

Standard Specification 2012



The list below is of items included in our standard specification. In summary it includes all of the structural materials required to erect the timber frame superstructure plus items such as plasterboard, insulation, external doors, windows, internal doors, skirtings, architraves, staircase, and so on.

All of these items would be included in your timber frame quotation unless it has been stated or requested otherwise. We believe having a thorough specification gives you more options and flexibility and it can make managing your self-build project a lot easier.

Our standard specification is entirely flexible. Materials can be omitted, included or amended to suit your specific new build project.

GROUND FLOOR:

DPC	- 150/100mm Damp Proof Course below soleplate
Wallplate	- 140x38mm treated
Framing Anchors	- HRD-URT 10x20 stainless steel anchors @ 1200mm nom crs.
Floor Joists	- 145x45mm C16 @ 400mm crs. (pre-cut to length) treated
Floor Noggins	- 145x45mm/120x45mm treated
Floor Starter Plate	- 145x18mm treated
Flooring	- 18mm T&G Weyroc (moisture protect) chipboard
Vapour/Air Tightness Barrier	- Visqueen (polythene)
Insulation	- 140mm Frametherm 40 glassfibre
Insulation Support	- Frameshield 50 insulation support membrane

UPPER FLOORS:

Floor Joists	- 220x45mm C24 treated @ 400mm crs.
Floor Noggins	- 220x45mm/195x45mm treated
Ironmongery	- MS hangers (as required)
Floor Starter Plate	- 22mm treated
Flooring	- 22mm T&G Weyroc (moisture protect) chipboard
Insulation	- 100mm Loftroll 40 sound deadening glassfibre
Vapour/Air Tightness Barrier	- Mid floor barrier Visqueen (polythene)
Plasterboard	- 12.7mm T/E plasterboard (2 layers 'Soundblock' to mid floor ceilings)
Ceiling Branders	- 50x35mm DAR treated (as required by design) @ 400mm crs.

EXTERNAL WALL PANELS:

	<i>Based on 'Premier' wall specification</i>
Top & Bottom Plate	- 140x38mm treated
Studs	- 140x38mm treated @ 600mm crs.
Lintels	- 2/220x45mm C24 treated (or as required by design)
Sheathing	- 9mm OSB 3 (factory fitted)
Breather Membrane	- Glidevale Protect (silver reflective) TF200 Thermo (factory fitted)
Headplate	- 140x38mm treated
Packer Headplate	- 140x14mm treated (as required by design)
Insulation	- 140mm Frametherm 40 glassfibre
Vapour/Air Tightness Barrier	- Visqueen (polythene)
Plasterboard	- 12.7mm T/E plain plasterboard

INTERNAL WALL PANELS:

Top & Bottom Plate	- 90x38mm treated
Studs	- 90x38mm treated @ 600mm crs.
Insulation	- 100mm sound deadening glassfibre insulation

- Plasterboard (dry rooms) - 12.7mm T/E plain plasterboard
- Plasterboard (damp rooms) - 12.7mm T/E moisture resistant plasterboard

INTERNAL LOAD BEARING WALL PANELS:

- Top & Bottom Plate - 90x38mm treated
- Studs - 90x38mm treated @ 600mm crs.
- Lintels - 2/220x45mm C24 treated (or as required by design)
- Headplate - 140x38mm treated
- Packer Headplate - 140x14mm treated (as required by design)
- Insulation - 100mm sound deadening glassfibre insulation
- Plasterboard (dry rooms) - 12.7mm T/E plain plasterboard
- Plasterboard (damp rooms) - 12.7mm T/E moisture resistant plasterboard

INTERNAL RACKING WALLS:

- Top & Bottom Plate - 90x38mm treated
- Studs - 90x38mm treated @ 600mm crs.
- Lintels - 2/220x45mm C24 treated (or as required by design)
- Sheathing - 9mm OSB 3 (factory fitted to one side)
- Headplate - 140x38mm treated
- Packer Headplate - 140x14mm treated (as required by design)
- Insulation - 100mm sound deadening glassfibre insulation
- Plasterboard (dry rooms) - 12.7mm T/E plain plasterboard
- Plasterboard (damp rooms) - 12.7mm T/E moisture resistant plasterboard

ROOF:

- Trusses - Pre-fabricated trusses @ 600mm crs
- Truss type to suit roof/dwelling design
- Truss clips & hangers (as required by design)
- Bridles & Trimmers - 220x45mm C24 (as required by design)
- Wind Bracing - 100x25mm treated
- Roofing Membrane - Glidevale Protect 'A1' or Glidevale Protect VP400 breathable (as required by design) + eaves protection membrane
- Sarking - 9mm OSB 3 or 22mm treated sarking boards
- Counter Battens - 38x19mm treated (as required by design)
- Tile Battens - 50x25mm treated (as required by design)
- Valley / Ridge Boards - 100x18mm treated
- Fascia Boards - 195x25mm Redwood
- Barge Boards - 145x25mm Redwood
- Soffit - 9mm WBP 'soffit' plywood
- Soffit Ventilators - SV-604 / SV-609 eaves ventilation strip (as required by design)
- Gable Ladders - 89x38mm treated (pre-fabricated)
- Gable Peak Panels - 140x38mm/89x38mm pre-fabricated panels (OSB & membrane)
- Ceiling Branders - 50x35mm DAR treated (as required by design)
- Vapour/Air Tightness Barrier - Visqueen (polythene)
- Plasterboard - 12.7mm T/E plain plasterboard
- Insulation - 280mm Frametherm 40 glassfibre to horizontal ceilings
- 145mm Kingspan TP10 rigid to sloping ceilings
- 140mm Frametherm 40 glassfibre to attic upright walls

WINDOWS:

- High performance fully reversible treated Redwood windows
- Low 'E' 28mm thick double glazing, factory fitted
- Lockable handles with night ventilation & child safety locks
- Secured by design manufactured
- Fully weather stripped with closable head vents
- Supplied with 3 coat factory finish

A range of colours and stains are available

ROOFLIGHTS:

Velux rooflights (as required by design) with complete flashing to suit roof finish

EXTERNAL DOORS & FRAMES:

Pre-hung external door set, rebated & weather sealed
60mm thick thermally efficient construction
Sealed unit double glazing (where applicable)
Performance treated ironmongery
Including 6 pin security cylinders and lockcase to BS3621:1980
Secured by design manufactured
A range of styles, colours & stains are available

PATIO / FRENCH DOORS:

High performance treated laminated pine
Toughened low 'E' glazing
Performance treated ironmongery
Secured by design manufactured
A range of styles, colours & stains are available

INTERNAL DOORS & FRAMES:

High quality pre-finished flush doors with factory fitted snap in hinges and lockable latches
Fully machined frames and solid stops with hinges and striking plates
Factory fitted ready for site assembly

FINISHINGS:

Architraves	- 95x16mm 'Ogee' profile moulded pine + plinth blocks
Skirtings	- 145x16mm 'Ogee' profile moulded pine
Window Cills	- 170x21mm 'bullnose' profile pine

WARDROBES:

Redwood frames with hardwood thresholds
Hinges, hardwood veneered doors, brass/chrome pull knobs
Magnetic catch fasteners
Hardwood veneered shelving
Brass/chrome plated hanging rail and brackets

STAIRCASE:

Pine treads, risers & stringers
Pine handrails with turned or square newels & spindles

MISCELLANEOUS:

Loose 140x38mm/89x38mm timber supplied for additional use onsite
Cold water storage tank bearers (if applicable)
Plasterboard screws
Garage door (double/single in range of styles – if applicable)
Garage external doors & windows (if applicable)
Ceiling hatch
Anchor straps
Stainless steel framing wall ties
Structural roof beams
Structural steel beams (if applicable)
Timber external cladding & cladding battens (if applicable)
Structural design certificate