spaces and provide privacy. One might, for example, combine a living/bedroom yurt and a studio/office yurt, or install separate smaller yurt bedrooms around a shared kitchen and living yurt. Cluster design in this way can be highly effective and cost-efficient as against the construction of conventional housing.
- Lastly, having a conventional shed attached to the foundation deck or nearby is also a sensible and cost-effective solution for extra rooms / storage / bathroom etc. A shed of some sort / style, whether it be pre-fabricated or done DIY - can be a nice compliment to the yurt and also





# GENERAL INFORMATION

provide a conventional roof for water catchment if required.

In some cases, a co-joining shed can be an ideal solution for many things including an attached bathroom, laundry, carport, storage and water harvesting.

## Colours & Other Options

Blue Mountain Yurts have some stock available for immediate delivery. Colours combinations are set along with a range of standard and custom options included.

A further choice of custom options can be considered along with various colour combinations however the delivery time will be dependent on manufacturing to the custom design. Please request a list of our Customs Options if interested.

## Delivery & Installation

New Zealand customers can arrange pick-up from the nearest major city/port or for a local freight contractor to deliver to your nearest town.

In Australia, buyers are quoted the best at-cost prices we can source - usually via removalists rather than freight companies. Alternatively, customers can pick up the yurt by using a large trailer or horse-float.

Tim Rutherford, based on the South Cost of NSW is an experienced yurt contractor. He can travel to many locations and either install a yurt on a pre-built deck or offer both deck construction and installation. Tim can be reached on Phone **0416 774 166** or via email: [timrutherford2003@hotmail.com](mailto:timrutherford2003@hotmail.com)

Installation however can be handled by three people and is not overly complicated or difficult. The deck or foundation however needs to be finished and ready before-hand.

## SEE PAGE BELOW FOR INCLUDED FEATURES WITH STANDARD YURT MODELS

For further details, images or for any questions, please email or call us at Blue Mountain Yurts





# INCLUDED FEATURES & TECH DETAILS

## Roofing Material

This is the heaviest duty roofing membrane available and is a .040 mil (37 oz.) polymer called Duro-Last which is also used on buildings and factories. This material comes with a 10 year manufacturer's warranty from Duro-Last and is impervious to rain, hail, wind and snow with excellent resistance from UV exposure.

## Taller Walls

All of our walls are Tall Walls with a height of 6'9" and the door height 6'7".

## Lattice Wall

All of our lattice walls are made from clear, vertical grain Douglas fir. Each piece of lattice in the yurt wall is smoothly machine sanded to exactly 1-1/2" wide x 1/2" thick. This gives the wood a very finished look and a perfect rivet connection where the lattice pieces across. The lattice wall of the yurt is fastened at one-foot intervals with pull rivets and stainless steel back-up washers. The wall can expand and contract like a baby-gate.

## Rafters

The Douglas Fir rafters are constructed of select 2"x4"s. Each rafter is machine stress rated to a bending strength of 2100 pounds per square inch. Every yurt rafter is finished on all four sides. The end of each rafter is rounded and notched to fit over the main cable. Our standard upgraded CORR Brackets (Compression Ring to Rafter Brackets) - strengthen the connection between the rafters and the compression ring and reduce the potential for rafter-twist.

## Tensioning Cable

The main cable of the yurt is 3/16" galvanized aircraft cable, encased in a protective covering. It has a break strength of 4200 pounds. There's an embedded brass fitting with a keeper screw, in the end of each rafter. This screw closes the notch and secures the rafter to the cable.

## Compression Ring

Our engineered compression ring is cut from two twelve-sided polygons of clear Douglas fir. The yurt compression ring is three inches thick and five feet in diameter. Strong and beautiful—worthy of being the focal point of a Blue Mountain Yurt. The rafters attach by pin to the compression ring.

## Doors

All doors and doorjambes on Blue Mountain Yurts are handcrafted from clear, vertical grain Douglas fir. No plywood or composite materials are used. When we apply the three coats of natural penetrating oil our doors glow with a warmth that invites you inside—after you linger in the doorway and run your hands over the smooth finish.

Door dimensions - 5'8" high and 3' wide

Door window - a half-light door (i.e. a door with a window) made of 3/16" clear acrylic. A rain cricket diverter, for diverting rainwater away from the doorway and is attached to the roof above every door on all Yurts. All doors are right handed and swing inward, left-hand and out opening are available on request

## Windows

The standard model Four Seasons yurt comes with five standard windows and the other models with four. A window is made up of a screen, a storm window and a fully zippered privacy flap. It is important to note that windows can only be opened from outside the yurt so access around the sides is important.

Window dimensions - The actual screen size 48" wide and 30" high. A sewn-in fiberglass screen—The 20 x 30 weave is tight enough to keep out mossies and sand-flies. A storm window of clear vinyl "glass" - Unlike heavier vinyl, these 20 mil

storm windows withstand climate extremes without cracking or turning cloudy. They attach to the screen with two-inch polyester Velcro™ and can be completely detached and stored in warmer months.

A fully zippered privacy flap shuts tight with a hefty zipper. A nylon rod sewn into a pocket at the bottom of each flap makes it easy to roll up. When rolled up, window flaps are held open with fast release buckles. All window flaps can convert to window awnings by adding your own poles.

## Roll-Up Window Wall

This wonderful feature that comes with all our yurts an eight-foot wide, floor-to-ceiling section of screening, to provide the ultimate in ventilation and panoramic views. Comes with mosquito netting and an external panel. Can only be opened from outside.

## Insulation

Each of our yurts comes with Astro-Foil reflective insulation for the roof and a washable, flame resistant polyester lining. Astro-Foil is a double-layer of air-bubble insulation sandwiched between two layers of aluminium sheathing. It creates an ideal vapour barrier and reflects heat in both directions, to keep you warmer in the winter and cooler in the summer. The R-Value of Astro-Foil insulation is based on the direction of the heat flow.

Downward (from the sun) R15; Horizontally (the walls) R7.31; and upward (the roof), R5.4. R-Value however does not fully measure the comfort level achieved in an insulated yurt. The reflective and vapour barrier qualities of Astro-Foil work with heat retention to increase the feeling of warmth.

In order to keep prices down and allow customers to choose later, wall insulation is not included however customers should be able to source, cut and fit them-selves from local suppliers. Or, we can order it from our manufacturers overseas.

## Bronzed Dome

The domed yurt skylight is 1/4" thick pure acrylic and all of ours are tinted as standard to reduce excess heat gain. Testing indicates that pure acrylic outlasts other clear polymers when exposed to the elements for five years or more. All size yurt kits come with a dome that measures five-feet across and 16-inches tall. It's construction includes a flange and down-turned edge to efficiently shed water away from your dome opening and onto your yurt roof. The yurt dome also fastens in six places to the compression ring with stainless steel expansion springs and four straps for an outstanding weather-tight fit. The tinted bronze dome significantly reduces heat gain and keeps the yurt about eight degrees cooler than a clear dome. The yurt is still flooded with plenty of natural light.

## Euro-Dome Lifter

Provided with all yurts, the lifter allows you to easily raise the leeward side of your yurt dome from floor level using a handheld winding brace. With a little breeze, an open dome creates a chimney effect for enhanced ventilation.

## Other Features

- Heavy duty zipper on all windows for tight closure
- Easy snap system for rolling up window covers All window flaps can convert to window awnings
- An exclusive fabric wall to door connection for a rock solid seal and fit
- A rain cricket (rain diverter) over every door
- An exclusive wall to roof lacing system
- Heavy duty reinforcement at the bottom where the fabric attaches to the platform
- Smooth, sanded rafter corners to prevent wear and tear on fabric

## Warranty

Blue Mountain Yurts come with a 8 year manufacturers warranty against any manufacturing defect.