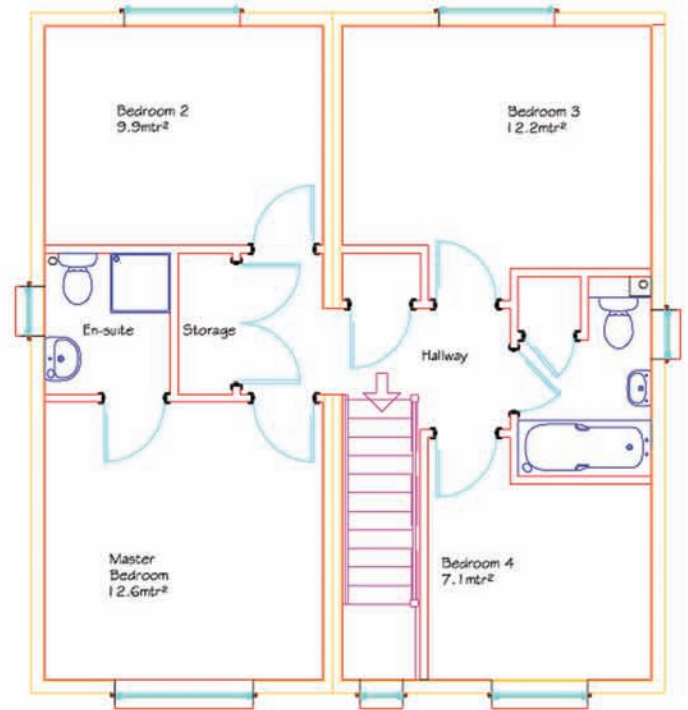
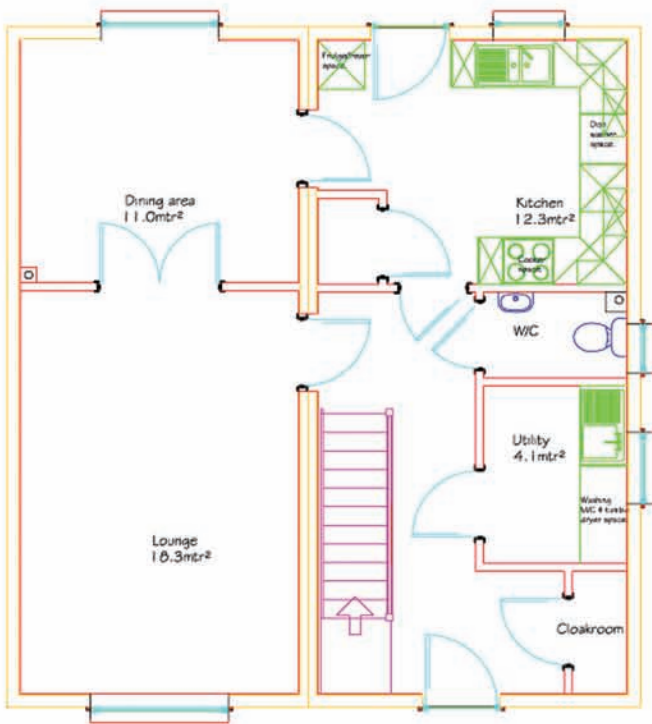


layouts & specifications



4 Bedroom Standard House



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Eco-Mods Limited
 Tŷ Paratoi, Mochdre Industrial Estate
 Newtown, Powys. SY16 4LE
 Telephone: 01686 611136
 Fax: 01686 611131
 email: enquiries@eco-mods.co.uk
 www.eco-mods.co.uk

building
 the
 difference

the only pod that is delivered fully fitted and finished

INTERNAL GROUND FLOOR**Lounge - Floor Area: 18.3m²**

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
4 No. Double socket outlets
1 No. BT master socket
2 No. Single two way switch
2 No. Pendant low energy light fitting

Kitchen- Floor Area: 12.3m²

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
GRP Tiled Wall Panels around worktop area at 0.400m high –Colour White
Stainless Steel Sink, single bowl c/w aerated mixer tap
Kitchen Units as per drawing finished in Greenwich Beech
Laminate worktop 38mm thick rolled edge
1 No 1200mm fluorescent low energy light fittings
1 No. Hob / Oven Switch
1 No. Hob / Oven Connection
2 No. Switched fused connection units
4 No. Double socket outlets
2 No. Single socket outlet
1 No. Stainless steel carbon filter recycling extractor hood
1 No. Stainless steel splash back to cooker position
2 No. Switch unit feed to single socket outlet
1 No. Single two way light switch
1 No. Double two way light switch
1 No. Mains heat detector (battery backup)

WC

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
1 No. WC with close coupled cistern – Colour White
1 No. Wash Hand Basin with lever action mixer tap
GRP Tiled Wall Panels around wash hand basin – Colour White
1 No. Battered low energy light fitting
Boxed in Soil Pipe

Hallway

1 No. Mains smoke detector (battery backup)
1 No. Double two way switch
1 No. Single two way switch
1 No. Double socket outlet
1 No: Switched fused connection spur (for external light by others)

Store

1 No: Consumer Unit
1 No: Fire Alarm Unit

Cloakroom

Walls and ceilings are painted in magnolia emulsion (2 coats)

Staircase

1 No. Softwood, winder staircase c/w with handrails and newel posts

Dining Area - Floor Area: 11.0m²

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
4 No. Double Socket Outlets
1 No. Single one way switch
1 No: Switched fused connection spur (for external lighting by others)
1 No. Pendant low energy light fitting

Utility - Floor Area: 4.1m²

Stainless Steel Sink, single bowl c/w aerated mixer tap
Kitchen units as per drawing finished in Greenwich Beech
Laminate worktop 38mm thick rolled edge
1 No: Mains smoke detector
2 No. Double socket outlets
1 No: Switch unit feed to double socket outlet
1 No. Single one way switch
1 No. Battered low energy light fitting

FIRST FLOOR**Master Bedroom - Floor Area: 12.6m²**

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
4 No. Double Socket Outlets
1 No. One way switch
1 No. Battered low energy light fitting

En-Suite

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
1 No. Enclosed shower with electric shower over
1 No. WC with close coupled cistern – Colour White
1 No. Wash hand basin complete with lever action tap- Colour White
GRP Tiled Wall Panels within shower and over wash hand basin–Colour White
1 No. Battered low energy light fitting
1 No. Shaver Point & light

Bedroom 2 - Floor Area: 9.9m²

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
3 No. Double Socket Outlets
1 No. One way switch
1 No. Battered low energy light fitting

Bedroom 3 - Floor Area: 12.2m²

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
3 No. Double Socket Outlets
1 No. One way switch
1 No. Battered low energy light fitting

Bedroom 4 - Floor Area: 7.1m²

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
Diffused skirting board heating
3 No. Double Socket Outlets
1 No. One way switch
1 No. Battered low energy light fitting

Bathroom

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
1 No. Bath - white handled, non-slip GRP with lever action mixer tap
1 No. WC with close coupled cistern – Colour White
1 No. Wash hand basin c/w with lever action tap- Colour White
GRP Tiled Wall Panels within shower and over wash hand basin–Colour White
1 No. Battered low energy light fitting
1 No. Shaver Point & light

Landing

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
1 No. Mains smoke detector (battery backup)
1 No. Battered low energy light fitting
1 No. Double Socket Outlet
1 No. One way switch
2 No. Two way switch
1 No Switch unit feed to boiler

Boiler Housing Store

1 No. NIBE Heat Pump Fighter 360P*
1 No. Boiler Connection Unit

Small & Large Store

Non-slip floor vinyl (std colour)
Walls and ceilings are painted in magnolia emulsion (2 coats)
1 No. First floor consumer unit (n/a to large store)

External Doors

2 No. UPVC Composite door with 2 No. Glass Panels
1 No. Pair of UPVC French Doors

Internal Doors

All internal doors are white, 4 panelled doors complete with silver furniture & privacy locks to toilet doors. Sizes and locations as per drawings.

Windows

White UPVC single case openings. Sizes and locations as per drawings.

Electric Meter

1 No. Electric Meter Cupboard, c/w with meter and mains switch.

Optional Extras

Fridge/Freezer (Optional)
Washing Machine (Optional)
Hob / Oven (Optional)
Intruder alarm (Optional)
Stainless steel sink 1 ½ bowl complete mixer tap (Optional)

general specifications

*denotes: *or a suitable sized heat pump will be specified to deliver the space and hot water requirements of the house

Each Eco-Mods pod is a fully structural independent load bearing unit, with the roof having a water proof membrane covering, external walls factory fitted with a quality breather membrane and all windows & external doors having an insulated 50mm cavity closure as standard. Ceiling height has been assumed as 2300mm.