



## **Standard Mobile Home Range**

### **SPECIFICATION**

**Thermally modified external timber cladding  
with electric heating**

September 2010

Pure Buildings is a division of Woodcraft Homes Ltd  
[www.purebuildings.com](http://www.purebuildings.com)

## **SUBSTRUCTURE**

### **Foundations**

New mass concrete 600mm x 450mm pad foundations.

### **Chassis**

Glulam chassis designed and engineered to comply with VAT and LABC requirements for mobile home status.

## **SUPERSTRUCTURE**

### **Structural Floors**

18mm thick Weyroc V313 moisture resistant chipboard floor boards.

### **External Walls**

External walls clad with thermally modified shiplap boarding.

### **Internal Partitions**

Softwood timber stud partitions faced both sides with average 12.5mm plasterboard and skim.

### **Roof & Guttering**

Roof pitch to be 12.5 degrees.

The roof construction will comprise 50mm thick double t and g timber decking supported by a composite glulam ridge beam.

Redland Regent tiles with headlap as per manufacturers instructions.  
(Tiles from standard colour range only)

Black pvc-u 'Marley' (or equivalent) 110mm deep flow rainwater gutters and 68mm dia. downpipes.

### **Windows**

Softwood joinery with trickle ventilation and double glazed with low E glazing.

### **Window Board**

25mm thick painted moisture resistant mdf window boards.

### **External Doors**

Softwood joinery with a low E double glazed panel with secure locking system and convenient low threshold.

### **Internal Doors**

4 panel smooth textured moulded doors with lever latch handle and hinged with loose pin hinges.  
Standard handle colour is chrome.

## **INTERNAL FINISHES**

### **Ceiling**

The vaulted ceilings would be formed with tongue and grooved whitewood structural decking.

### **Floor Coverings**

Dry Rooms: Burmatex 4200 Sidewalk (colour: San Francisco Bay)  
Wet Rooms: Vinyl safety flooring - (colour: Nordic Grey)

### **Skirting and Architraves**

The doors are surrounded with 19 x 50 moulded architrave painted.  
All skirtings are 19 x 100 moulded with a paint finish.

### **Decoration & Finishes**

Wall colour: Magnolia emulsion

Ceilings : Clear ,satin osmo polyx-oil.

Skirting & architrave to be primed or sealed and finished with gloss/semi-matt paint, colour: white.

All paints to be lead free.

Glazed white wall tiling with edging strips at perimeter to sink splash-backs 300 mm high to full length of sink/worktop unit.

## **Fixtures & Fittings**

### **Kitchen Area**

Kitchen base units and worktop supplied and fitted from Howdens 'Greewich Beech' range with "Blackstone" worktops.

Includes double oven with ceramic hob and integrated fridge.

Sink to discharge via 75mm deep seal bottle trap to 40mm diameter waste pipe connected and sealed to discharge into back in-let gulley, to discharge into new underground drainage system.

## **SERVICES**

### **Heating**

Heating to be provided by wall mounted electric panel convector heaters from the Dimplex PLX range.

### **Plumbing/Mechanical**

1no. 1.5kW under-sink water heater

### **Lighting & Small Power**

Switches and socket outlets for lighting and other equipment in habitable rooms to be fitted at appropriate heights between 450mm and 1200mm above finished floor level.

**Externally:**

2no. SANTOS 28w 2D Round Bulkhead light

**Exclusions/Assumptions**

Unless stated otherwise within this schedule we have either made no allowance for, or you are asked to note the following items:

- Planning and building control applications, approvals or fees have not been included within our pricing schedule. Whilst we can obtain such approvals, any formal costs incurred are therefore chargeable as additions. As with most types of building it is usually necessary for these approvals to be obtained prior to the commencement of any building work.

Whilst either directly within our schedule or by the incorporation of suggested alternatives we have made every effort to comply with the relevant Building Regulations. Our schedule is designed to comply with approved documents within the building regulations and if applicable DDA requirements. Any specific additional requirements in terms of local building control compliance will be treated as a variation to the scheduled costs and may involve a review of these costs.

- Compliance with part 'E' of the building regulations – acoustic performance, is dependent upon ambient noise in the area of the proposed building and any anticipated noise levels within. Therefore a full sound survey on site may be necessary to enable full compliance. Both the cost of any survey and resultant possible modifications to the building will be subject to additional cost.
- We have deemed this building to be stand-alone, if this building is to be linked to another building i.e. to be classed as an extension, the building will be subject to additional costs.
- Preliminary fees have not been included within the schedule, and will be site specific. These include site management, accommodation/welfare, toilets, scaffolding, site perimeter temporary fencing, temporary supplies and waste management.
- We have not included an allowance within our scheduled cost to conform to the 2007 CDM Regulations as a Principal Contractor.
- Pure Buildings have not undertaken a BREEAM assessment of the building.
- The foundation design, groundworks and their costs contained within this schedule is based on the assumption of adequate ground bearing capacity. Therefore a full site survey will be necessary to assess the prevailing ground conditions to enable the foundations to be in full compliance with building regulations. Both the cost of any survey and resultant possible modifications to the foundations will be subject to additional cost.
- We have not made an allowance for the construction of a foul or storm drainage system to serve the new building. These drainage systems will be dependent upon, and priced according to the conclusions drawn from the site survey to assess the capacity of the existing on-site systems, or for the need to construct new, to enable full compliance with building regulations.
- We have not made an allowance for the construction and connection of suitably metered gas, electric or water supplies to serve the new building. These works will be dependent upon a site survey to assess the capacity of the existing on-site system.

- We have not included for any ramps or steps within the schedule.
- No allowance for lightning protection is included within the schedule. Requirement is ascertained by a site specific risk analysis. Both the cost of any survey and possible resultant installation of a protection system will be subject to additional cost.
- It is assumed within this schedule that the proposed building will be located at least 6m from any other building or boundary. Buildings or boundaries inside this distance are subject to notional boundary assessment as required by the Building Regulations and may have cost implications.
- No allowance has been made for an intruder alarm system or access control.
- No allowance has been made for the survey and lodgement of an Energy Performance Certificate upon completion of the building.
- All rates quoted are valid for 30 days from the date of quotation beyond which we reserve the right to amend or withdraw any offer.
- Any lead-times discussed are subject to placement of official order and fees.
- The quoted price is subject to geographical location.

Pure Buildings