

2015 **eco**mobile
homes^{ltd}

specification catalogue





Eco Mobile Homes Ltd

Welcome to Eco Mobile Homes Ltd, leading manufacturers of luxury mobile homes and static caravans. Based in the UK, we're among the highest specification manufacturers in the industry, with the quality of each build surpassing building regulations for conventional housing. We're specialists in assembling large mobile homes on-site, where access is restricted.

We predominantly make the larger type of twin-unit mobile homes and residential static caravans. The majority of our builds are maximum dimension, 3-4 bedroom, 65 x 22ft units that are designed for modern residential standards and hard to access sites.

Our service is focused on building bespoke lodges for the general public. Each home is different and designed to the owner's unique requirements and budget. We rarely produce the kind of caravan seen on holiday parks that can be designed for a shorter life span. Our clients are mostly private homeowners who require a residential quality mobile home to site in a garden for a relative to use on a permanent basis, an instance that will often not require planning permission.

Key Points

- **Our standard specification offers the same wall thickness and insulation values as a conventional new build house. Suitable for year round occupation. 200 mm insulated walls, roof and floor.**
- **Built to conform to both the Caravans Act and Building Regulation Standards for conventional homes, in terms of walls thickness and insulation values.**
- **Bespoke design with unique floor plan, exterior and interior styling. Massive selection of finishes, kitchens and bathrooms - whatever the client wants.**
- **Low-profile timber chassis with countersunk wheels for a better appearance. Substantial 220 mm floor timbers give superior rigidity underfoot. Ply Floor boarding.**
- **Proper 12 mm internal plasterboard wall finish, painted. Real wood flooring, 100% wool carpets and real marble tiles, all as standard. Solid, clean, modern interiors - just like a normal house.**
- **Specialists in on-site assembly, for hard to access sites or delivered fully finished.**
- **These twin size mobile homes look and feel just like normal new build homes both inside and out.**



Nationwide Delivery

For factory finished mobile homes or units assembled on-site, we deliver nationwide but do not ship internationally.

Bespoke Design

Each mobile home is designed uniquely to the client's requirements and budget. Most designs are an alteration or combination of floorplans from our existing range and finished from a choice of materials and options from our standard specification catalogue. However, we are not limited to this, practically any design and finish is possible.

Pre-Assembled or Assembled On-site?

We can build each mobile home in our factory and deliver it in sections. This will require access for a HGV trailer and a large crane. For hard-to-access sites we can assemble the mobile home on-site from smaller pre-fabricated panels.

Construction Time

For both factory and on-site builds the construction period is usually 8-14 weeks.

100 year+ Lifespan

Unlike commercial mobile homes, which can be designed for a shorter lifespan, our residential homes, that are built to conform to Building Regulations, will last a lifetime. After many years it's possible to replace or renew the cladding and windows, kitchen etc. The integrity of the overall structure will not deteriorate like some commercial units. Internally walls can be re-painted, just like a normal house.

Planning Service

We offer a complete start to finish planning service. From Lawful Development Certificate applications for mobile homes in gardens, planning applications for mobiles on green field sites and also PPS7 applications for agricultural workers' dwellings, equestrian units and smallholdings.

Self-Builds

We do offer a service that allows the self-builder to finish the internal fitting of the build. We always deliver and erect the frame, cladding, windows and roof. The floor is pre-insulated and ready to take carpet. The structure is wind and water tight and externally finished. All the internal walls are fitted but 'open-panel'. The self-builder completes all 1st and 2nd fix plumbing and electrics, insulation and wall finish, internal carpentry.

Legal Report

Each mobile home comes with a full 80+ page engineering report with individual calculations; explaining how and why the mobile home conforms to the definition of a 'caravan'. We will often submit this to the Planning Authorities with the planning application pack prior to delivery.



Payments

Payments are usually made in 5-10 part payments during the progression of the build. We have a pay-as-you-go policy. Unfortunately we cannot offer finance at this time.

Groundworks

We can complete the entire groundwork and service connection operation if requested. Otherwise clients are provided with a groundwork setting out diagram for your local firm to complete. The structure will usually sit on a 6-8inch concrete reinforced slab.

Viewings

We encourage all serious customers to view at least one of our finished lodges. We rely on the kind hospitality of previous clients allowing viewings around their homes. Please visit the 'viewings' page on our website to book a visit.

Our Company History

Although Eco Mobile Homes Ltd was established in 2011, we've been manufacturing Mobile Homes for 10 years. Our previous company Self Build Timber Frame Ltd supplied many different types of timber frame structure but we quickly became the go-to company for bespoke on-site assembly mobile home frames. We re-branded in 2011 to solely focus on the production on luxury residential mobile homes. The company currently supplies around 5x finished homes and 5x kit builds a year.

Prices

- We're specialist manufacturers of the larger twin-unit mobile homes and subsequently our minimum order requirement is £90,000. This represents a 40 x 22 ft 2-3 bedroom lodge, fully finished to a basic specification.
- All the prices quoted include full delivery and construction of the home, fitted kitchens and bathrooms, but do not include furniture or groundwork. Each home is individually designed from a wide selection of finishes and therefor uniquely priced.
- Our average price range is between £110,000 - £160,000.
- Full size 65 x 22 ft (20 x 6.8 m) mobiles homes start from £130,000 fully finished and delivered. A luxury specification model will average £150-160,000 finished to the highest standard in the industry.
- Prices exclude ground works and services but include all other costs, delivery etc. Prices are zero VAT rated (no VAT to pay).
- Please complete the quotation form on our website to received a detailed estimated price.

Specification

Eco Mobile Homes Ltd

Twin-Unit Mobile Home Specification

General Scope of Works – Standard Service

Scope of Works – Design and Engineering	
Design and Engineering - Floor plan and sectional drawing	STANDARD
Ground-works - Setting-out Diagram	STANDARD
Caravan Report and Engineering – 60 page document will full methodologies	STANDARD
SAP Calculations	OPTION
Full Building Regulation Details	OPTION
Building Regulation Management – if required	OPTION


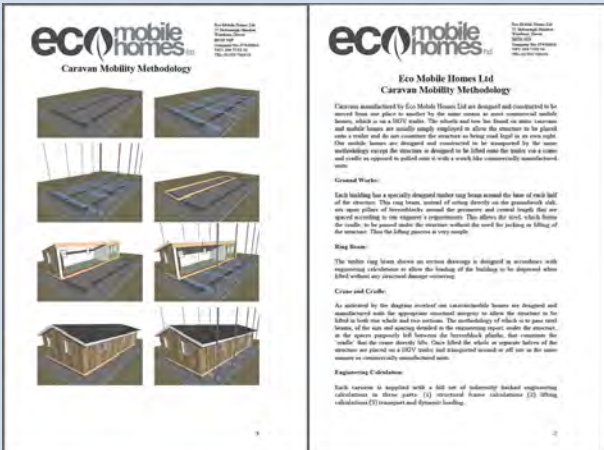
Scope of Works - External Works	
Site Clearance	OPTION
Foundations	OPTION
Perimeter breeze-block wall 2-course (for mobile homes)	OPTION
Service Trenches	OPTION
Soak-away and Drainage	OPTION
Decking / Paving	OPTION

Scope of Works – Service Connections	
Water, Electric, Gas, Waste – Local service connection only	STANDARD


Scope of Works - Structural	
Timber Frame Building Manufacture	STANDARD
Trucking	STANDARD
Construction	STANDARD
Supply and Fit External Windows and Doors	STANDARD
External Wall Finish	STANDARD
Roof Finish + Rainwater goods	STANDARD
Supply and Fit External Soffit and Fascia	STANDARD

Scope of Works - Internal	
1 st Fix Plumbing	STANDARD
2 nd Fix Plumbing	STANDARD
1 st Fix Electrics	STANDARD
2 nd Fix Electrics	STANDARD
Supply and Fit Insulation	STANDARD
Supply and Fit Internal Lining	STANDARD
Decorating	STANDARD
Supply and Fit Internal Carpentry + Kitchen	STANDARD
Supply and Fit Floor Finish	STANDARD

Design and Engineering

Design	
<p>Design Consultation. Creation of Unique Floor plan and Elevation Drawings.</p>  <p>Setting out plan, Section and Elevations</p>	<p>STANDARD</p> <p>Bespoke design, individual floor plan, window layout, balconies, entrance features, roof details, all specifically designed to your requirements.</p>
<p>Groundwork setting out diagram. Indicating service and drain locations.</p>	<p>STANDARD</p>
<p>Site Location Map</p>	<p>OPTION</p>
Legal Report and Engineering	
<p>Caravan Report and Engineering – 60 page document will full methodologies</p> 	<p>STANDARD</p> <p>Full engineering report with our building and construction methodology and individual engineering calculations explaining how and why each mobile home conforms to the 'Caravans Act'. This can be given to the Planning Authorities as evidence of how the structure is legal.</p>
<p>Chartered Engineers BS3632 Report</p>	<p>STANDARD</p>
<p>Building Regulation Management (if required)</p> <p>Building regulations are not required for mobile homes and caravans but in some situations, especially agricultural workers dwellings, they will be required if the mobile homes is later to be classed as a standard residential dwelling and subsequently can be mortgaged.</p>	<p>OPTION</p>
<p>SAP Calculations and Air Pressure Test</p>	<p>OPTION</p>
<p>Full Building Regulation Documentation</p>	<p>OPTION</p>
<p>Building Regulation Management – if required</p>	<p>OPTION</p>

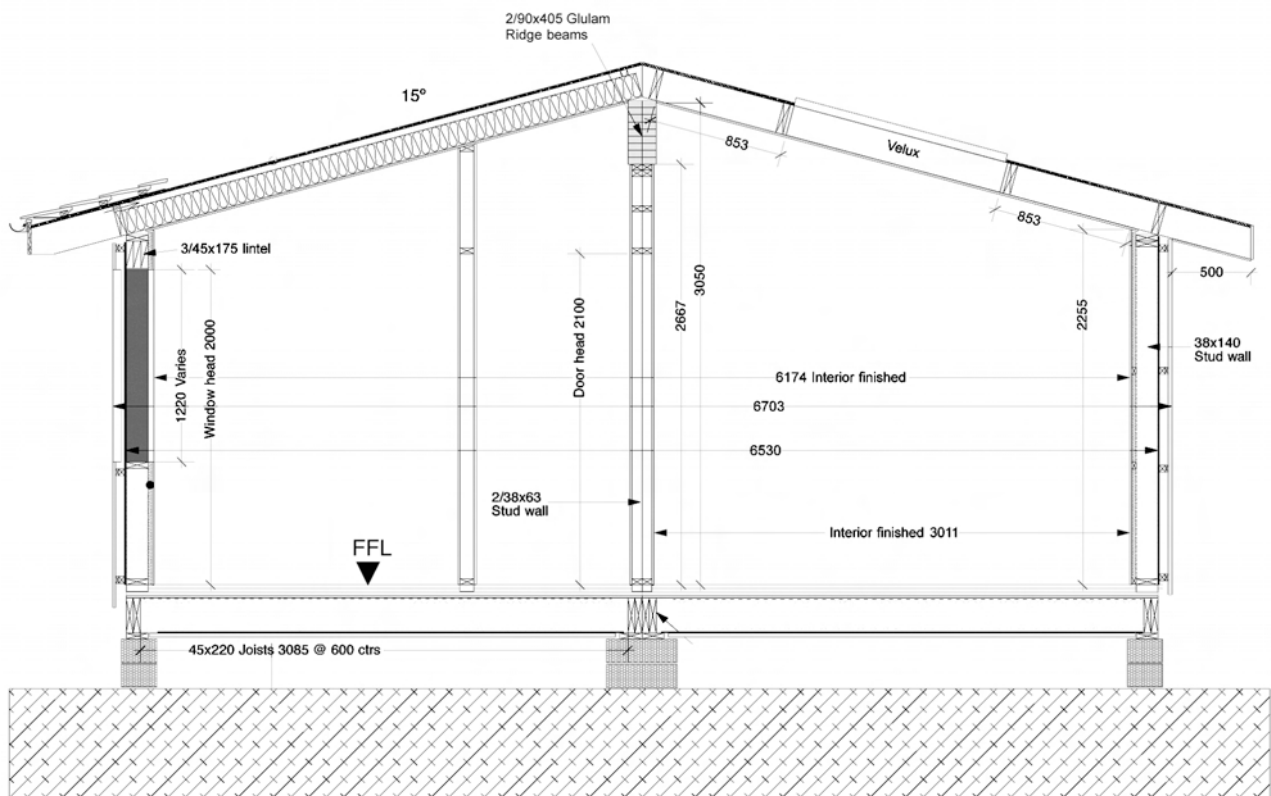
Frame Materials

Frame Materials	
	STANDARD Structures are timber-frame-buildings made in our U.K factory to Building Regulations. We use the same materials, wall thickness and construction methods used to build normal residential houses that conform to Building Regulations.
9mm OSB (orientated strand board) external sheathing	STANDARD
Structural timber to be Scandinavian softwood from sustainable sources	STANDARD
Timber treated with preservative in accordance with BS 5268	STANDARD
All Structural timber and wood based products will be FSC/PEFC certified	STANDARD
External Wall Panels	
538 x 140mm Timber Studs and 600mm max centres (200mm when finished)	STANDARD
9mm OSB (orientated strand board) external sheathing	STANDARD
External Breather membrane to BS4016 1966	STANDARD
Internal Wall Panels	
38 x 89mm Timber Studs and 600mm max centres	STANDARD
Plasterboard and Service Noggins (timbers)	STANDARD
Mobile Home Central Dividing Walls No. 2 x 38x50mm studs	STANDARD
Chassis and Floor	
NORMAL DOMESTIC LOADING	STANDARD
Timber Lifting Chassis Ring Beam to each half of the structure:	STANDARD
45 x 195mm Floor Joists at 600mm centres	STANDARD
9mm Chipboard (OSB) Boarding to underside of flooring cassettes	STANDARD
22mm Chipboard (OSB) Topside Floor boarding	STANDARD
22mm Ply (WBP) Topside Floor boarding	UPGRADE
Structural Roof Components	
Glulam Timber Ridge Beam (exposed) in 2x Halves bolted to allow separation. Size determined by engineer.	STANDARD
11mm OSB Roof Deck – Sarking Board	STANDARD
Breather Roofing Felt to topside	STANDARD

Roof Types and Structural Design – Gabel Pitch

Gabel Pitch Roof

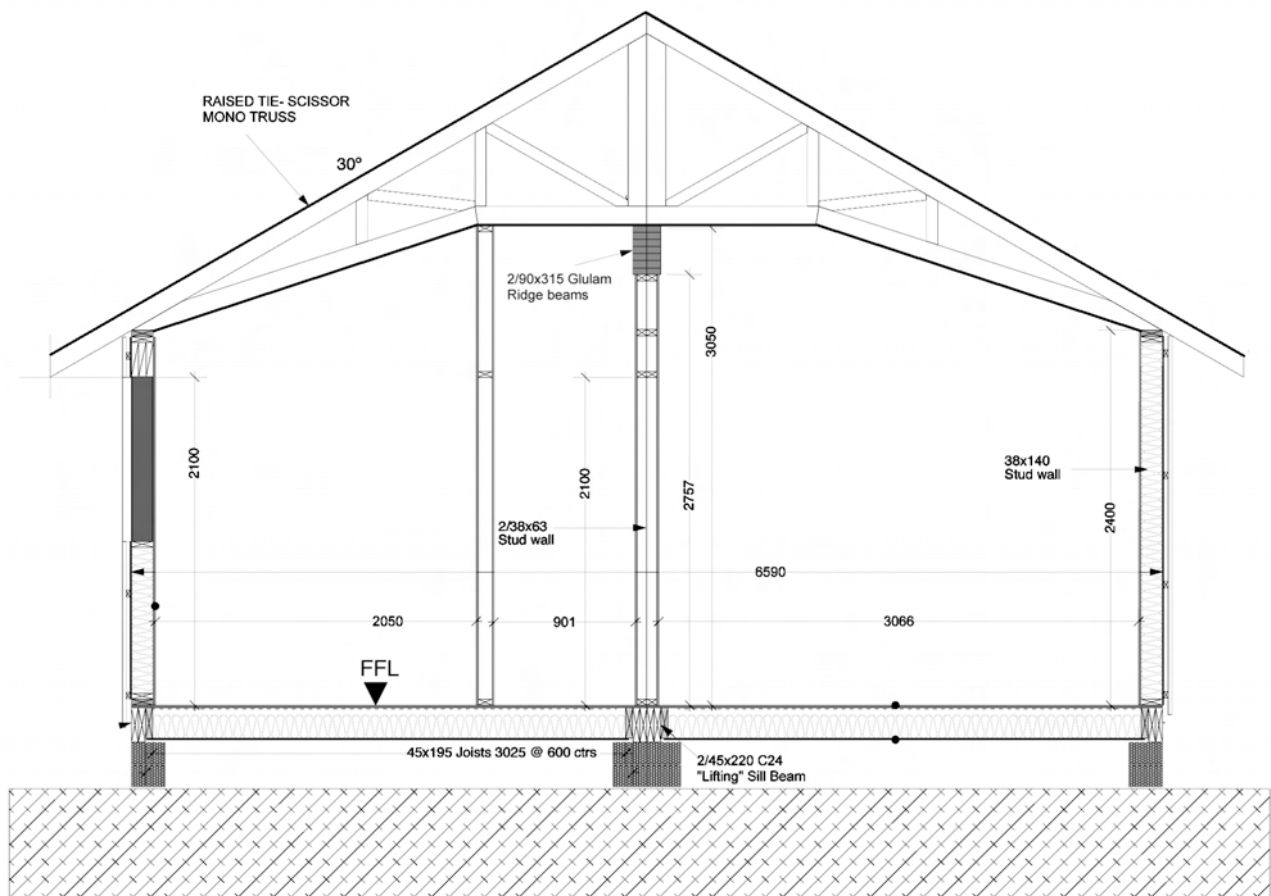
Classic Gable Pitch Roof is standard for the majority of our builds.



Roof Types and Structural Design – Truss Roof

Truss Roof

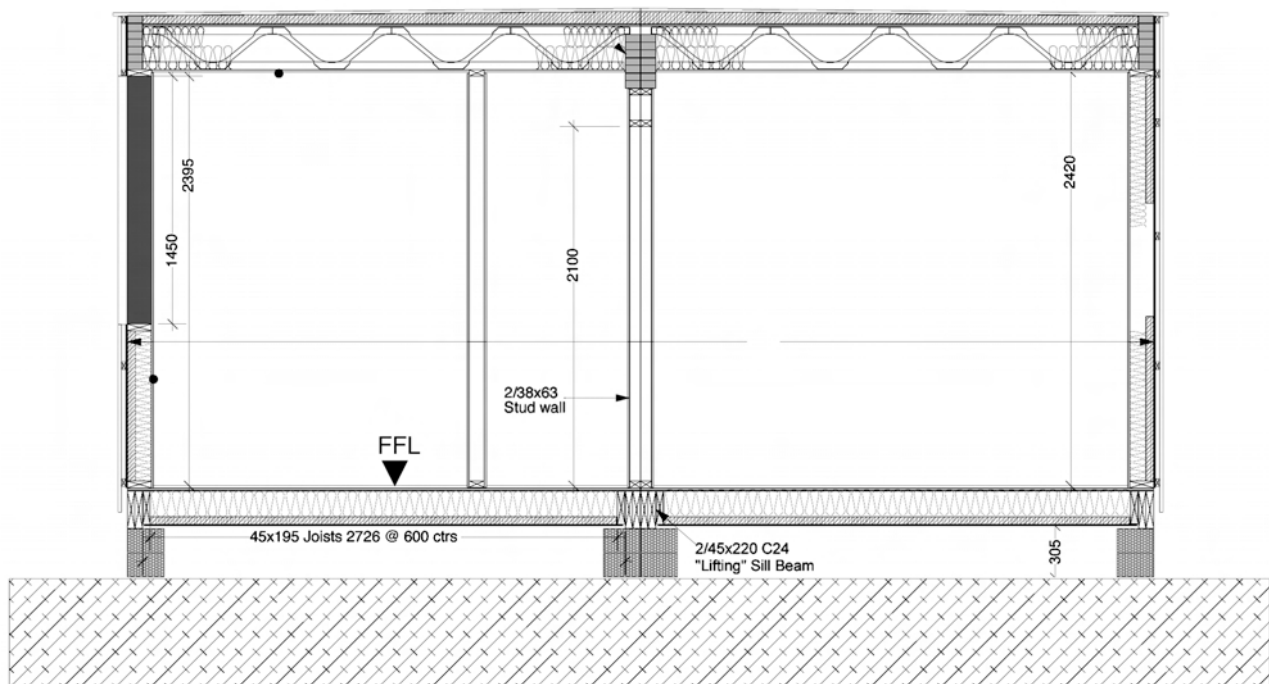
Using a Truss Roof enables a greater degree pitch whilst maintaining the legal internal ceiling height.



Roof Types and Structural Design – Flat Roof

Flat Roof

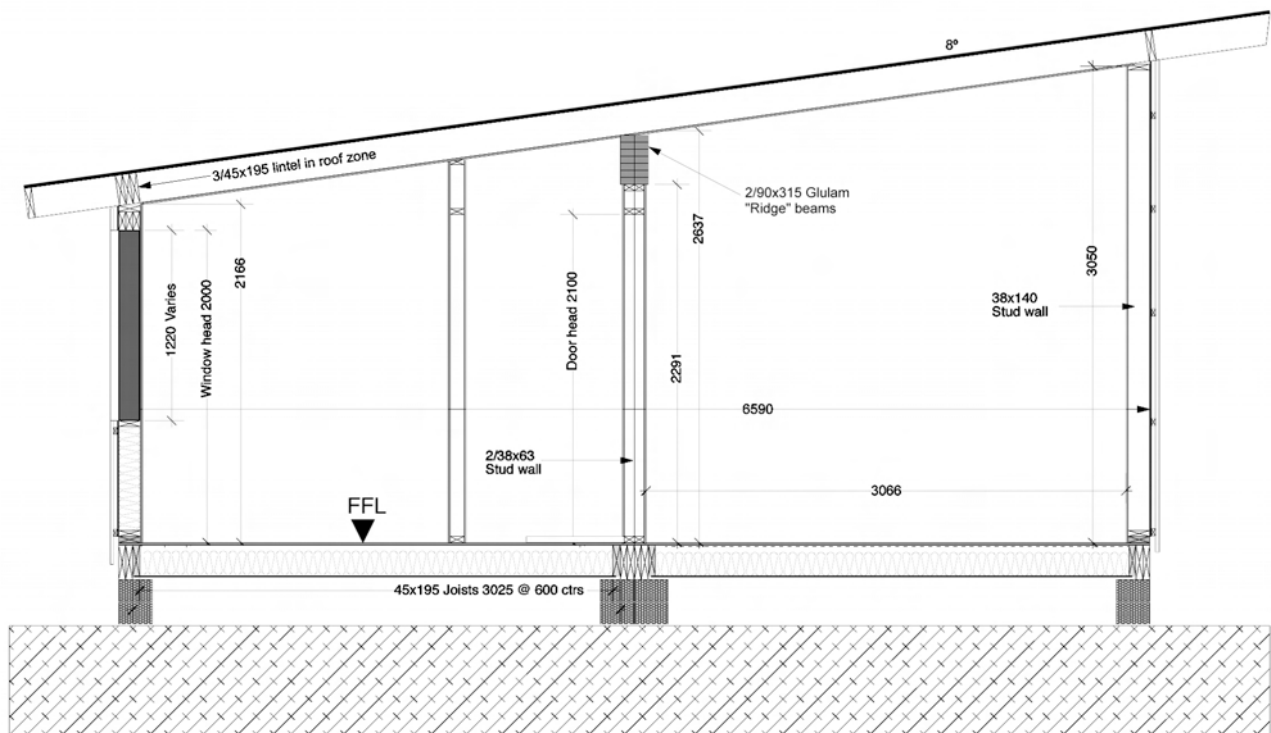
Flat-roof designs give a contemporary style and can incorporate a number of features, including roof terraces



Roof Types and Structural Design - Mono-Pitch

Mono-Pitch Roof

The mono-pitch roof has a single angled slope from front to back. A consideration for modern or studio designs.






External Structural Features

External Structural Features	
<p>Entrance Roof Gable</p> 	<p>OPTION</p> <p>These attractive design features are often fitted above entrances.</p>
<p>Recessed Entrances</p> 	<p>OPTION</p> <p>Recessing a door or entrance backwards into the building is a great way of creating a design feature and practical method of integrating decking and shelter above an entrance. Internally that adds character to a room or can be used to create boxed storage space to either side of the recess.</p>
<p>Integrated Verandas</p> 	<p>OPTION</p> <p>Integrated Verandas offer a superb feature to any design. Available as full width at the end of a build, or integrated along the sides of the build in half width. Corner verandas can often make a useful entrance feature for busy households.</p>

Ceilings

Internal Ceiling	
<p data-bbox="225 383 312 405">Vaulted</p> 	<p data-bbox="1182 383 1318 405">STANDARD</p> <p data-bbox="1134 443 1369 734">Vaulted ceilings are our standard and recommended construction. With a vaulted roof the ceiling is angled like a triangle following the roofline. This gives a spacious feel and also enables the use of skylights.</p>
<p data-bbox="225 1111 360 1133">Flat Ceilings</p> 	<p data-bbox="1206 1111 1294 1133">OPTION</p> <p data-bbox="1134 1171 1369 1462">Flat ceilings are more traditional. This can create a loft area for storage but not sizeable for accommodation. Individual rooms can have flat ceilings whilst maintaining the vault design in other areas.</p>
<p data-bbox="225 1832 759 1854">Flat Ceilings in Bedrooms, Vaulted in Living Area</p>	<p data-bbox="1206 1832 1294 1854">OPTION</p>

Roof Finishes

Roof Finish	
<p data-bbox="225 383 973 409">Metrotile Stone Coated Lightweight Steel Tiles – Selection of colors</p> 	<p data-bbox="1182 383 1321 409">STANDARD</p> <p data-bbox="1134 450 1369 477">www.metrotile.co.uk</p> <p data-bbox="1134 510 1369 831">Metrotile is a thin rolled steel sheet with shingle style coating. It's an excellent hardwearing product, practical, economical and sustainable. Metrotile is virtually indistinguishable from traditional roofing materials.</p>
<p data-bbox="225 938 555 965">Cambrian Welsh Slate – Black</p> 	<p data-bbox="1182 938 1321 965">STANDARD</p> <p data-bbox="1134 999 1369 1200">Cambrian Slates is an interlocking tile that embodies the beauty and character of natural slate. Made in Wales from over 60% recycled Welsh slate.</p>
<p data-bbox="225 1491 539 1518">20/20 Clay Tiles – Terracotta</p> 	<p data-bbox="1198 1491 1305 1518">OPTION</p> <p data-bbox="1134 1552 1369 1783">Manufactured from natural alluvial clay, using the latest ceramic technology, the 20/20 is a high performance interlocking clay tile available in a choice of colours.</p>
<p data-bbox="225 2045 523 2072">Cedar Timber Shingle Tiles</p>	<p data-bbox="1198 2045 1305 2072">OPTION</p>
<p data-bbox="225 2080 770 2107">Fiberglass or Rubber for Flat or Mono-Pitch Roofs</p>	<p data-bbox="1198 2080 1305 2107">OPTION</p>




External Finish – Timber Cladding

External Cladding	
<p>Cedar Timber T&G 125x19mm</p> 	<p>STANDARD</p> <p>Western red cedar cladding is the most popular choice for untreated cladding because of its excellent durability, stability and appearance.</p>
<p>Douglas-Fir Timber –Horizontal Shiplap Softwood</p> 	<p>OPTION</p> <p>Top quality Douglas-Fir Timber for a rustic appearance.</p>
<p>Timber – Thermo-Wood treated softwood T&G 125x22mm</p> 	<p>OPTION</p> <p>ThermoWood is thermally modified wood using steam and heat. This process has a permanent effect on the wood's properties providing excellent durability, dimensional stability and ensures that the product keeps its appearance for a long time.</p>


External Finish – Render and Renderboard

External Cladding	
<p>Cement Fibre Weatherboard (wood effect) in choice of colours</p> 	<p>STANDARD</p> <p>Marley Cedral Weatherboard</p> <p>www.marleyeternit.co.uk</p> <p>Fibre cement cladding requires very little maintenance and can be easily repainted. Available in a selection of colours. In appearance it consists of overlapping horizontal boards, imitating wooden cladding.</p>
<p>Renderboard with render skim in choice of textures and colour</p> 	<p>OPTION</p> <p>Renderboard with an additional hand applied render skim gives a clean crisp exterior and can be painted in a number of colours. This is NOT the stippled render type paint that is applied to cheaper commercial home homes. Renderboard is significantly longer lasting and more durable.</p>
<p>Mix of Weatherboard and Render-board</p> 	<p>OPTION</p> <p>Why just choose one external finish when a section can be used to different effect? Often using a different external finish can add feature to an entrance or sundeck.</p>

External Finish – New Products

External Cladding	
<p>Natural Stone Cladding</p> 	<p>OPTION</p> <p>www.stonecladding.co.uk</p> <p>Stonewall panels and stone facing is available in dozens of styles from brick to natural stone. The stone panels are only a few cms thick but the over all effect looks just like a stone or brick wall.</p> <p>Can be used internally or externally and can make an interesting feature to a recessed entrance.</p>
<p>Composite Wood/Resin</p> 	<p>OPTION</p> <p>www.millboard.co.uk</p> <p>This is a very high quality, zero maintenance, decking product, which we can use as cladding, made from timber and resin. It doesn't weather or age and it really looks just like timber. Available in a selection of styles from natural oak to driftwood. This is a fantastic product not to be confused with cheaper plastic cladding alternatives.</p>
<p>RockPanel</p> 	<p>OPTION</p> <p>www.rockpanel.co.uk</p> <p>For designer styling rockpanel have a wide selection of cladding and fascia boards that will allow you to create a truly modern finish.</p>

External Finish – Architectural Features

External Architectural Features	
<p>Architectural Moldings</p> 	<p>BESPOKE</p> <p>www.ukhomeinteriors.co.uk www.cranbornestone.co.uk</p> <p>Architectural columns, pilasters, pediments, entrances and door surrounds. Plaster and concrete moldings in 100's designs for exterior or interior use.</p>
<p>Door Canopies</p> 	<p>OPTION</p> <p>Door canopies are available in modern and traditional styles.</p>
<p>Sliding Shutters</p> 	<p>BESPOKE</p> <p>Sliding exterior shutters made from matching timber add a practical design feature. Shutters move along rails to cover both window and wall space.</p>

Soffit and Fascia

<p>Soffit and Fascia - This is the finished surface below the roof and end of rafters (behind gutter)</p>	
<p>Powder-coated Aluminum in choice of colours</p> 	<p>OPTION</p> <p>We can fit the soffit and fascia in coated Alumupvc gutter inium sheet molded to bespoke profiles.</p>
<p>Timber Clad to match external cladding</p> 	<p>STANDARD</p> <p>If the finish to exterior walls is timber cladding then it's preferable to finish the soffit and fascia in the same material.</p>
<p>UPVC Plastic in White, Grey or choice of 6 colours and wood affect.</p> 	<p>STANDARD</p> <p>UPVC is durable, low maintenance and available in white, black, wood effect, brown, cream and grey.</p>

Rainwater Goods

Rainwater goods	
<p>Galvanized Steel</p> 	<p>OPTION</p> <p>Galvanized steel gutters work well with timber and cedar cladding. A mid range option.</p>
<p>UPVC Plastic in White or Black</p> 	<p>STANDARD</p> <p>UPVC gutter in black or white is our standard selection.</p>
<p>Powder-coated Aluminum in choice of colour and profile</p> 	<p>OPTION</p> <p>Aluminum soffit and fascia can be custom made in a variety of profiles and powder coated in any colour. A high specification designer option.</p>
<p>Hidden Guttering</p>	<p>OPTION</p>

Windows – UPVC

External Windows and Doors (Double-Glazed)	
<p>UPVC in White</p> 	<p>STANDARD</p> <p>A standard window.</p>
<p>UPVC in Wood-grain Effect</p> 	<p>OPTION</p> <p>Works well with timber cladding without having to pay the price of timber windows.</p>
<p>UPVC in Grey (or black) External with White Internal</p> 	<p>OPTION</p> <p>These windows are grey on the outside, which work well with timber cladding, and white on the inside.</p>




Windows - Timber

External Windows and Doors (Double-Glazed)	
<p>Timber – Painted in any Colour</p> 	<p>OPTION</p> <p>Timber windows are factory painted in any colour.</p>
<p>Aluminium Clad External Finish, Softwood frame and internal finish</p>  	<p>STANDARD</p> <p>www.rationel.co.uk</p> <p>These are our top specification window and door. They are timber window frames externally clad with a powder coated aluminium fascia. A quality choice.</p>
Oak Frame	OPTION
Redwood Frame	OPTION


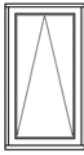
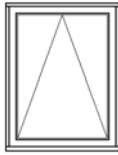
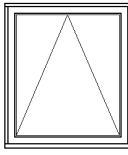
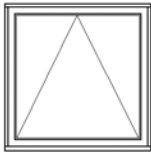
Window Styles

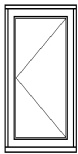
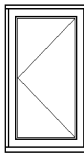
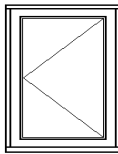
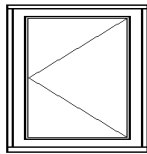
Window Styles	
<p>Casement Windows Side Hung</p> 	<p>STANDARD</p> <p>These are the classic style of window, hinged on the side. Opening inside or out. Any size or shape.</p>
<p>Bar Windows. Georgian Bar, Cottage Bar, Half Bar.</p> 	<p>OPTION</p> <p>Available in UPVC or Timber these are bars that divide the window into sections.</p>
<p>Sash Windows</p> 	<p>OPTION</p> <p>Sash windows slide vertically.</p>

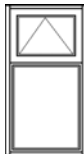
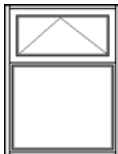
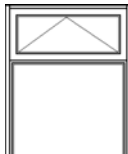
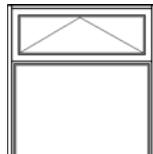
Entrance Doors

Entrance Doors	
<p data-bbox="225 383 373 405">French Doors</p> 	<p data-bbox="1182 383 1321 405">STANDARD</p> <p data-bbox="1145 443 1358 589">French doors are fully glazed from top to bottom. Both doors open fully offering a large opening.</p>
<p data-bbox="225 938 373 960">Sliding Doors</p> 	<p data-bbox="1203 938 1300 960">OPTION</p> <p data-bbox="1137 999 1366 1144">Rather than turning on hinges, one door slides across the other. Choice for larger openings.</p>
<p data-bbox="225 1491 379 1514">Folding Doors</p> 	<p data-bbox="1203 1491 1300 1514">OPTION</p> <p data-bbox="1137 1552 1366 1720">A door with hinged or pleated sections that fold together when the door is opened. An expensive but attractive option.</p>

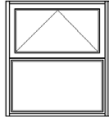
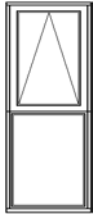
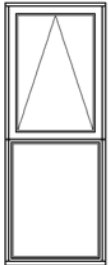
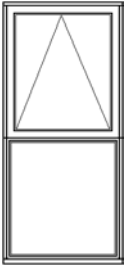
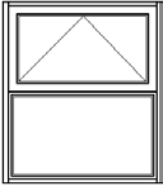
Window Chart




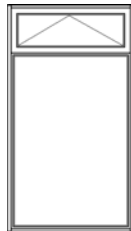
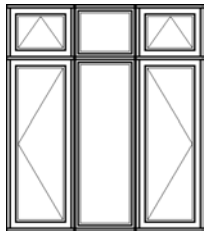
Code Top Hung Open Out TH	490 mm (W)	650 mm (W)	915 mm (W)	1050 mm (W)	1200 mm (W)
					
750 mm (h)	490w x 750h mm	650w x 750h mm	915w x 750h mm	1050w x 750h mm	1200w x 750h mm
900 mm (h)	490w x 900h mm	650w x 900h mm	915w x 900h mm	1050w x 900h mm	1200w x 900h mm
1050 mm (h)	490w x 1050h mm	650w x 1050h mm	915w x 1050h mm	1050w x 1050h mm	1200w x 1050h mm
1200 mm (h)	490w x 1200h mm	650w x 1200h mm	915w x 1200h mm	1050w x 1200h mm	1200w x 1200h mm
1400 mm (h)	490w x 1400h mm	650w x 1400h mm	915w x 1400h mm	1050w x 1400h mm	1200w x 1400h mm
2000 mm (h)	490w x 2000h mm	650w x 2000h mm	915w x 2000h mm	1050w x 2000h mm	1200w x 2000h mm


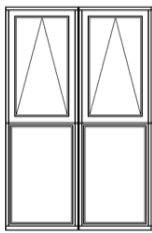
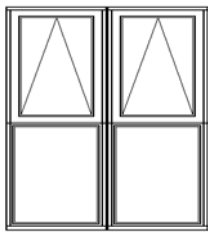
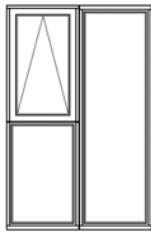
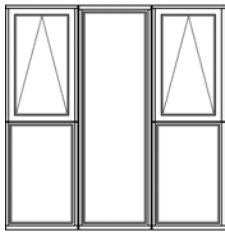
Code Side Hung Open Out SH	490 mm (W)	650 mm (W)	915 mm (W)	1050 mm (W)
				
750 mm (h)	490w x 750h mm	650w x 750h mm	915w x 750h mm	1050w x 750h mm
900 mm (h)	490w x 900h mm	650w x 900h mm	915w x 900h mm	1050w x 900h mm
1050 mm (h)	490w x 1050h mm	650w x 1050h mm	915w x 1050h mm	1050w x 1050h mm
1200 mm (h)	490w x 1200h mm	650w x 1200h mm	915w x 1200h mm	1050w x 1200h mm
1400 mm (h)	490w x 1400h mm	650w x 1400h mm	915w x 1400h mm	1050w x 1400h mm
2000 mm (h)	490w x 2000h mm	650w x 2000h mm	915w x 2000h mm	1050w x 2000h mm

Code Top Light TL	650 mm (W)	915 mm (W)	1050 mm (W)	1200 mm (W)
				
750 mm (h)	650w x 750h mm	915w x 750h mm	1050w x 750h mm	1200w x 750h mm
900 mm (h)	650w x 900h mm	915w x 900h mm	1050w x 900h mm	1200w x 900h mm
1050 mm (h)	650w x 1050h mm	915w x 1050h mm	1050w x 1050h mm	1200w x 1050h mm
1200 mm (h)	650w x 1200h mm	915w x 1200h mm	1050w x 1200h mm	1200w x 1200h mm


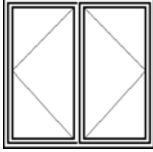
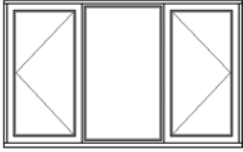

Window Chart

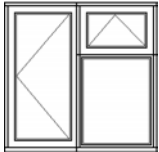
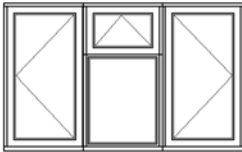
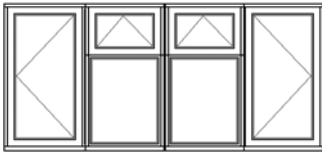
Code Half Bar Top Hung	490 mm (W)	650 mm (W)	750 mm (W)	915 mm (W)	1200 mm (W)
HB					
900 mm (h)	490w x 900h mm	650w x 900h mm	750w x 900h mm	915w x 900h mm	1200w x 900h mm
1050 mm (h)	490w x 1050h mm	650w x 1050h mm	750w x 1050h mm	915w x 1050h mm	1200w x 1050h mm
1200 mm (h)	490w x 1200h mm	650w x 1200h mm	750w x 1200h mm	915w x 1200h mm	1200w x 1200h mm
1400 mm (h)	490w x 1400h mm	650w x 1400h mm	750w x 1400h mm	915w x 1400h mm	1200w x 1400h mm
2000 mm (h)	490w x 2000h mm	650w x 2000h mm	750w x 2000h mm	915w x 2000h mm	1200w x 2000h mm

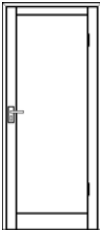

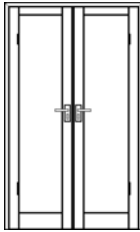

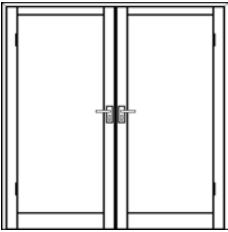
Code Full Height Top Light	490 mm (W)	650 mm (W)	750 mm (W)	1050 mm (W)	1500 mm (W)
TL					
1400 mm (h)	490w x 1400h mm	650w x 1400h mm	750w x 1400h mm	1050w x 1400h mm	-
2000 mm (h)	490w x 2000h mm	650w x 2000h mm	750w x 2000h mm	1050w x 2000h mm	-

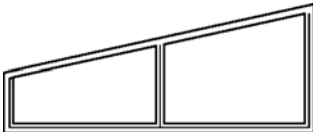
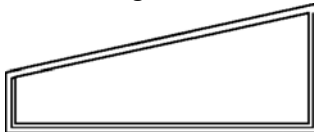
Code Half Bar Full Height	490 mm (W)	1200 mm (W)	1500 mm (W)	1200 mm (W)	1700 mm (W)
HB					
1400 mm (h)	490w x 1400h mm	1200w x 1400h mm	1500w x 1400h mm	1200w x 1400h mm	1700w x 1400h mm
2000 mm (h)	490w x 2000h mm	1200w x 2000h mm	1500w x 2000h mm	1200w x 2000h mm	1700w x 2000h mm

Window and Door Chart



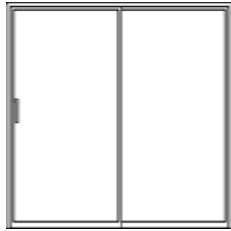
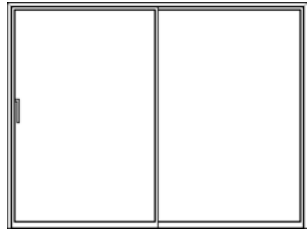
Code Casement Open Out CA	1200 mm (W) Single Open 	1200 mm (W) Double Open 	1770 mm (W) 	2340 mm (W) 
750 mm (h)	1200w x 750h mm	1200w x 750h mm	1770w x 750h mm	2340w x 750h mm
900 mm (h)	1200w x 900h mm	1200w x 900h mm	1770w x 900h mm	2340w x 900h mm
1050 mm (h)	1200w x 1050h mm	1200w x 1050h mm	1770w x 1050h mm	2340w x 1050h mm
1200 mm (h)	1200w x 1200h mm	1200w x 1200h mm	1770w x 1200h mm	2340w x 1200h mm
1400 mm (h)	1200w x 1400h mm	1200w x 1400h mm	1770w x 1400h mm	2340w x 1400h mm



Code Divided Sash DS	1200 mm (W) 	1770 mm (W) 	2340 mm (W) 
750 mm (h)	1200w x 750h mm	1770w x 750h mm	2340w x 750h mm
900 mm (h)	1200w x 900h mm	1770w x 900h mm	2340w x 900h mm
1050 mm (h)	1200w x 1050h mm	1770w x 1050h mm	2340w x 1050h mm
1200 mm (h)	1200w x 1200h mm	1770w x 1200h mm	2340w x 1200h mm
1400 mm (h)	1200w x 1400h mm	1770w x 1400h mm	2340w x 1400h mm

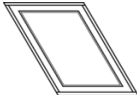
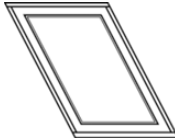
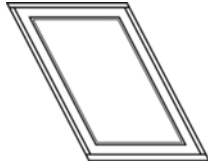
Code Entrance Doors ED	925 mm (W) Entrance Door 	1100 mm (W) 	1600 mm (W) French Doors 	1800 mm (W) 	2000 mm (W) 
2000 mm (h)	925w x 2000h mm	1100w x 2000h mm	1600w x 2000h mm	1800w x 2000h mm	2000w x 2000h mm

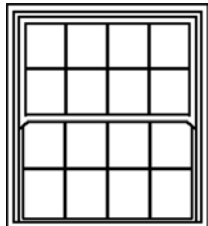
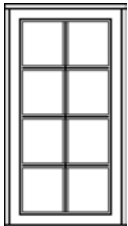
Code Triangular Top Lights TTL	Vertical Bar 	Single Pane 
Variable Height	1600 mm (W) Right / Left	1600 mm (W) Right / Left
	1800 mm (W) Right / Left	1800 mm (W) Right / Left
	2000 mm (W) Right / Left	2000 mm (W) Right / Left

Window and Door Chart

Code Sliding Doors Left Side Open	1600 mm (W)	1800 mm (W)	2000 mm (W)	2600 mm (W)
SD				
2000 mm (h)	1600w x 2000h mm	1800w x 2000h mm	2000w x 2000h mm	2600w x 2000h mm
2100 mm (h)	1600w x 2100h mm	1800w x 2100h mm	2000w x 2100h mm	2600w x 2100h mm

Code Fixed Pane Non-Opening	From 450 - 2800 mm (W)
FP	 
2000 mm (h)	Max 2800 mm (W) x 2000 mm (H)


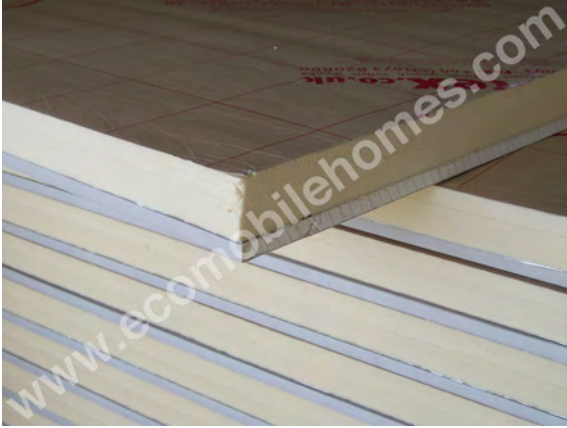
Code Velux Roof Lights Central Pivot	780 mm (W)	942 mm (W)	1140 mm (W)
VX			
978 mm (H)	M04	P04	-
1178 mm (H)	M06	P06	S06
1398 mm (H)	M08	P08	S08
1600 mm (H)	M10	P10	S10
1800 mm (H)	M12	-	-

Alternative Widow Styles	Sash Windows	Georgian Bar
		
900 mm (h)	Widths 650 / 915 / 1050 / 1200	-
1050 mm (h)	Widths 650 / 915 / 1050 / 1200	-
1200 mm (h)	Widths 650 / 915 / 1050 / 1200	-




Roof Lights

Roof Lights	
<p>Velux Roof lights</p> 	<p>OPTION</p> <p>These roof lights can be used in vaulted ceiling mobile homes. Fitted individually or as multiples.</p>
<p>Sun Tubes</p> 	<p>OPTION</p> <p>Suntubes are excellent in long hallways and bathrooms. With reflective tubing they allow a surprising amount of light into shadowed rooms.</p>
<p>Roof Lanterns</p> 	<p>OPTION</p> <p>A roof lantern is a daylight cupola that makes a great architectural element to any flat roof design.</p>




Insulation

Insulation	
Roof – 150mm	STANDARD
Floor – 200mm	STANDARD
External Walls – 150mm	STANDARD
Internal Walls – 100mm	STANDARD
Secondary 'Warm-Roof' 100mm rigid phenolic Insulation below roof tiles	UPGRADE
Mineral-wool Insulation (batts)	STANDARD
	<p>Mineral-wool insulation is our standard insulation and entirely suitable for year round occupation.</p> <p>Unlike the rolls of fiberglass insulation that you may have seen, we use insulation 'batts' that are a better quality.</p>
Kingspan / Celotex (or similar) rigid phenolic Insulation	OPTION
	<p>This is a foamboard insulation that gives better insulation quality than glasswool. We often use a mixture of foam board for external walls and glasswool for internal walls.</p>
Solid Foam Back Insulation Plasterboard - 45mm insulated board	OPTION
	<p>This is plasterboard bonded to a foam insulation to increase the building's U-Value. This has the added benefits of sound proofing and is sometimes also fitted to bedroom partition walls for better acoustics.</p>

Central Heating System – Electric

Central Heating - Electric	
<p>Electric Immersion System with tank</p> 	<p>OPTION</p> <p>We can supply fully electrical heating systems. Water is heated and stored in a Immersion cylinder.</p>
<p>Electric Radiators with individual thermostats – white</p> 	<p>OPTION</p> <p>Electric radiators are surprisingly efficient with individual thermostats and timer controls. Available in traditional or contemporary styles.</p>
<p>Electric Under floor Heating mats to designated zones.</p> 	<p>OPTION</p> <p>Electric underfloor heating mats are often used under tiled floors but not recommended for an entire build.</p>


Central Heating System – Combination Boiler for Oil or Gas

Central Heating – Combination Boiler	
<p>Combination Boiler (top brand name)</p> 	<p>STANDARD</p> <p>A combination boiler is our standard and preferred heating system. It supplies continuous hot water for taps and radiators and runs on oil or gas, bottled or mains supplied. We use only top brand names and quality systems with long warranties.</p>
<p>Radiators (water filled) – standard white</p> 	<p>STANDARD</p> <p>Standard white radiators are fitted as per the engineer's requirements.</p>
<p>Designer Radiators from Hundreds of Styles</p> 	<p>OPTION</p> <p>A wide selection of modern, vertical or ceiling hung radiators are available.</p>

Internal Wall Lining

Internal Lining and Wall Finish	
<p>12mm Plasterboard + Plaster Skim + Decoration</p> 	<p>STANDARD</p> <p>Our standard internal wall finish is exactly that which would be found on a conventional residential house.</p> <p>Walls are boarded with moisture resistant plasterboard, wet plaster skimmed and then decorated, just like a normal house.</p>
<p>12mm MDF + Decoration</p> 	<p>OPTION</p> <p>12 MDF board with an attractive 'V' Channel design is the option for hardwearing use, ideal in holiday homes.</p>
<p>Wallpapered</p>	<p>OPTION</p>

Electrics

Electrics	
1 st Fix Electrics	STANDARD
	<p>We complete both 1st fix, which is all the wiring and 2nd fix which is the switches and sockets, lights and other items you see.</p> <p>There is a wide selection of styles from standard white to flush fitting chrome. The quantities of switches, sockets and lights is normally contracted as a numbered allowance, for example 40 spot lights, we can then locate these when the frame is constructed, then you can actually walk around each room and determine suitable locations.</p>
2 nd Fix Electrics	STANDARD
Supply and connect 17th edition consumer unit to current regulations	STANDARD
Switches and Sockets - standard white	OPTION
Switches and Sockets - white or chrome – low profile, dimmer	OPTION
Twin/Single Sockets	*NUMBER
Light Switches	*NUMBER
Spotlights – Standard Fixed	*NUMBER
Spotlights – Adjustable, LED	*NUMBER
Pendant Lights	*NUMBER
External Lights, inc Switches	*NUMBER
External Twin Sockets	*NUMBER
Bathroom / Kitchen Extractor Fans	STANDARD
Smoke Alarms	STANDARD
Kitchen – Spur, Cooker Controller	STANDARD
Telephone and TV Sockets	STANDARD

Toilet and Bathrooms

Toilet and Bathroom	
<p>Master Bathroom: Toilet, Sink, Bath with Shower + Chrome Screen. All standard white. Choice of taps. Saunas,</p> 	<p>STANDARD</p> <p>For bathroom, toilets and en suites we allow a financial sum to suit your budget. Clients are supplied with an extensive range of catalogues with hundreds of collections to choose from. Saunas, steam room, Jacuzzi, luxury baths, wet rooms, are all available if the budget allows. Tiling is all bespoke. Disabled / elderly access can all be specified.</p>
Travertine Natural Stone Tiles - Floor, bath surround and splash-back	STANDARD
Ceramic Tiles - Floor, bath surround and splash-back	OPTION
Half Tiled Walls	OPTION
Full Tiled Walls	OPTION
Radiator / Towel Rail – Wall Mounted Chrome	STANDARD
Shaver Socket / Console Light	STANDARD
Bathroom Furniture – Sink unit. Medicine Cabinet. Towel Rail.	OPTION
Sauna / Steam room / Shower unit / Jacuzzi Bath	OPTION

Kitchen

Kitchen	
<p>Fitted Kitchen, Worktop and Units, Sink, Cooker, Oven – Choice of 50+</p> 	<p>STANDARD</p> <p>A budget is set and clients can choose any style or design of kitchen from an extensive range of recommended suppliers. We usually wait until the structure is up and you can walk around the kitchen space. We then appoint a designer from your preferred suppliers who will design the kitchen exactly as you wish. Eco Mobile Homes highly skilled carpenters fit each kitchen.</p> <p>Fitting of boot and laundry rooms with worktops, sinks and storage units will also be allowed for in the kitchen budget.</p>
White Goods – Fridge, Freezer, Dishwasher	NO
Ceramic or Stone Tile Surrounds	STANDARD
Tiled Floor	OPTION
Kitchen related electrics	STANDARD

Floor Finish

Floor Finish	
<p>Wooden</p> 	<p>STANDARD</p> <p>Real wood engineered flooring in a selection of styles.</p>
<p>100% Wool Carpets to Bedrooms and Hall</p> 	<p>STANDARD</p> <p>We set an allowance for carpets to suit your budget and you choose any design from a local store.</p>
<p>Floor tiles as indicated</p> 	<p>OPTION</p> <p>We can tile any area of the lodge or the whole floor entirely to create a fantastic feature.</p>

Internal Carpentry

Internal Carpentry	
<p>Skirting and Door Surrounds - MDF Painted – White Internal Doors - Oak Veneered in choice of styles</p> 	<p>STANDARD</p> <p>Our standard internal carpentry is oak doors, oak flooring with a white painted skirting board. However, there are a wide selection of other styles and designs available.</p>
<p>Skirting and Door Surrounds - Oak</p>	<p>OPTION</p>
<p>Internal Doors - Panel Doors - in choice of styles - painted</p>	<p>OPTION</p>
<p>Fitted Bedroom Wardrobes – Doors Only</p> 	<p>STANDARD</p>
<p>Double Partition Doors – Timber Frame, Full Glass</p> 	<p>OPTION</p>

Eco-Friendly Options

Eco Options	
	<p>Sheep's Wool Insulation</p> <p>Wool Insulation is made solely from sheep wool fibers.</p>
	<p>Water Saving Pumps</p> <p>Sanitary ware with dual flushing and water saving cisterns.</p>
	<p>Energy Saving Lighting</p> <p>Buildings can now be lit in a more efficient manner, using low energy lighting like LED and Compact Fluorescents.</p>



Eco-Friendly Options

Eco Options	
	<p>Solar Thermal</p> <p>Solar Thermal Cylinders are attached to the roof and harness sunlight to provide domestic hot water.</p>
	<p>Solar PV Panels</p> <p>Solar Panels 'PV' are attached to the roof and harness sunlight to provide domestic electricity.</p>
	<p>Air Source Heat Pumps</p> <p>Air Source Heat Pumps transfer ambient heat from outside into internal domestic heating.</p>

Services and External Works

Services and Service Connections	
Liaison to National Utility Providers	BY CLEINTS
Water: To be ducted under the build at location specified by Eco prior to delivery of the frame.	BY CLEINTS
Waste : Soil Waste Pipes to be installed by client prior to delivery of frame. As per drawing provided by Eco. 100mm diameter pipes left 600mm above proposed floor level.	BY CLEINTS
Electrics: Eco provides Consumer Unit and Connection to the Electric Meter that the Clients must site with-in 3 meters of the Consumers Unit Location. The Client is requested to provide the Electric Meter Kiosk and associated works.	BY CLEINTS
Gas: The Client is requested to provide the Gas Isolation Valve to with-in 3 meters of the specified boiler location.	BY CLEINTS

Site Equipment	
Site Toilet	STANDARD
Waste Removal	STANDARD
Forklift / Manatu	STANDARD
Storage Unit	STANDARD

External Works	
<p>Decking – Anti-slip Softwood</p>  	<p>OPTION</p> <p>Decking, entrance platforms and railings. Available in a variety of styles and finishes.</p>

Foundations

Ground works and Foundations

We are happy to quote for the supply of ground works and foundation concrete slab.

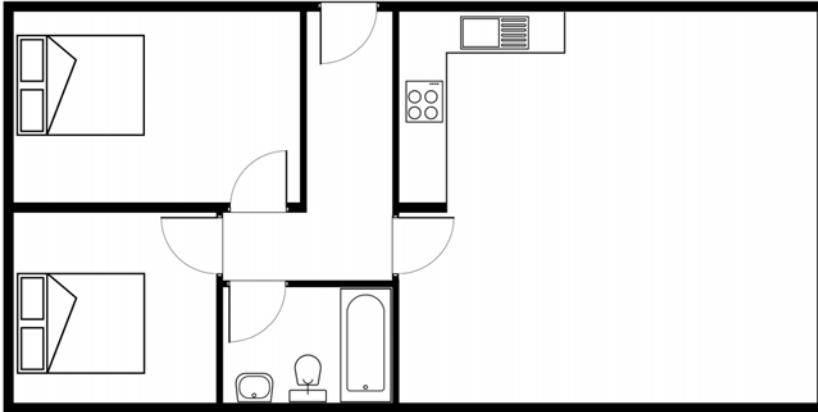
Although each site situation is different the majority of our clients choose to lay a solid concrete slab.

Our mobile homes require a minimum of 305mms space underneath the structure. This is achieved by laying a course of breezeblocks, laid flat side down, around the perimeter and central dividing line of the structure with gaps at intervals of 200cms. This usually sits on a 6-8 inch steel mesh reinforced concrete slab. The size of the slab is the same size as the structure (1st image). The alternative to a slab is footings, which require a trench around the perimeter and central line of the build, with a retaining wall of flat breezeblocks (2nd image). Standard requirements; 6-8" reinforced concrete slab + course breezeblocks laid flat around the perimeter and central dividing line.



Example Floor Plans

20-22FT X 40FT

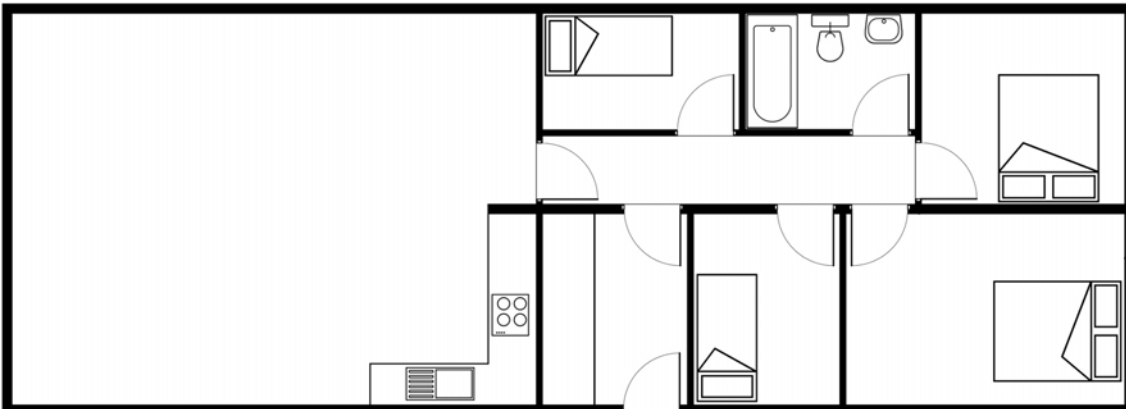


SET1

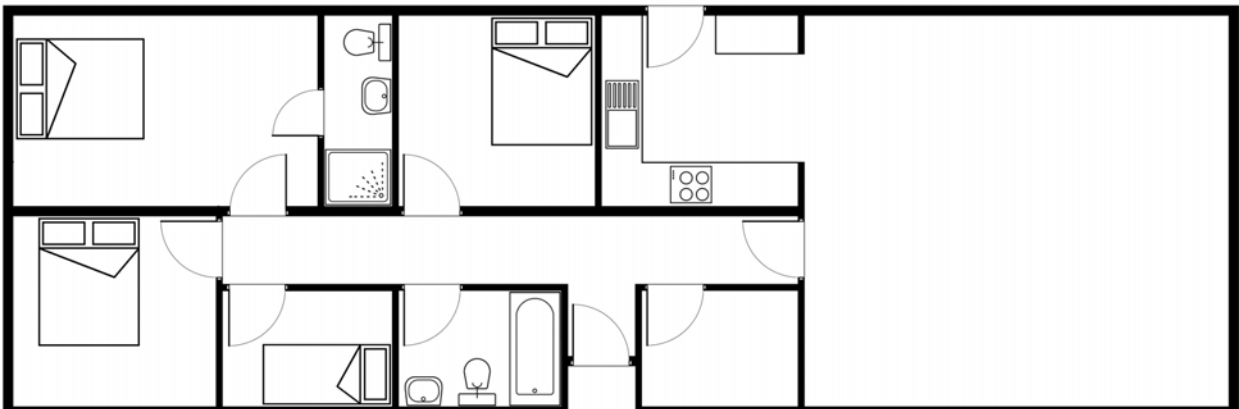
20-22FT X 50FT



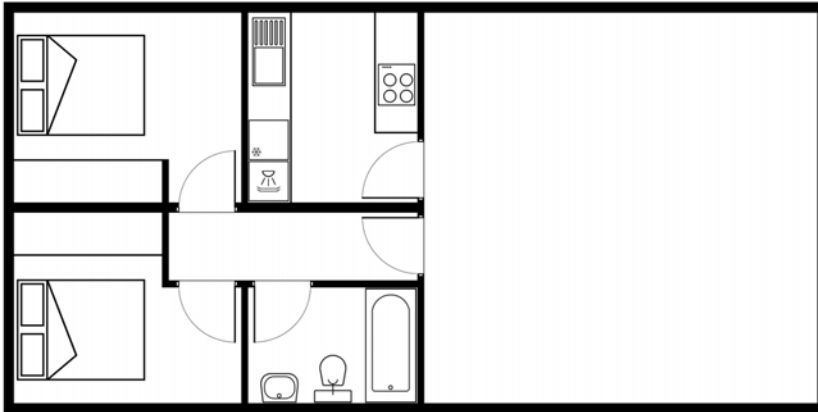
20-22FT X 55FT



20-22FT X 60-65FT

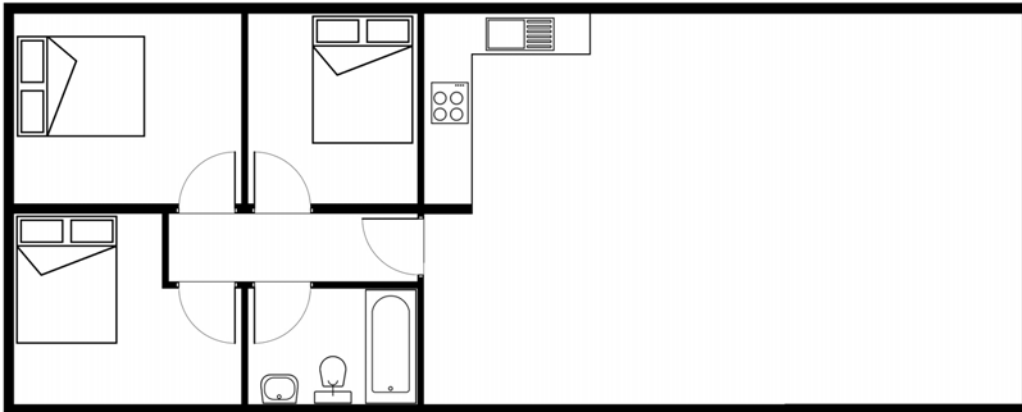


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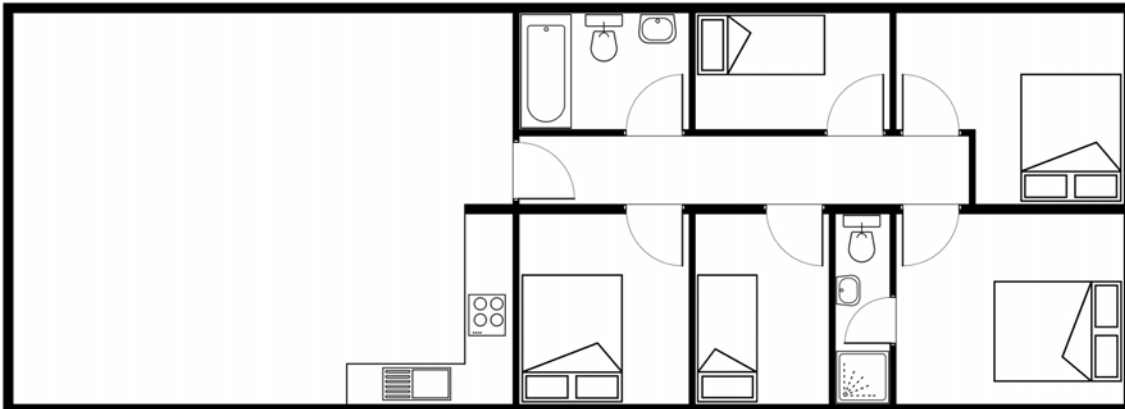


SET2

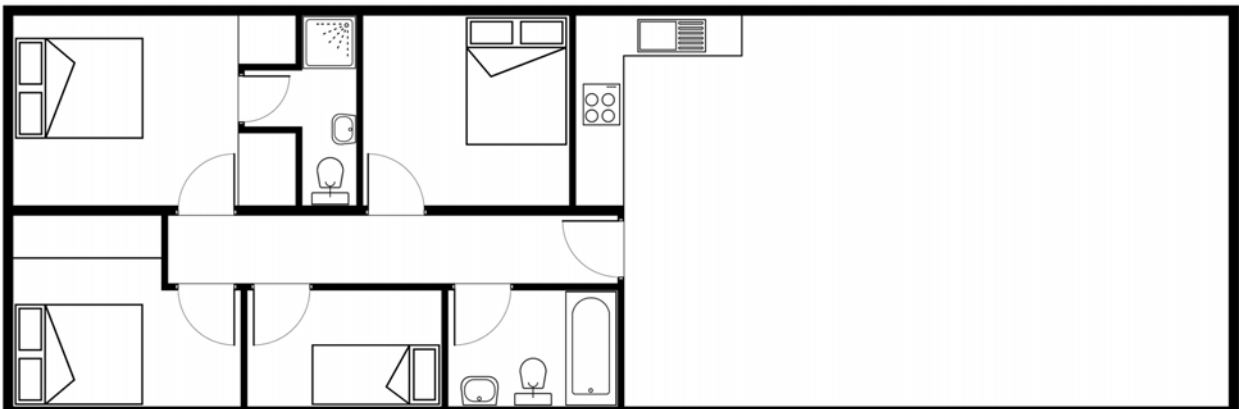
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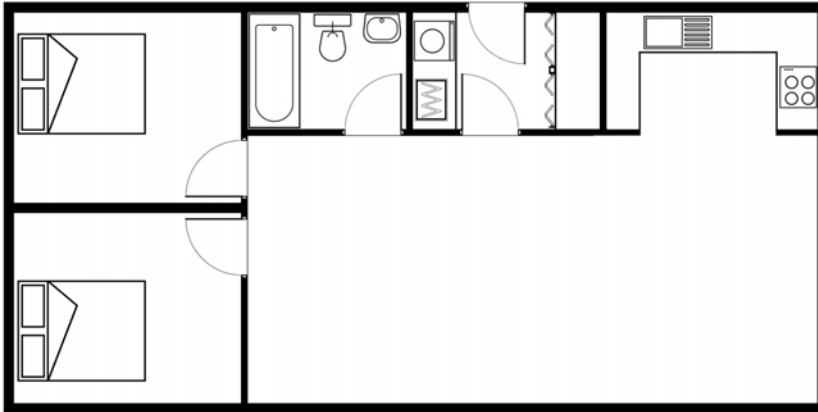
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20-22FT X 60-65FT

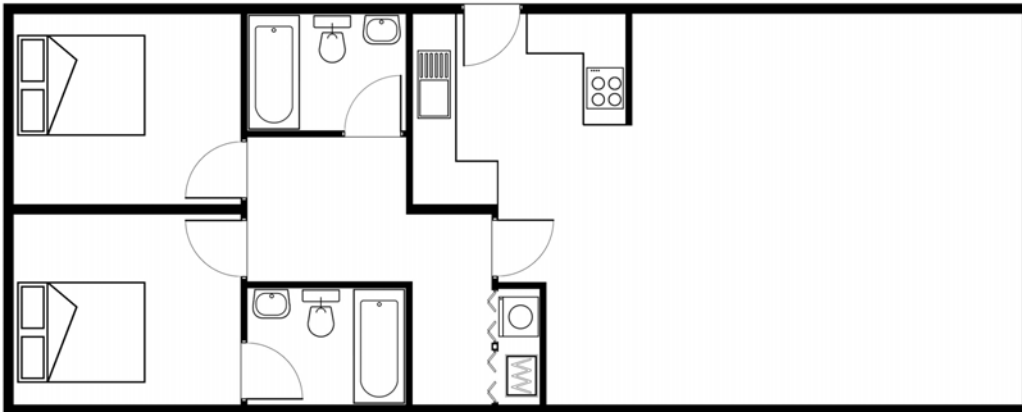


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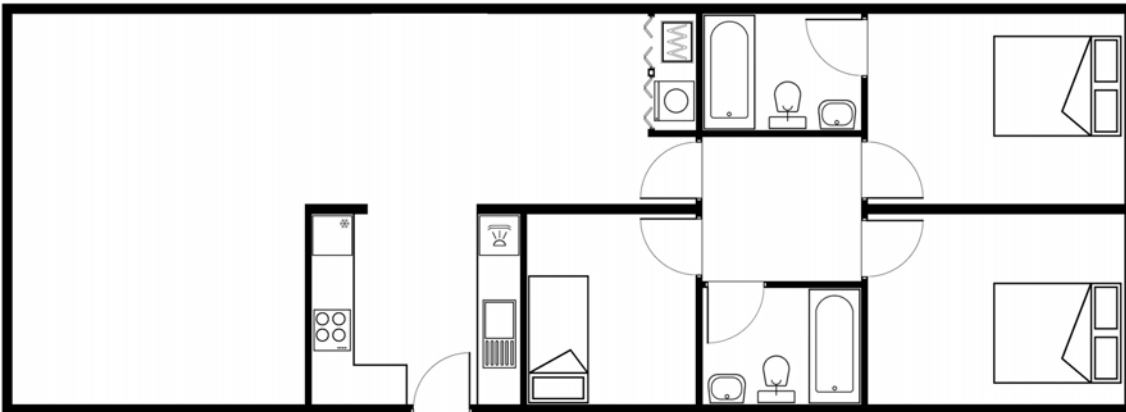


SET3

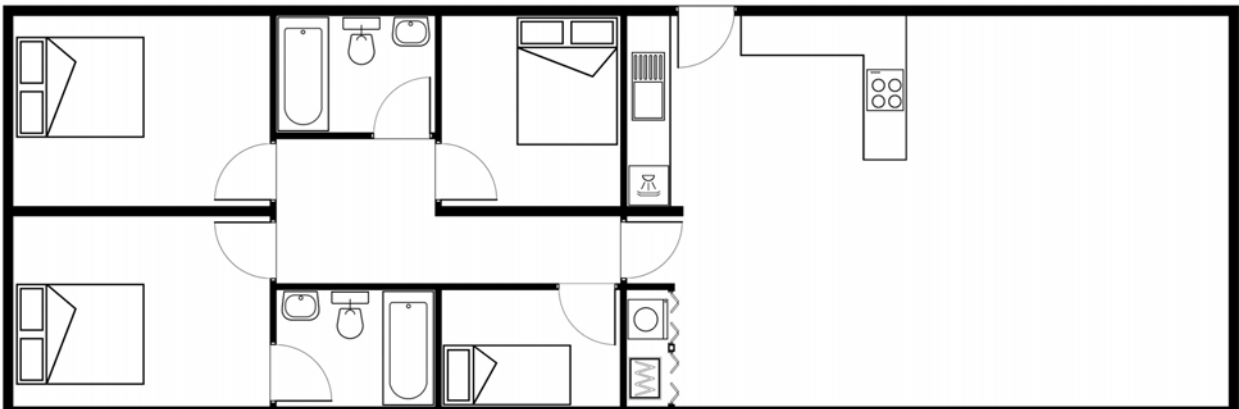
20-22FT X 50FT



20-22FT X 55FT



20-22FT X 60-65FT

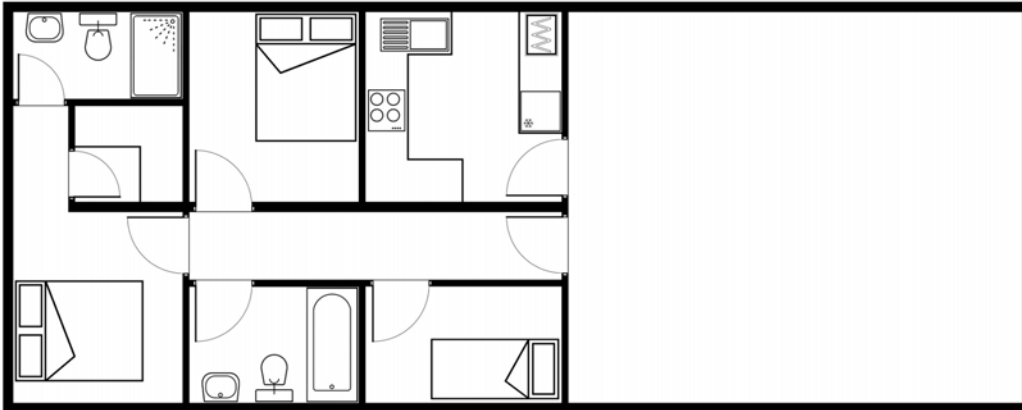


20-22FT X 40FT

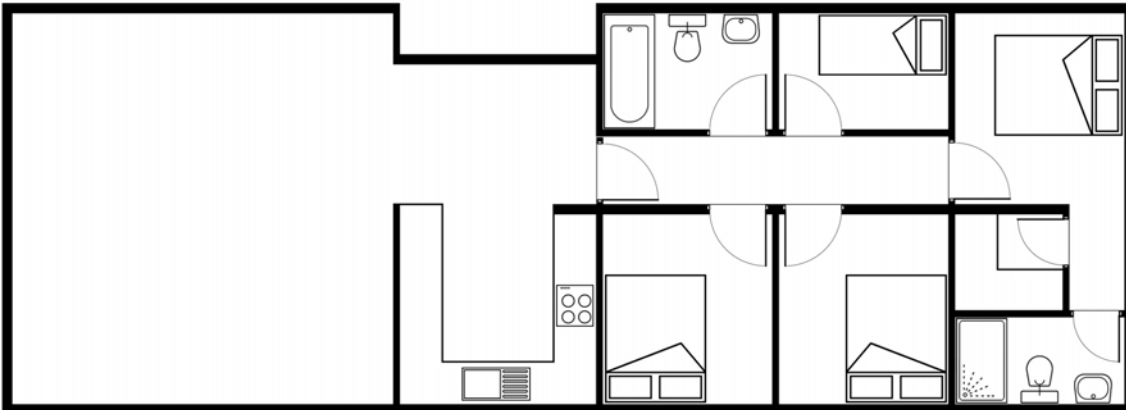


SET4

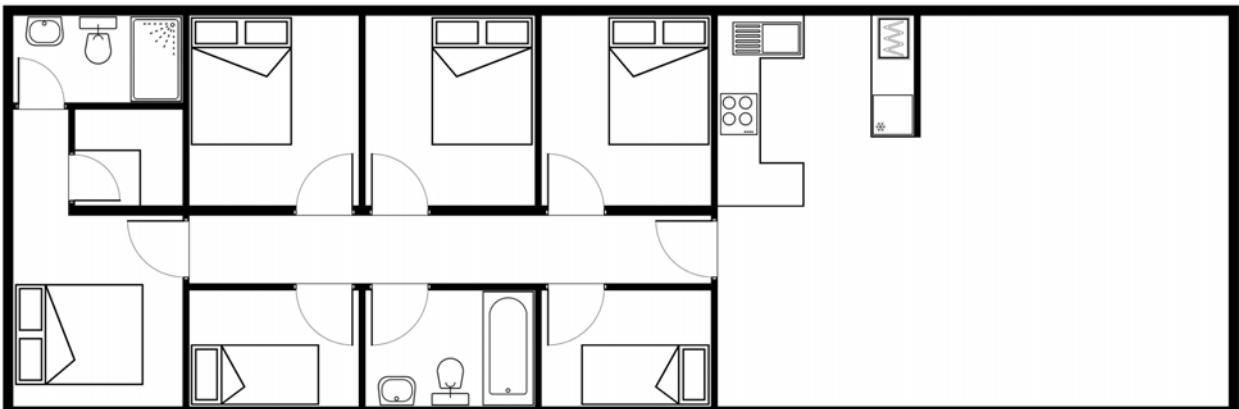
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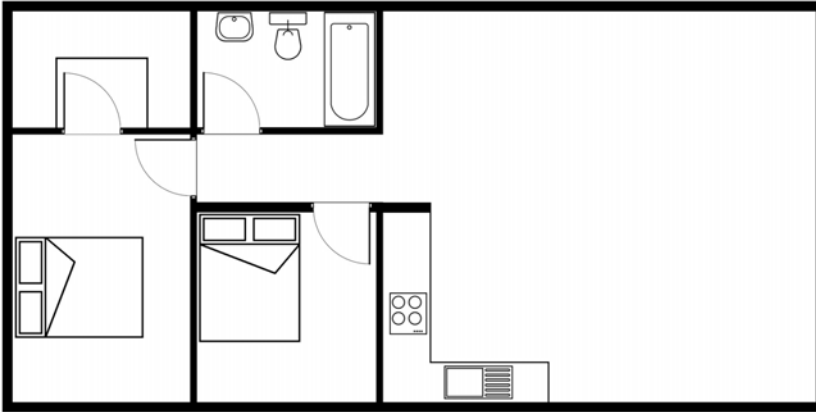
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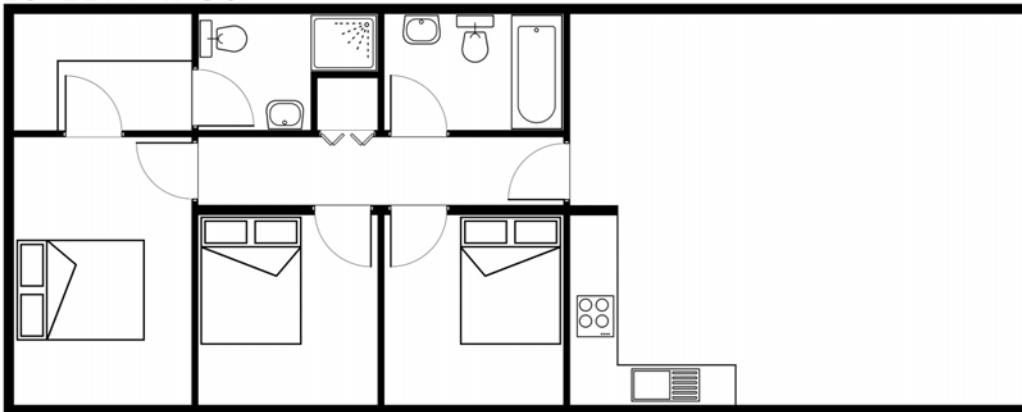


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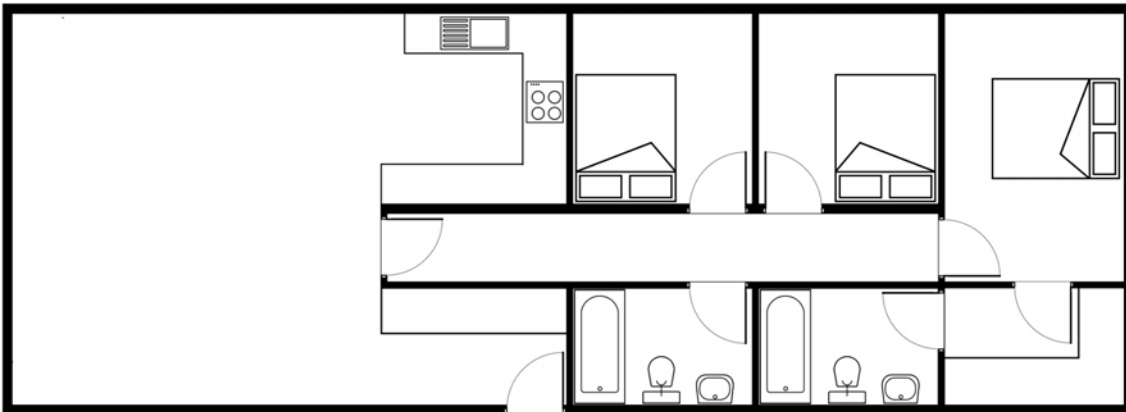


SET5

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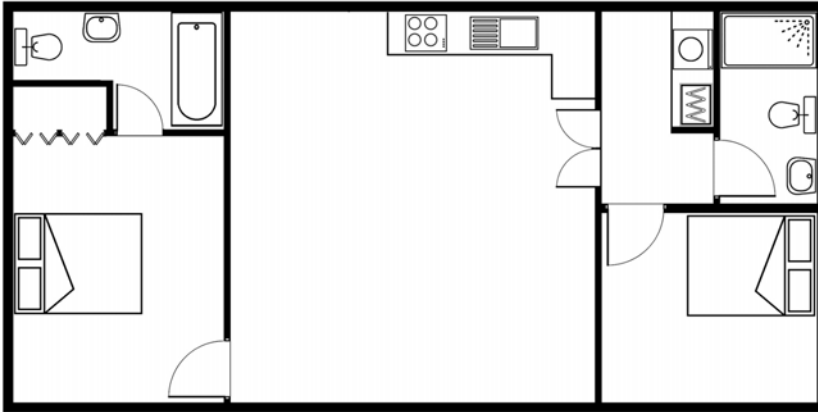
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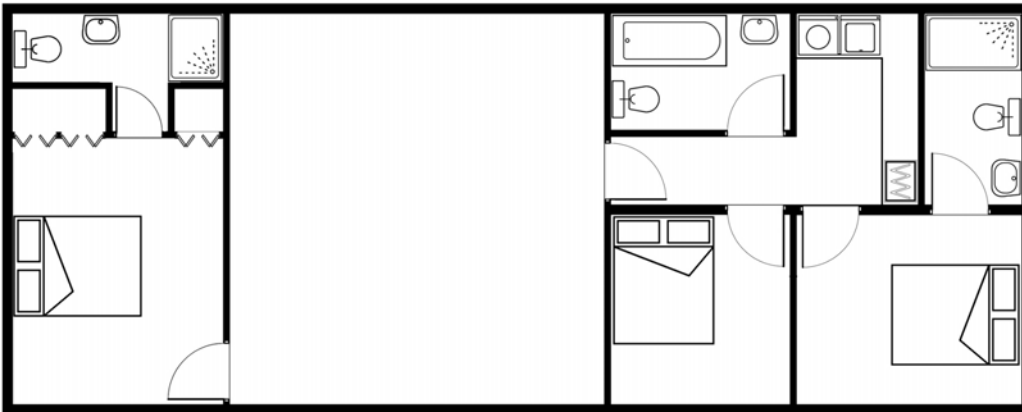


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SET6

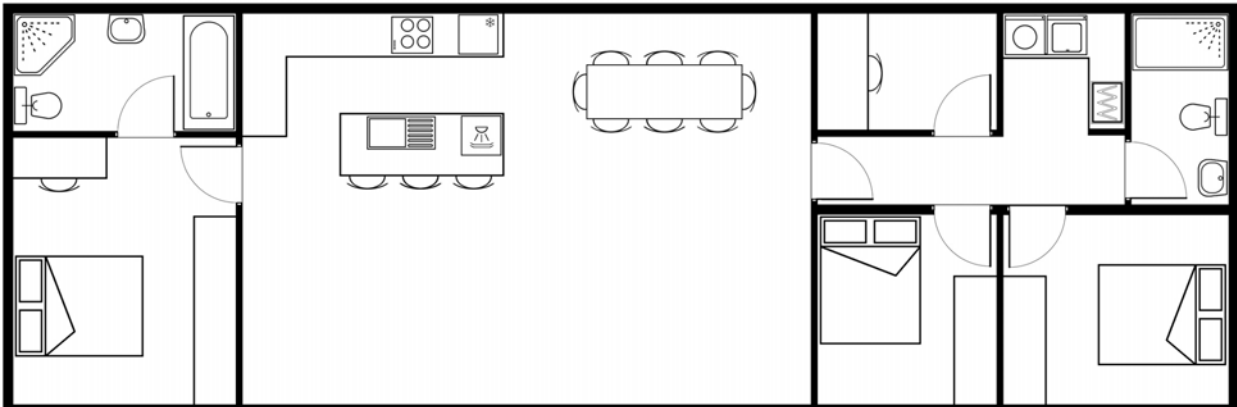
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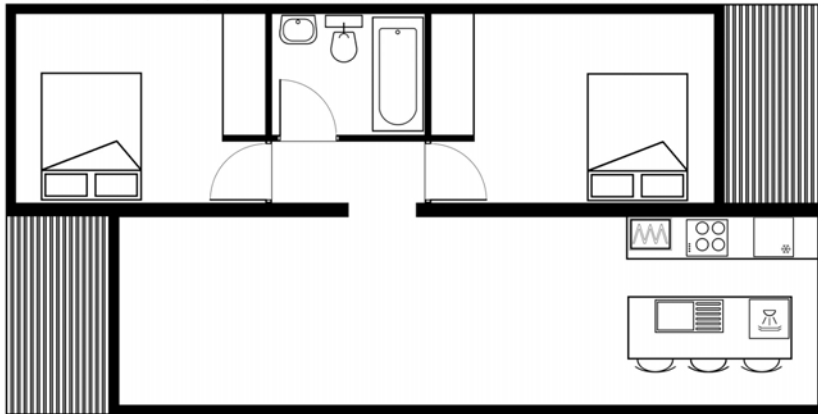
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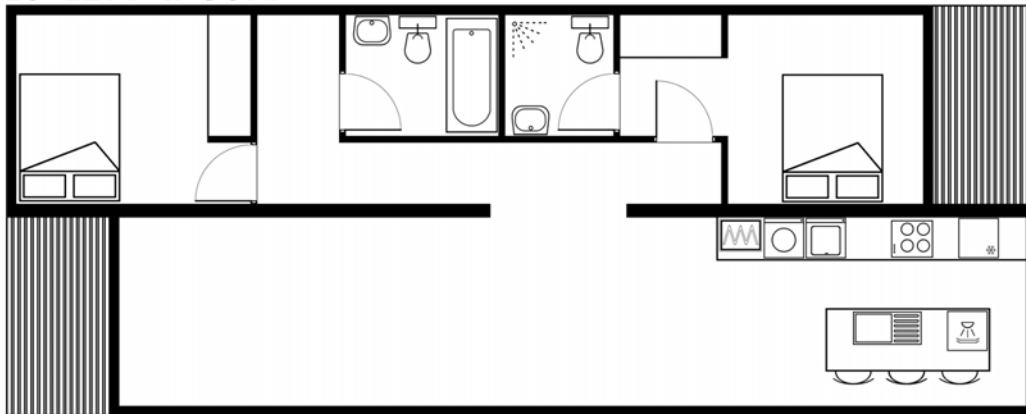


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SET7

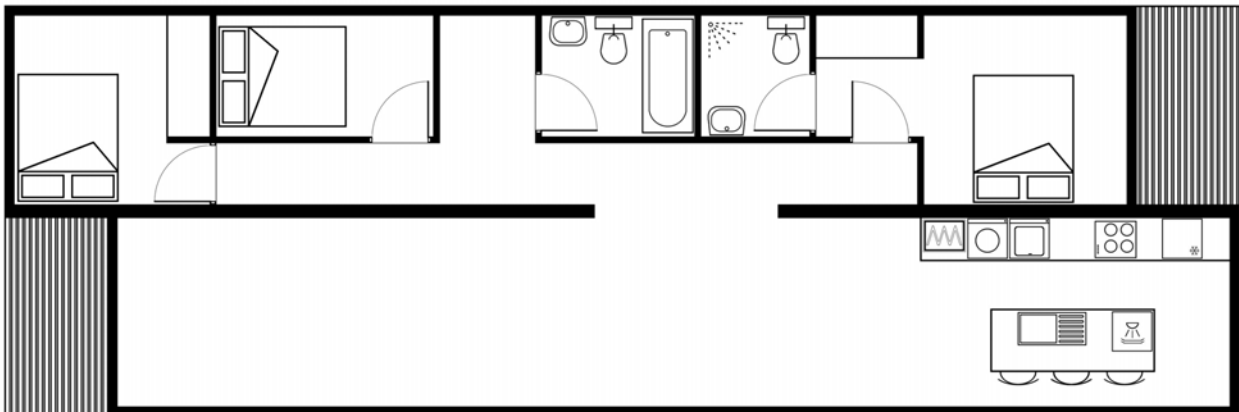
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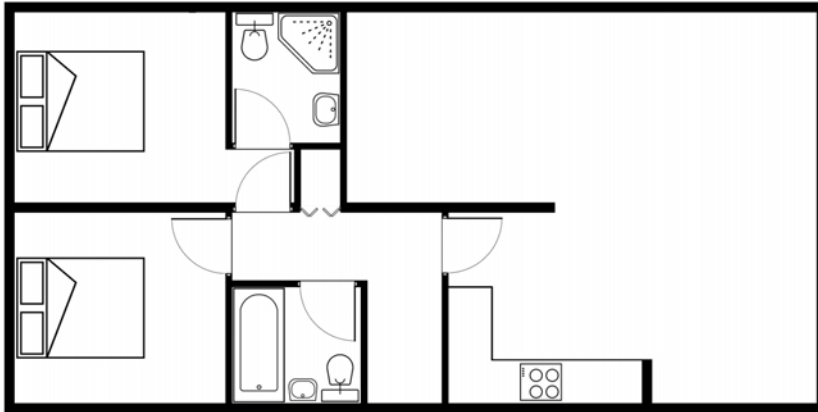
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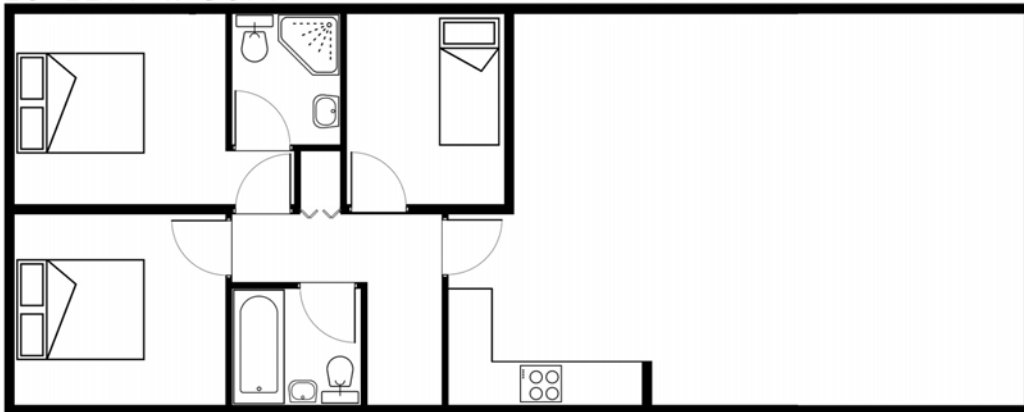


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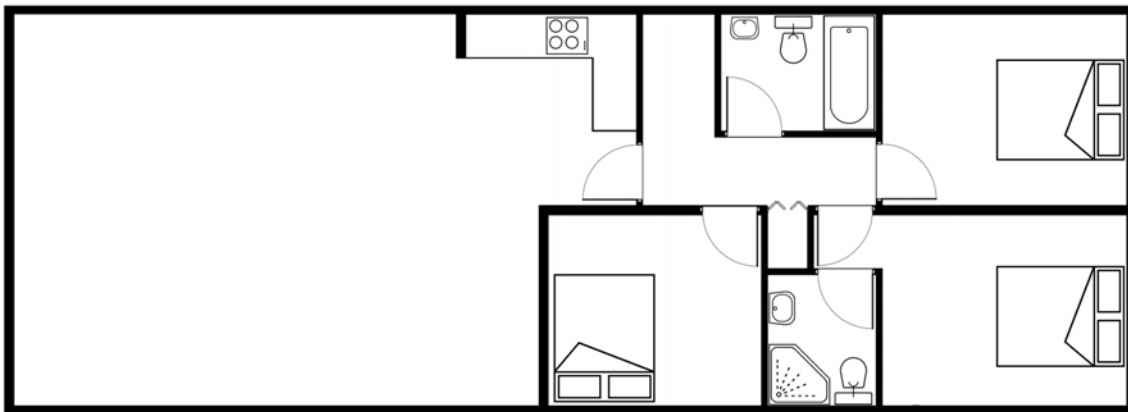


SET8

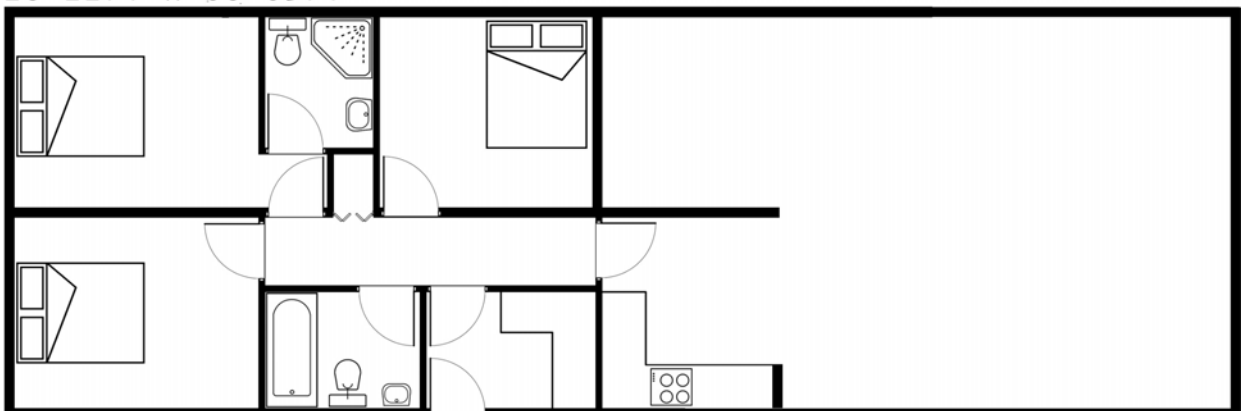
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20-22FT X 55FT



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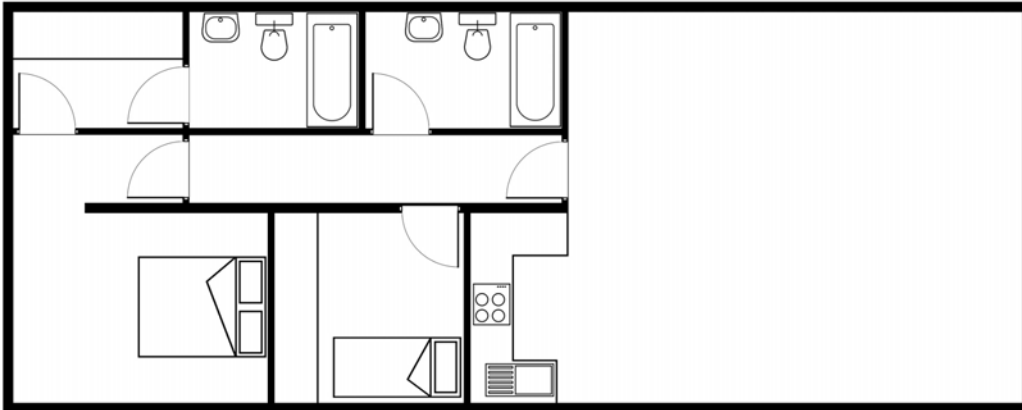


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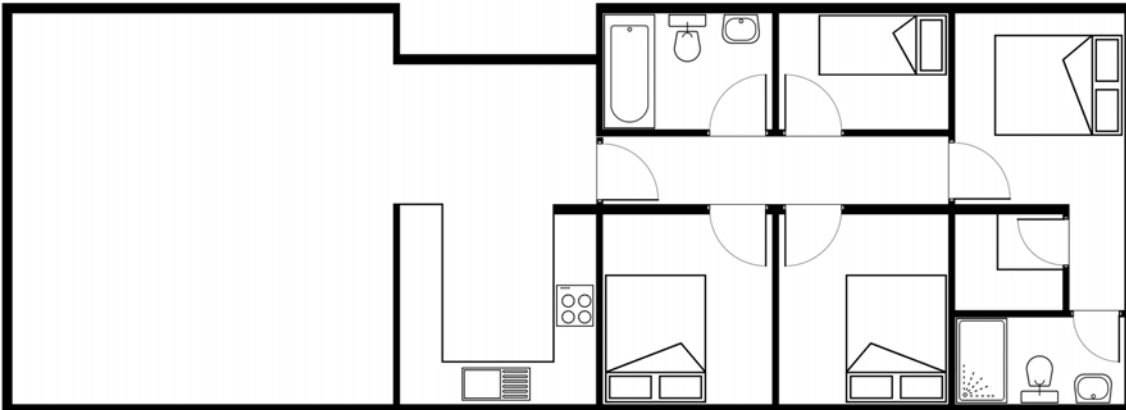


SET9

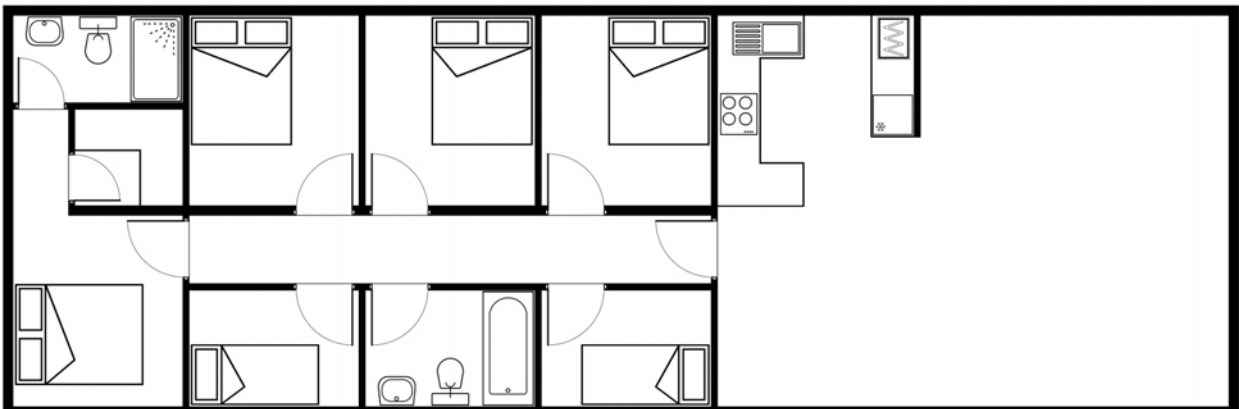
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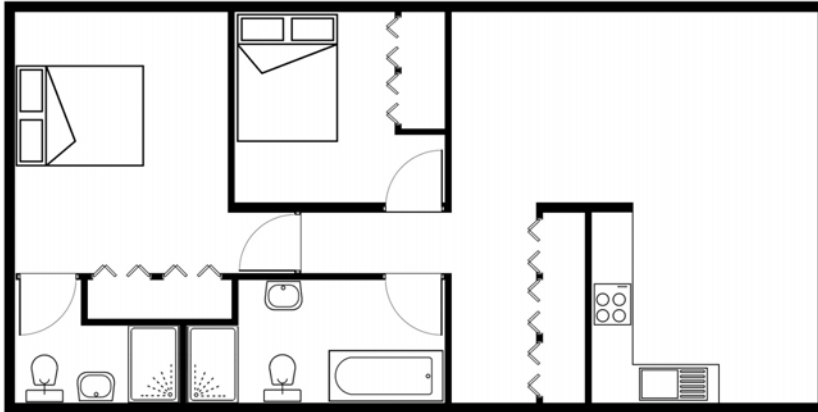
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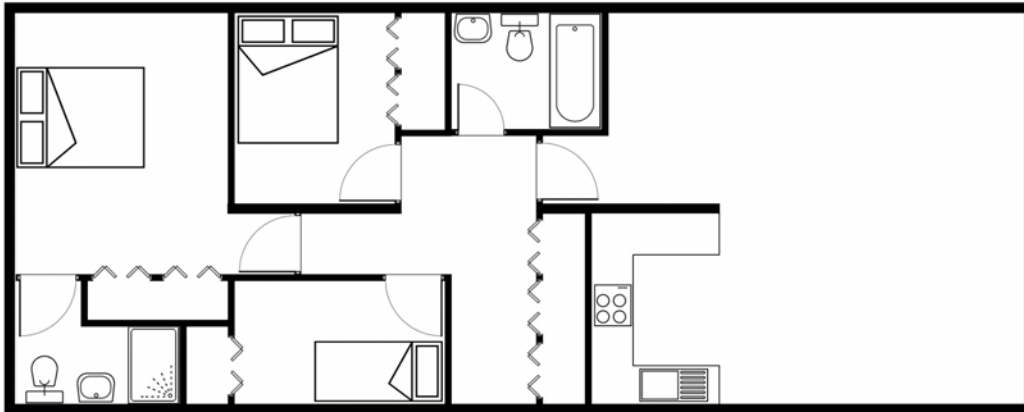


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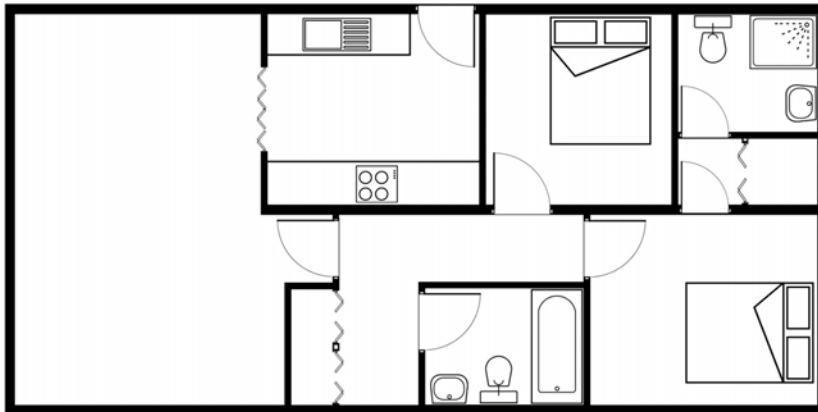


SET10

20-22FT X 50FT



20-22FT X 40FT



SET11

20-22FT X 50FT

