



## Brochure Specification

from April 2008

### Ground Floor

DPC	100 / 150mm plastic.
Wallplate	25 x 95 / 145mm W/W.
Floor Joists	45 x 145mm W/W pre-cut to length @ 600mm cts.
Floor Dwgangs	45 x 145mm / 45 x 70mm / 38 x 50mm W/W.
Locating Plate	22 x 95 / 145mm W/W.
Flooring	22mm Moisture Resistant T & G Chipboard.
Flooring Fixings	Collated Screws & PVA adhesive.

### First Floor

Floor Joists	45 x 220mm W/W pre-cut to length @ required cts.
Floor Dwgangs	45 x 220mm / 45 x 70mm / 38 x 50mm W/W.
Locating Plate	22 x 95 / 145mm W/W.
Flooring	22mm Moisture Resistant T & G Chipboard.
Fixings	Collated Screws & PVA adhesive.

### External Wall Panels

Top Rail	45 x 145mm W/W.
Bottom Rail	45 x 145mm W/W.
Studs	45 x 145mm W/W @ 600mm cts.
Headbinder	45 x 145mm W/W.
Lintols	45 x 222mm W/W or as required by design.
Sheathing	9mm OSB (Factory Fitted).
Breather Paper	Tyvek Framewrap (Factory Fitted)
Fire Stops	38 x 50mm W/W, supplied in long lengths.

### Internal Load Bearing Partitions

Top Rail	45 x 95mm W/W.
Bottom Rail	45 x 95mm W/W.
Studs	45 x 95mm W/W @ 600mm cts.
Headbinder	45 x 95mm W/W.
Lintols	45 x 222mm W/W or as required by design.
Dwgangs	2no rows of 45 x 95mm W/W.

### Racking Partitions

As internal Load Bearers with 9mm OSB sheathing to one side and dwangs ommitted.

### Internal Non Load Bearing Partitions

Top Rail	45 x 70mm W/W.
Bottom Rail	45 x 70mm W/W.
Studs	45 x 70mm W/W @ 600mm cts.
Dwgangs	1no rows of 45 x 70mm W/W.

### Roof

Trusses	Pre-fabricated gangnail trusses at 600mm cts, truss design to suit house type.
Apex Panels	As per external wall panels.
Gable Ladders	Pre-fabricated c/w 20mm Barge & 9mm ply soffit.
Wind Bracing	22 x 100mm W/W, supplied in long lengths.
Sarking	9mm OSB.
Roofing Felt	Protect Wunderlay & 5U eaves felt
Valley Boards	9 x 200mm OSB.
Counter Battens	12 x 50mm W/W
Tiling Battens	25 x 50mm W/W.
Fascia	20 x 195mm Redwood c/w 25mm over fascia vents.
Soffit	9mm WBP Ply.
Fixings	All clips, shoes & straps as required by design.

### Windows

Scandinavian Redwood Fully Reversible, Low E double glazed units c/w trickle vents, brass handles, pre-fitted fire stops to jambs & base coat preservative finish.

### External Doors

Front- '6 panel' door c/w 3 point locking, letter plate, factory finished Teak.  
Rear- Single pane glass door c/w 3 point locking, Cotswold glass & factory finished Teak.  
French/ Patio - Redwood, base coat preservative, double glazed c/w brass handles.

### Internal Doorsets

John Carr 'Camden' white primed, 2 panel door pre-hung in redwood doorframe c/w stops to match finishings, with all associated locks & latches

### Feature Doorsets (to vestibule)

John Carr 'Camden' white primed, pre-glazed 6 pane door pre-hung in redwood doorframe c/w stops to match finishings, with all associated locks & latches.

### Finishing's

Skirtings	14 x 95mm ogee profile red pine.
Facings	14 x 70mm ogee profile red pine.
Window Gills	20 x 195mm red pine.
Aprons	19 x 45mm red pine.

### Stairs

Stringers & HandRail	Red Pine.
Newels	82mm "Colonial" Turned Red Pine .
Spindles	41mm "Colonial" Turned Red Pine .
Treads & Risers	MDF.

### Shelving

Wardrobes	1no MDF shelve c/w pine lip & haffit
Cupboards	3no MDF shelves c/w pine lip.
Cloaks	1no MDF shelve c/w pine lip.
Linen	2no shelves from dressed W/W slats.

### Ironmongery

Handles	Victorian Brass Levers
Cupboards	Brass 'D' Handles.
Rails	Brass Rail to each wardrobe & associated fixings.

### Plasterboard

External walls	12.5mm TE Duplex
Internal Walls	12.5mm TE Plain.
Showers	12.5mm TE Moisture Resistant
Ceilings	12.5mm TE Plain.

### Insulation

External Walls	150mm Quilt. - (0.044W/mK)
Ground Floor	200mm Quilt on Netlon. - (0.044W/mK)
Loft	300mm Quilt. (2 x 150mm) - (0.044W/mK)
Bathrooms	25mm Acoustic Partition Roll.
Coombes	140mm Kingspan TP10 - (0.023W/mK)

### Structural Ironmongery

Stainless Steel Wall ties, nails, truss clips, anchor straps, & screws .

### Structural Timber

All structural timbers are stress graded and comply with all British Standards and the regulations of the National House Building Council.

**Note:** Deeside Timberframe Limited reserve the right to alter and amend this specification at any time as they deem necessary.

**Note:** All prices contained within our brochure exclude sun lounges, and glazing bars to windows. All are available at an additional cost.

**Note:** Deeside Timberframe Ltd can provide architectural planning & warrant drawings for our brochure houses at an additional cost should this be required.

**Note:** All prices contained within our brochure exclude delivery, which is available at an additional cost.

**Note:** The designs in this brochure may require to be modified to meet the revised Building Regulations issued in 2007.