

Specification Options 2012



A feature of our timber frame solutions is an extensive specification with a variety of options. Options give you the flexibility to tailor a specification to your exact requirements.

The follow list indicates 'standard' options available. Our bespoke service ensures we have the flexibility to provide options beyond what is practical to list. Whatever your requirements we can adapt a timber frame solution to suit.

GROUND FLOOR:	(Solid Ground Floor Construction)
DPC	- 150/100mm Damp Proof Course below soleplate
Wallplate	- 140x38mm treated (or size & number as required)
Framing Anchors	- HRD-URT 10x120 stainless steel anchors @ 1200mm nom crs.

UPPER FLOORS:	
Floor Joists	- TJI, FJI, ('I' joists), size relative to design - Posi joists, size relative to design
Insulation	- type & thickness relative to design

'PREMIER PLUS' EXTERNAL WALL PANELS: (0.19 W/m²K)

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 35 glassfibre
Vapour/Air Tightness Barrier	- Protect VC reflective foil
Internal Cavity Battens	- 50x25mm treated @ 600mm crs.
Plasterboard	- 12.7mm T/E plain plasterboard

'SUPERIOR' EXTERNAL WALL PANELS: (0.12 W/m²K)

Top & Bottom Plate	- 140x38mm treated
Studs	- 140x38mm treated @ 600mm crs.
Lintels	- 2/220x45mm C24 treated (or as required by design)
Sheathing	- 9.5mm OSB (factory fitted)
Breather Membrane	- Glidevale Protect (silver reflective) TF200 (factory fitted)
Headplate	- 140x38mm treated
Packer Headplate	- 140x14mm treated (as required by design)
Insulation (layer 1)	- 140mm TW55 Kingspan rigid
Insulation (layer 2)	- 50mm TW55 Kingspan rigid
Vapour/Air Tightness Barrier	- Protect VC reflective foil
Internal Cavity Battens	- 50x25mm treated @ 600mm crs.
Plasterboard	- 12.7mm T/E plain plasterboard

EXTERNAL DOORS & WINDOWS:

Timber Window with Aluminium Cladding
UPVC

INTERNAL DOORS:

Fully Finished Solid Oak in a range of styles

FINISHINGS:

Architraves	- Oak / MDF 95x16mm 'Ogee' profile + plinth blocks
Skirtings	- Oak / MDF 145x16mm 'Ogee' profile
Window Cills	- Oak 170x21mm 'bullnose' profile (sizes to suit)

STAIRCASE:

Oak staircase with variety of styles & specification