

Standard Specification

GROUND FLOOR

DPC	-	225mm Wide
Wallplate	-	45 x 145 (6"x 2") dressed treated whitewood
Floor Joists at 600mm Centres	-	45 x 145 (6"x 2") whitewood dressed & strength graded
Header Joists, Packers & Plywood Gusset Plates	-	To suit joist depth, cut to suit
Floor Dwangs / Noggins	-	Cut to length to suit
Flooring	-	22mm C5 chipboard flooring with glue to suit

FIRST FLOOR

Floor Joists at 600mm Centres	-	Whitewood dressed & strength graded – section to suit Structural engineers requirements
Header Joists, Packers & Plywood Gusset Plated	-	To suit joist depth, cut to suit
Floor Dwangs / Noggins	-	Cut to length to suit
Flooring	-	22mm C5 peelclean chipboard flooring with glue to suit
Plasterboard Dwangs (ground floor ceiling)	-	38 x 50mm sawn whitewood, cut to length

EXTERNAL WALLS AND GABLE PANELS

Sole Plate	-	45 x 145mm dressed treated whitewood
Structural Walls	-	45 x 145 (6"x 2") whitewood framing with 9mm O.S.B. (breather membrane factory fitted)
Fire Stops/Cavity Barrier	-	38 x 50mm sawn whitewood

INTERNAL WALLS

Load Bearing Partition	-	45 x 95 (4"x 2") or 145 (6") (dependant on position) whitewood framing with O.S.B. cladding to face of partitions where required. Structural lintols over door openings.
Non-loadbearing Panels	-	45 x 95 (4"x 2") softwood framing - prefabricated

ROOF

Headbinder	-	45 x 145 (6"x 2") dressed whitewood
Roof Trusses	-	Prefabricated to suit design drawings with loose infill where required.
Roof Bracing	-	25 x 100mm sawn whitewood
Sarking	-	9mm O.S.B. sheets
Underslating Felt	-	22kg Reinforced felt
Valley Infill	-	Prefabricated valley trusses
Gable Ladders	-	Prefabricated with 20 x 145mm redwood bargeboard and 9mm WBP plywood soffit.
Eaves Tilting Fillet	-	Angled timber fillet – cut to suit
Fascia Board	-	20 x 220 (9"x 1") redwood
Soffit and Ventilator	-	9mm WBP plywood with soffit ventilation strip
Soffit Framing	-	38 x 50 mm sawn whitewood
Plasterboard Dwangs	-	38 x 50mm sawn whitewood, cut to length
Counter Battens	-	12 x 38mm sawn whitewood
Tiling Battens	-	25 x 50mm sawn whitewood

EXTERNAL DOORS

Entrance Doorsets	-	High performance insulated doorset supplied glazed with glazed sidelight where required and complete with all ironmongery (Door style to be confirmed)
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- Garage Personnel Doorset - Exterior quality flush plywood door for paint or stain finish, hung in redpine frame complete with 5 lever mortice lock, brass handle and weather bar.
- French / Patio Doors - High performance French / Patio doorset, manufactured from Scandinavian redpine fitted with toughened safety glass (double glazed) and complete with all ironmongery in SAA finish.

WINDOWS

High performance fully reversible windows, manufactured in treated Redpine and supplied pre-glazed with insulating double glazing units (toughened where required). Factory applied full paint or stain finish. Complete with vents and locking handles.

PLASTERBOARD

- External walls - 12.5mm Tapered Edge Duplex
- Internal walls and ceilings - 12.5mm Tapered Edge Plain
- Wet Areas - 12.5mm Tapered Edge Moisture Resistant board to all partitions of Bathrooms and Shower rooms, behind wash hand basins and to splashback areas of Kitchen and Utility Rooms
- Cove - 127 mm (5") cove to Lounge, Dining, Hall and Kitchen / Family

INSULATION

- Underfloor (Ground) - 150mm (6") Glasswool on netlon mesh
- External Walls - 150mm (6") Glasswool
- Loft - 300mm (12") Glasswool (2 x 150mm layers)
- Bathroom, WC, En-suites Partitions - 100mm (4") Glasswool
- Coomb / sloping ceilings - 120mm (5") Solid Insulation Board

INTERNAL DOORS

- Pass Doors - Primed pressed panel door hung in redpine frame with redwood stops and facings (16x70mm moulded) complete with ironmongery.
- Fire Resisting Door - ½ Hour fire door between house and garage supplied complete with intumescent seals and door closer.
- Wardrobe Doors - Sliding silver or bronze mirrored doors with brassed or titanium coloured frame.

INTERNAL FINISHES

- Skirting Boards - 14 x 120mm moulded redwood
- Window Sills - 20 x 170mm redwood
- Apron Plates - 12 x 33mm redwood

SUNDRY ITEMS

- Wardrobe fittings - 18mm shelf with Brass hanging rail.

Material for Water Tank Support.

Prefabricated insulated ceiling hatch.

Plywood meter board.

Stainless steel wall ties and nails, Galvanised holding down straps, truss clips, hangers and truss shoes as required.

Hand driven nails for erection of structural package.

Staircase with laminated redpine stringers, MDF treads and risers, turned redpine newels and spindles, redpine handrail.

Where steel work is specified by our Structural Engineers within the timber frame package (e.g. over patio doors, supporting upper floor joists / roof trusses etc.), it will be supplied as part of our package; otherwise it is the client's responsibility to supply.

DELIVERY

Delivery to site is included, based on access being available for a 45' articulated vehicle. Should smaller delivery vehicles be required, an additional charge may be made. It is the client's responsibility to offload the delivery vehicles (except where we carry out the structural kit erection) and we allow 2 hours per vehicle on site for this to be carried out. We therefore recommend mechanical off load by forklift and would recommend it be capable of lifting 3 Tonnes and have extension forks being a minimum of 2.50m long.