

Standard Kit Specification

Ground Floor

DPC	150 mm wide flexible roll for under wallplate only
Wallplate	45 x 150 mm whitewood
Floor Battens	38 x 68mm w/w @ 600 cts, supplied in random lengths
Flooring	22 mm moisture resistant V313 T & G chipboard

First Floor

Floor joists	JJI Engineered floor joists cut to length
Flooring	22 mm moisture resistant V313 T & G chipboard
Locating plate	38 x 140 mm whitewood CLS
Edge Binder	33 x 220mm Kerto Q

Walls

External panels

Bottom Rail	38 X 140 mm whitewood CLS
Studs	38 X 140 mm whitewood CLS @ 600 ctrs.
Top Rail	38 X 140 mm whitewood CLS
Head Binders	38 X 140 mm whitewood CLS - supplied loose
Sheathing	9 mm OSB3 Sheathing
Lintols	3 x 38 x 235 mm whitewood or as specified by structural engineer
Dwangs (1no. row)	38 x 89 mm whitewood
Plumbing/Electrical dwangs	25 x 100 whitewood, supplied in random lengths
Fire Stops	38 x 50 mm whitewood - supplied loose
Breather Membrane	Glidevale Protect TF200 Thermo insulating membrane - factory fitted

Internal Load Bearing

Bottom Rail	38 x 89 mm whitewood
Studs	38 x 89 mm whitewood regularised @ 600 ctrs
Top Rail	38 x 89 mm whitewood
Head Binders	38 x 89 mm supplied - supplied loose
Lintols	2 x 38 x 235 mm whitewood or as specified by structural engineer
Dwangs (1no. row)	38 x 89 mm whitewood
Plumbing/Electrical dwangs	25 x 100 whitewood, supplied in random lengths

Internal Non Load Bearing

Top Rail	38 x 89 mm whitewood
Bottom Rail	38 x 89 mm whitewood
Studs	38 x 89 mm whitewood
Dwangs (1no. row)	38 x 90 mm whitewood
Plumbing/Electrical dwangs	25 x 100 whitewood, supplied in random lengths
Vent pipe framing	38x50 mm whitewood



Roof

Roof Trusses	pre-fabricated fink type or attic, dependant on design @ 600mm ctrs.
Support Beams	Glulam or Kerto type dependant on design.
Purlins	45 x 220mm rafters cut to length
Infill Rafters	45 x 220mm rafters cut to length
Apex Panels	as per external panels above
Roof Truss Bracing	25 x 100 mm whitewood
Temporary Bracing	25 x 50 mm whitewood
Sarking	22 mm treated whitewood
Plasterboard Dwangs	38 x 50 mm whitewood cut to length
Roofing Membrane	Protect VP400

Windows and External Doors

Windows	'NorDan' Scandinavian High Performance severe exposure rated timber H type top hung reversible and fixed light windows 24mm factory fitted Low E double glazing (argon filled) Night vents and lockable chrome handles Powder coated aluminium glazing beads & cill cover Fully finished Whole product U value of 1.2W/m2K
Sliding Doors	'NorDan' Scandinavian High Performance severe exposure rated timber sliding doors with sealed roller bearings 24mm factory fitted Low E double glazing (argon filled) Night vents and lockable chrome handles & secondary locks Powder coated aluminium glazing beads & cill cover Fully finished Whole product U value of 1.2W/m2K
Rooflights	'Velux' Scandinavian High Performance severe exposure rated timber Rooflights with relevant flashings
External Doors	'NorDan' Gallery range doorset. Steel & timber construction with triple pane glass. Three point locking system. Polished chrome handles. Whole product U value of 1.4W/m2K
Internal Doors	Oak panelled doors for site finishing, pre-hung in oak door frames c/w latches and locks.
Vestibule Doors/Screens	Pre-finished oak panelled doors pre-hung in oak door frames (for staining) c/w latches and locks. Side lights fully glazed with clear safety glass
Wardrobes	Pre-finished oak panelled doors pre-hung in Redwood door frames (for staining) c/w latches. Sliding doors with suitable door gear.
Garage Doors	'Garador' up and over cedar lined



Insulation, Plasterboard, Finishings, Ironmongery

Insulation

External Walls	140mm Rockwool 'flexi'
Attic hanging posts	140mm Rockwool 'flexi'
Coomb ceilings	220mm Rockwool 'flexi'
Internal walls	25mm mineral wool batt, min. density 10kg/m ³
First Floor	100mm Isover Acoustic Roll (Apr 1200)
Roofspace	280mm Rockwool 'flexi'

Plasterboard

External walls, coomb ceilings & hanging posts	12.5 mm TE 'duplex'
Internal Walls	12.5 mm TE plain
Ceiling	12.5 mm TE plain
Shower/bath walls	12.5 mm TE moisture resistant

Internal Finishings

Facings	14 x 75mm solid oak square edge profile facings with routed detail with skirting blocks to suit (unfinished)
Skirting Boards	14 x 120mm solid oak square edge profile with routed detail (unfinished)
Window Cills	20 x 145mm solid oak (unfinished)

Stair

Treads	30mm thick laminated oak for site finishing
Stringer	45x245mm laminated oak for site finishing
Newels, handrails	Oak for site finishing
Glass Balusters	10mm toughened with polished edges

Shelving

Wardrobes/Cupboards	MDF shelf at high level with chrome rail
Linen Cupboard	3no. slatted shelves

Sundries

Meter board	18mm plywood
Ceiling Hatch	Insulated, hinged. 1 per house (or as design dictates).

Ironmongery

Nails	Paslode collated nails
Screws	Collated flooring/plasterboard screws
Anchor Straps	Galvanised as required
Truss Clips/Shoes	Galvanised as required
Wall ties	Stainless Steel as required
Door furniture	Karcher satin stainless levers with round roses & D handles to sliding doors



Exclusions:

DPC's, damp proof membranes, or gas membranes other than detailed above, firestops or cavity barriers, movement joint materials, tile battens, leadwork, water tank support, chimney accessories, decking or any other item not listed in the specification above.

You will need to provide:

Forklift/telescopic handler for offloading
Access for 12m articulated lorry and area to lay items down

We reserve the right to substitute or update the specification with appropriate alternative items.

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