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CONSTRUCTION & DEVELOPMENTS LTD

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COMPONENT SPECIFICATION TIMBER FRAMED KIT HOUSE



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FOUNDATIONS

Block Clad Concrete strip foundations 600x150mm with block-work cavity wall [external walls] and 450x150mm with 150mm single skin block-work wall [internal support walls] construction to under-building.

Timber Clad Concrete strip foundation 600x150mm [external walls] and 450x150mm [internal support walls] with 150mm single skin block-work wall construction to under-building.

SOLUM

Hard-core blinded infill, polythene Damp Proof Membrane, 50mm concrete screed with ventilated air space under joists

GROUND FLOOR

D.P.C.	150mm PVC
Wallplate	38x139mm CLS treated
Joists	45x195mm treated regularised whitewood @ 400mm centres
Heating "biscuit"	9mm OSB in heating support decking, 47x50mm framing, 50mm heating screed incorporating heating pipe-work.
Flooring	18mm thick Moisture Resistant T&G Chipboard flooring, glued and screwed.

EXTERNAL WALL PANELS

Runners	6"x2" CLS treated
Studs	6"x2" CLS treated at 600mm centres
Sheathing	9mm OSB
Firestops	38x50mm whitewood o/saw treated
Lintols	[3] No. 38x184mm CLS treated
Headbinder	6"x2" CLS treated
Fitch Beam	To Structural Engineer's specification.

EXTERNAL WALL CLADDING

Timber Clad	22x145mm whitewood treated scalloped boarding on 38x50mm whitewood o/saw treated battens, fixed with marine grade stainless steel nails.
Block Clad	100mm harled concrete block-work.



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NON LOAD-BEARING INTERNAL PARTITIONS

Runners	38x89mm CLS treated
Studs	38x89mm CLS treated @ 600mm centres
Insulation	All partitions 25mm Acoustic insulation.

LOAD-BEARING INTERNAL PARTITIONS

Runners	38x89mm CLS treated
Studs	38x89mm CLS treated @ 400mm centres
Mid Dwangs	38x89mm CLS treated
Sheathing	9mm OSB nailed to one side only
Insulation	All partitions 25mm Acoustic insulation.

FIRST FLOOR

Joists	45x195mm treated regularized whitewood @ 400mm centres, <u>or</u> engineered roof trusses at centres approved by Structural Engineer
Flooring	22mm thick Moisture Resistant T&G Chipboard flooring, glued and annular ring nailed.

ROOF

Trusses	Generally 25/30 degree Fink Trusses or 40/45 degree Stub or Attic, TRADA designed
Wind Bracing	22x100mm whitewood, sawn treated.
Sarking	9mm OSB exterior grade sheathing.
Felt	22kg reinforced grade 1F or VP400 roofing membrane.
Counter Battens	12x38mm whitewood sawn treated.
Tile Battens	38x50mm whitewood sawn treated.
Roof Tiles	Redland "Grovebury" precast concrete roof tiles c/w fixngs – colours Slate Grey, Tudor Brown or Terra Cotta [subject to Planning Consent]
Barge Board	22x170mm redwood dressed treated.
Fascia Board	22x230mm redwood dressed treated.
Soffit Board	9.5m Far Eastern Plywood, painted as required.
Ventilation	Over fascia pattern.



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WINDOWS

Scandinavian severe exposure rated laminated redwood windows. All double glazed with low emissive energy saving glass and Argon gas filled cavities, u-value 1.1 – 1.4 W/m²K.

Alternatively, we can offer PVC windows or locally manufacture hardwood windows. Price variation can be provided on application.

ROOF WINDOWS

Velux [o.e.a.] severe exposure rated laminated redwood roof windows. All double glazed with low emissive energy saving glass and Argon gas filled cavities, u-value 1.4 – 1.5 W/m²K.

EXTERIOR DOORS

Front and/or Rear Locally manufactured hardwood door-sets with 3-point locking system, [4] stainless steel hinges and SAA furniture. All double glazed with low emissive energy saving glass.

Patio Doors NorDan laminated redwood pre-glazed sliding patio doors, where applicable. All double glazed with low emissive energy saving glass and Argon gas filled cavities, u-value 1. – 1.4 W/m²K.

INTERIOR DOORS

“Dooria” SKOG Oak veneered [or equal], pre-finished, hollow core door-sets complete with pre-finished door frames.

DOOR FURNITURE

“Karcher” [o.e.a.] stainless steel “designer range” furniture.

INSULATION

Loft/Roof Space 350mm Knauf Earthwool 44 insulation in [2] Layers [200mm + 150mm]

External Walls 140mm Knauf Frametherm 35 insulation between studs with 25mm thick Kingspan [o.e.a.] rigid insulation over inside face of studs. 25x50mm whitewood sawn treated brandering fitted over to create a service void.

Under Floor 200mm Knauf Earthwool 44 insulation on 9.5mm OSB between joists, supported on



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	100mm wide x 9mm OSB strips, pinned to underside of joists.
Internal Partitions	25mm acoustic insulation to all internal partitions
Coombs	100mm Kingspan [o.e.a.], between trusses, to rafter element of upper floor roof, with 25mm Kingspan [o.e.a.] lining etc., as per external walls. 90mm Knauf Frametherm 35, between trusses, to vertical comb section, with 25mm Kingspan [o.e.a.] lining etc., as per external walls.

Insulation specification may vary to satisfy specific SAP rating calculations

PLASTERBOARD	External Walls	12.5mm T/E Foil Backed [including garage]
	Ceilings	12.5mm T/E Plain [single storey]
	Ceilings	12.5mm T/E Fireline [multi storey]
	Internal Partitions	12.5mm T/E 10kg/m ² for soundbloc
	Garage Ceiling	12.5mm T/E Fireline [integral garage]
	Toilets/Bathrooms	12.5mm T/E Moisture Resistant. [Walls]
	Coving	Gyproc Coving to Lounge/Kitchen/ Dining Room.

Ceilings Accessories – Resilient bars are fitted at appropriate centres to underside of flooring ties, of attic trusses, to minimize sound transfer between separating floors, in accordance with latest Building Regulations update.

STAIR Pre-fabricated staircase, softwood stringers and treads, MDF risers, Burbidge [o.e.a.] handrails and spindles, as required.

FINISHINGS Redwood facings, skirtings, cills, aprons and window ingoes.

SUNDRIES

Wardobes	Chrome wardrobe hanging rails and fixings. [1] full width MDF shelf
Loft Access	[1] No. Fakro pre-fabricated, insulated loft access hatch c/w folding redwood ladder, or [1] No. Fakro pre-fabricated, insulated comb access door, as appropriate.



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Cyl. Cupbd. [1] No. slatted shelf to provide dry linen storage

KITCHEN/UTILITY

Choose, and design, your own kitchen using local or national Suppliers. A Prime Cost Sum is included in the kit price, which should be sufficient to fit out the house selected, however, you can increase, or decrease, your budget as required.

SANITARY WARE

All as Kitchen/Utility.

CENTRAL HEATING

Allowance has been made for the supply and installation of an Air Source Heat Pump, as standard, feeding a wet system of under-floor heating [G.F. only] and radiators [F.F.]. We are also able to supply and install specialist Heat Recovery Systems, Solar heat sources etc., as required.

ELECTRICAL

A standard number of sockets and light fittings, TV and telephone points are allowed for in accordance with current building standards. However, you can arrange the electrical layout, to suit your own requirements. Additional fittings requested will incur additional costs.

DECORATION

Internal walls and ceilings will receive two coats of trade emulsion paint [Magnolia to walls and White to ceilings]. All redwood finishings to receive three coats of clear varnish. External face of windows, fascias, barge boards and soffits to receive one coat primer and two coats Jotun Optimal. Colour to be confirmed. Recommend windows factory finished, one colour both sides. External painting of timber cladding boards is not included unless otherwise requested. [see separate paint spec.]

LANDSCAPING

The house site excavations are landscaped on completion of building works, using suitable excavated material, previously retained on site, only. Topsoil can be imported onto site, if required by Client, at an additional cost. Sufficient stone chip path, for access, has been allowed.

GENERAL DESIGN

All elements of our standard house kit construction meet with the requirements of the local authorities and the National House Building Council. We can provide independent "Professional Supervision", together with a



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Six Year Warranty, on completion, **if required**, at an additional cost.