



*Building Your Future For A Better World*

## **“Summit” Specification**

### **Western Red Cedar Cladding Option**

Item	Specification	Included
<b>General</b>	<i>The package is designed to have a 2.43m standard structural ceiling height, with a screeded masonry ground floor (by others) and suspended timber floor on upper levels with chipboard finish. The homes can be supplied with 19mm or 50mm cavity voids, dependant on the geographical location of the proposed site.</i>	
<b>Foundation &amp; Ground Floor</b>	<i>Assumes Supplied and Constructed By Others.</i>	✗
<b>External Walls</b>	<p><i>External wall panels are pre-assembled, including the breather membrane fitted.</i>  <i>Panels Pre-Insulated Using Rigid Foam Insulation – See Below</i>  <i>Panels Have Single Use Hoisting Straps Fitted.</i></p> <p><b>45 x 195 Treated Whitewood</b> Studs (at 600mm Ctrs); Locating; Bottom; Top &amp; Headbinder Rails  <b>12.5mm Plywood</b> sheathing            'Thermo' Breather Membrane; S.S. Insect Screen at Base            Lintols – multiple 45 x 195 or 245, Treated Whitewood with integrated insulation.</p>	✓
<b>Internal Walls</b>	<p><i>Internal wall panels will be pre-assembled where reasonable. Racking ply fixed if applicable.</i></p> <p>45 x 95 Treated Whitewood Studs; Locating, Bottom, Top &amp; Headbinder Rails (Headbinder for Racked Only) ; Studs at 600mm Ctrs            45 x 145 Treated Whitewood Studs; Locating, Bottom, Top &amp; Headbinder Rails (Headbinder for Racked Only) ; Studs at 600mm Ctrs  <b>12.5mm Plywood</b> sheathing (where structurally reqd)            Lintols – multiple 45 x 195 Treated Whitewood</p>	✓
<b>Upper Floors</b>	<p>Structure Formed Using Proprietary Metal Web 'Posi' Joists And Includes :-</p> <ul style="list-style-type: none"> <li>• Proprietary 'METAL WEB' Joists &amp; Blocking</li> <li>• Proprietary Timber Glulam Beams &amp; Perimeter Joists</li> <li>• Flooring : 22mm V313 Moisture Resistant Chipboard</li> <li>• Elastomeric And PVA Timber Adhesive for application to joists and joints (all). Screws for fixing.</li> <li>• All Fixing Hardware</li> <li>• 100mm Sheets of Rigid Foam Insulation (Thermal Conductivity 0.022 W/mK) for installation to perimeter, on site.</li> <li>• Foam Gaskets for fitting above &amp; below perimeter joists.</li> </ul>	✓
<b>Roof Structure</b>	<p>Post &amp; Beam Style, Vaulted Main Roof Structure.            Consisting of :-</p> <ul style="list-style-type: none"> <li>• European Whitewood Glulam Ridge Beam</li> <li>• Metal Web joists at 600 ctrs, and of minimum 300 depth.</li> <li>• Where A 'Prow' Feature Gable – Projection To Be 1200mm At Apex, 600-800mm At Eaves. Full Joists. (Perimeter Beams To Support Eaves To Be Multiple 45x195 With Cladding As Walls ).</li> </ul> <p>Preformed Trusses Over Non Vaulted Areas : Infill Trusses to Valleys            Prefabricated HD Gable Ladders To End &amp; Dormer Gables</p>	✓
	<p>Blocking &amp; Stops as reqd.            Fixing Hardware where reqd.            12mm PLYWOOD Sheathing Over Whole Roof            Non-Breathable "Multi TX" Membrane To Roof Valleys (where applic.).            Breathable Membrane To General Roof            Treated Whitewood framing materials for eaves; soffits and gable overhangs.            Soffits to be formed using 19 x 145 <b>WRC</b> Channel "Profile 1" c/w proprietary Vent Strip for fixing on site.            Fascia to be 19mm <b>WRC</b> board – see below.            Whitewood (treated) framing materials for eaves; soffits and gable overhangs.            12 x 38 Treated Softwood Counter Battens            25 x 50 Treated Softwood Tiling Battens to <b>BS5534</b></p>	✓
<b>Roof Finish</b>	Not Included.	✗
<b>Cladding</b>	<p><b>WESTERN RED CEDAR (WRC) :-</b> (Dressed ; All Untreated)</p> <ul style="list-style-type: none"> <li>- 19 x 145 Cladding boards – Channel "Profile 1" – to all external walls for horizontal fix (vertical fix available as an option).</li> <li>- 19 x 145 Cladding boards – Channel "Profile 1" – to all soffits (excludes Veranda ceilings).</li> <li>- 19 x 184 and 19 x 220 Smooth Fascia Boards – STK Grade (Multi Board to Prow Fascia)</li> <li>- 19 x 90 Corner, Window and Door Trim boards.</li> </ul>	✓
<b>Insulation</b>	<p><b>Roof</b> : Sloping Ceilings (Roof) :Multi layer wall design</p> <ul style="list-style-type: none"> <li>• <b>300mm (2x150) Glasswool Insulation quilt</b> (Thermal Conductivity 0.040 W/mK)</li> <li>• <b>Multi-Layer Foil Insulate Membrane</b> for fitting on site, as insulate, air tightness and vapour barrier membrane.</li> </ul> <p><b>Flat Ceilings</b> :</p> <ul style="list-style-type: none"> <li>• <b>450mm (3x150) Glasswool Insulation quilt</b> (Thermal Conductivity 0.040 W/mK)</li> </ul> <p><b>Ext. Walls</b> : Multi layer wall designed to achieve a 'u' Value Of Approx. <b>0.10 Wm²K</b></p> <ul style="list-style-type: none"> <li>• <b>150mm Rigid Foam insulation.</b> (Thermal Conductivity 0.022 W/mK). This will be PREFITTED within frame.</li> <li>• <b>Multi-Layer Foil Insulate Membrane</b> for fitting on site, as insulate, air tightness and vapour barrier membrane.</li> </ul> <p><b>Int. Partitions (All) &amp; Ground Floor Ceiling</b> : 100mm High Density Quilt Insulation (Thermal Conductivity 0.044 W/mK / Density &gt;10 kg/m³).</p>	✓



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<b>Internal</b>	<p>12.5mm TE Plain Plasterboard (Std. Density) to all internal faces of external walls, Upper Floor Ceilings, and Internal Partitions between Non-Habitable rooms.</p> <p>12.5mm TE Plain Plasterboard (<b>High Density - Soundcheck</b>) to internal walls BETWEEN HABITABLE ROOMS and Main Floor Ceilings. (Density &gt;10 kg/m<sup>2</sup>)</p> <p>12.5mm TE Moisture Resistant Plasterboard (Std. Density) to appliance walls of Bathrooms.</p> <p>*Protector Type 5100 Resilient Bars for use on Ground Floor ceilings (Scotland Only - two storey homes only).</p> <p>American White Oak, Plain or Ogee profile Skirting (Baseboards) Architraves, Window Sills &amp; Apron Trims.</p>	✓
<b>Windows</b> (Incl Patio & French Hinged, Doors)	<p><b>Timber Aluminium Clad, Fully Prefinished Windows .</b></p> <p>Features include :</p> <p>Manufactured from laminated softwood for long term stability</p> <p>Triple Glazed c/w Warm Edge Spacers</p> <p>Windows Generally Have A 'u' Value Of <b>0.70</b>.</p> <p>Tested to BS7950 – Secured by Design</p> <p>Maintenance free external Aluminium finish (choice of colours)</p> <p>Timber Prefinished internal finish ( choice of finishes ).</p> <p>Handles etc to have SAA finish</p>	✓
<b>Doors</b>	<p>External Pass Door(s) :-</p> <ul style="list-style-type: none"> <li>• 58mm Insulated Timber Veneered Composite Door</li> <li>• Hung in a 57*80mm Laminated Hardwood Frame manufactured from the solid and incorporating, a) a continuous Aquamac 21 weather gasket and b) metal security keeps.</li> <li>• Euro Cylinder* - Key / Key + Cylinder Guard (inc 3 Keys)</li> <li>• 3 x heavy Duty Lift Off Hinges</li> <li>• Handles &amp; Hinges in SAA or GAA finish</li> <li>• 'Stormguard' low level cill</li> <li>• Glazed panels to be 26mm DG unit</li> <li>• Fully prefinished - choice of colours and styles.</li> </ul> <p>Internal Pass Doors : Prefinished OAK Solid "Mexicano" Type Doors. Prehung within solid OAK frame. Incls. quality hinges and handle hardware. Frames requires stain/varnish finish.</p> <p>Wide choice of Hardware and finishes.</p> <p>Internal Closet Door : These will be Alu Framed Sliding Mirror or equivalent, set within redwood frame (frame supplied loose).</p>	✓ ✓ ✓
<b>Skylights</b> (where applicable)	Skylights will either be from the Velux or Fakro ranges, TRIPLE glazed, and finished internally with a white Polyurethane finish.	✓
<b>Decking / Veranda</b>	<p>Where a Deck; Balcony or Veranda are specified in individual designs, the following specification will generally apply, unless stated otherwise within the formal quotation.</p> <p>45 x 195 'Celcure' (green) Treated Softwood Joists; End Joist &amp; Blocking</p> <p>140 x 140 Douglas Fir Support Posts</p> <p>38 x 140 <b>Western Red Cedar</b> decking boards c/w Green Decking Grade screws for fixing.</p> <p>19 x 220 <b>Western Red Cedar</b> square edged plank for fascia finish to deck/balcony/veranda edge and to clad any overhead veranda beams</p> <p>Balustrading materials :- (where applicable) (All <b>WRC</b>)</p> <ul style="list-style-type: none"> <li>- 90 x 90 Newel Posts</li> <li>- 38 x 140 Handrail</li> <li>- 38 x 90 Top &amp; Base Rails</li> </ul> <p>Ceilings Of Veranda's, to be provided with 19 x 145 <b>WRC</b> Cladding boards – Channel "Profile 1".</p>	✓
<b>General</b>	<ul style="list-style-type: none"> <li>- Black 'Visqueen' DPC. 500mu. 150mm and 225mm for use under external wall plate.</li> <li>- Black Wallplate Gasket Seal</li> <li>- Window Structural Opening Cill, Self Adhesive Sill Gasket</li> <li>- Expanding Waterproofing Foam Seal For Panel Joints</li> <li>- Expanding Waterproofing Foam Seal For Window &amp; Ext. Door Surrounds</li> <li>- 1.50mm Powder Coated <b>Aluminium</b>, Shaped Flashings in choice of colours for head of windows.</li> <li>- 1.50mm Powder Coated <b>Aluminium</b>, Shaped Flashings for fixing to wall where decking is shown, and at GF wallhead on two story homes. Col.tbc</li> <li>- Proprietary Structural Hex Head Coachscrews For Panel Fixing.</li> <li>- Stainless Steel Annular Ring Shank nails for fixing cladding.</li> <li>- Spare Breather Membrane</li> <li>- Tape for Sealing Multi Foil/Vapour Membranes</li> <li>- Low Expansion Expanding Foam For Filling Around Window/Ext. Door Frames</li> <li>- Expanding Foam Adhesive For Fixing Insulation/Plasterboard At Window/Ext. Door Reveals.</li> <li>- Construction Issue Drawings.</li> <li>- Engineering Certification/calculations, for the home package elements only.</li> </ul>	✓
<b>Exclusions</b>	<p>The Following Items Are Specifically Excluded :-</p> <p>Decking and external steps (other than stated).</p> <p>Roof Finish</p> <p>Holding down hardware</p> <p>DPC other than stated</p> <p>General nails &amp; screws, including plasterboard fixings / wardrobe hanging rails</p> <p>6. Plumbing &amp; Sanitaryware / Kitchen Units or White Goods</p> <p>7. Anything Not Stated Within Above Listings ..... if in doubt, please ask.</p>	-

Issue : Aug 2019-1

All sizes are approximate. Sizes in millimetres unless otherwise stated. LC Echomes Ltd. reserve the right to amend or change the specification without notice. Specifications must be agreed in conjunction with contract. From time to time, it may be necessary to substitute certain items, for alternatives of equal standard.