

Rob Roy

HOMES

COMPONENT SPECIFICATION

STRUCTURAL COMPONENTS (First Delivery)

All structural timber is pressure treated with Vacsol or Protim and stress graded in accordance with our Engineer's requirements

Wallplate

35mm x 140mm regularised random lengths for concrete floor
or
35mm x 95mm regularised random lengths for joisted floor

Ground Floor Construction

Batten Floor

44mm x 50mm whitewood battens at 400mm / 600mm centres supplied in lengths for site fixing
Concrete floor construction by others

Joisted Floor

Whitewood joists regularised cross-cut to length at 400mm / 600mm centres maximum 45mm x 195mm
Timber stress graded in accordance with BS4978.
Dwangs regularised, cross-cut to length
Runners - random length
Joists are designed to domestic floor load requirements only
No allowance has been made at this stage for an underfloor heating system

Flooring – Ground Floor

22mm Caberfloor P5 moisture resistant tongued and grooved chipboard 600mm x 2400mm laid measure, PVA glue for joints

Underfloor Insulation & Insulation Support – Joisted Floor Only

150mm Glass Fibre Insulation quilt (0.044w/mk) in-between ground floor joists
Glidevale Protect SM50 or equal support membrane supplied in rolls for site fitting between joists
Glidevale Protect VC foil or equal air barrier supplied to be laid over top of joists once insulated with foil face to joist.

NB. Insulation to the Ground Floor is delivered separately from the structural materials and is required to be requested, giving seven days notice

Underfloor Insulation – Underfloor Heating or Concrete Floor Construction

Underfloor insulation below concrete slab to be supplied by others

First Floor Construction

Joists regularised cross-cut to length at 400mm / 600mm centres maximum with joist hangers as required. Section as determined by Engineer

Timber stress graded in accordance with BS4978

Herringbone struts

Runners - random length

Joists are designed for domestic floor loads only

No allowance has been made at this stage for an underfloor heating system. We shall be pleased to make allowance if required

9mm OSB ribs supplied loose for site to infill around mid floor joist platform

Glidevale Protect A1 air barrier or equal (0.75m x 30m) supplied loose for site fitting to perimeter of mid floor joists

Flooring (First-floor)

22mm Caberfloor P5 moisture resistant tongued and grooved chipboard 600mm x 2400mm laid measure, PVA glue for joints

External Wall Panels (Floor to Ceiling Height as shown on architects drawings)

Factory assembled panels with dressed framing 38mm x 140mm at 600mm centres (grade C16), clad with 9mm OSB3 EN300 board material. Glidevale Protect TF200 Thermo insulating breather membrane, factory fixed with polypropylene strap and stainless steel staples

Openings lintoled as required

140mm wide panel packer - loose

38mm x 140mm panel headbinder - loose

Spandril Panels

External spandrels - Factory assembled panels to same specification as external wall panels

Internal Partitions

Factory assembled loadbearing 45mm x 95mm and non-loadbearing 45mm x 70mm panels, studs at 600mm centres

Panel packers are supplied loose for site fitting below non-loadbearing partitions

Windows

High-performance, Allan Brothers System 2000 windows, supplied in accordance with the following specification:-

| | |
|-----------------------|--|
| TIMBER: | Redwood |
| FINISH: | Full factory finish |
| GLAZING BEADS: | Timber to top and sides, brown or white aluminium to bottom |
| GLAZING: | Factory double-glazed with 28mm units, low 'E' glass, argon fill |
| PROTECTION: | Glass protection to external side of each unit |
| EXTENSION CILL: | 47mm wide factory-fitted (where not loose) |
| HANDLES: | Brown or white plastic-coated factory fitted |
| VENTS: | Brown or white adjustable |
| HINGES: | Fully reversible with projecting stays |
| FIRESTOPS and D.P.C.: | Factory fitted to jambs only |

All ground floor windows are supplied with locking handles with non locking handles being supplied to all first floor windows in accordance with current building regulations

All windows supplied loose for site fitting

All glass standard float clear with obscure glass to all bathrooms/en-suites

External Doors

Front Door - High-performance doorset, pre-hung, complete with brass or chrome letterbox and ironmongery, overall size 1000mm wide x 2100mm high

Rear Door - High-performance doorset, pre-hung, complete with brass or chrome ironmongery, overall size 1000mm wide x 2100mm high

French Doors - High-performance factory assembled doorsets

French doors are supplied in accordance with the following specification:-

| | |
|-------------|--|
| TIMBER: | Laminated redwood |
| FINISH: | Full factory finish – Client to confirm colour |
| GLAZING: | Factory double-glazed with 20mm toughened units & low 'E' glass |
| CLOSURES: | 3-point espagnolette locking system |
| VENTS: | Brown or white adjustable to each leaf |
| SUB CILL: | 14mm Hardwood low threshold detail |
| RESTRICTOR: | Handle operated restrictor / brake to outward opening - optional |

Patio Door - High-performance factory assembled doorsets

Patio doors are supplied in accordance with the following specification:-

| | |
|-----------|---|
| TIMBER: | Scandinavian Pine |
| FINISH: | Full factory finish – Client to confirm colour |
| GLAZING: | Factory double-glazed with 24mm toughened units & low 'E' glass |
| CLOSURES: | Espagnolette FIX B077 locking system |
| THRESHOLD | High threshold in solid hardwood, with a lacquered finish |
| HANDLES: | SAA or White Hoppe handles |
| VENTS: | Brown or white adjustable to each leaf |

Window & External Doors Guarantee/Warranty Information

Available on request

Velux Roof Windows

Velux roof windows complete with flashing sets

EDL Flashing = For Slate up to 8mm thick

EDZ Flashing = For Tiles up to 45mm in profile

- NB.** Any areas with multiple Velux windows have been taken as having 100mm frame gap between windows
Not all interlocking tiles & imitation slates are suitable for a EDZ flashing. If in doubt then please contact us
We have allowed for clear glass to all Velux unless noted otherwise

Roof Trusses

Pre-fabricated system of manufacture at 600mm centres, timbers graded in accordance with BS4978. Roof pitch as architect's drawing. All trusses are manufactured to the recommendation and requirements of BS5268 Part 3 1985. Designed for normal interlocking concrete roof tiles/slate

Hip and other infill material supplied loose for site cutting, assembly and fixing

Birdsmouth to be site cut on all trusses and whitewood rafters

Vertical and horizontal ends factory cut

Loose rafters, bridles etc. to Velux, dormers and stairwell, supplied loose for site cutting and fitting

- NB.** Given the nature of the roof design certain areas will be provided loose for site cutting, fitting and fixing. The extent of the work can be advised in advance of any order being placed, if required.

Edge Protection

6 no. x 45mm x 70mm x 4.8m DAR whitewood grade C16, to be erected on site at time of erection to provide edge protection to stairwell

Gable Ladders

Gable ladders - factory assembled.

19mm x 145mm / 160mm redwood bargeboard for slate / tile roof

12mm x 75mm Redwood tongued and grooved and V'd jointed soffit lining board, supplied in lengths for site cutting and fixing

Eaves, Fascia and Soffit

19mm x 160mm (plus over fascia vent) Redwood fascia for OSB3 EN300 roof sarking for tile roof

19mm x 160mm Redwood fascia for whitewood roof sarking for slate roof

12mm x 75mm Redwood tongued, grooved and V'd jointed soffit lining board, random length, supplied loose for site fixing

NB. Please note that our eaves detail supplied will be to our standard detail which consists of the materials noted above. This supersedes any Architects details.

Loose Roofing Material

Slate Roof

Truss bracing to be BS5268 Part 3
19mm treated whitewood sarking
Counter battens for temporary fixing of felt
Reinforced roofing felt to BS747, type 1F. 15m x 300mm 5U roofing felt to eaves

Tile Roof

9mm OSB3 EN300 Sterling board sarking
Reinforced roofing felt to BS747, type 1F with 5U roofing felt to eaves

Structural Ironmongery

Austenitic stainless steel holding down straps complete with 6 No Stainless Steel
3.35x50mm Rink Shank Nails per strap
Austenitic stainless steel mid-floor restraint straps complete with stainless steel 3.35x50mm
rink shank nails per strap
Stainless steel flexible wall ties and nails
Galvanised joist hangers
Galvanised truss clips

Steelwork

Steelwork where required within timber frame kit

NB. We have excluded all steelwork required to support masonry leafs

Nails, Screws etc.

Paslode nails to enable the timber frame to be erected
Loose nails supplied for fixing roof felt, holding down straps, soffit lining, metalwork,
herringbone struts
Annular ring shank nails to be supplied for fixing of chipboard
Loose galvanised nails for external timber boarding
All structural nails treated against corrosion and to be fixed in accordance with Design
Engineer's nailing schedule
T5 Arrow 10mm staples (1250/box) – 4 boxes

Timber Sundry Items

Firestops are 70x50 C16 grade DAR whitewood to suit a 50mm cavity. Note the 70x50
material is to be used as Temporary Erection Bracing in line with our standard detail G11
during the timber frame erection
Firestops site fitted at centres not exceeding 15m and in accordance with the panel
plans/Standard Details, SVP pipebox framing only (11m per storey), hatch dwangs
22 x 75mm whitewood branders to coombed ceilings and ceiling ties of attic and raised tie
type trusses
Plasterboard runner and plasterboard dwangs

External Timber Boarding

19mm x 114mm Redwood weatherboarding with battens at 600mm centres to areas as per architect's drawings

70mm x 70mm corner posts, jambs cover plates and 53mm x 165mm head pieces

or

19mm x 150mm smooth sawn redwood vertical lining with 19mm x 50mm cover plates plus vertical and horizontal battens at 600mm centres to areas as per architect's drawings

ROUGHING COMPONENTS (Second Delivery)

Plasterboard

15mm taper edged

2 layers of 15mm x 1200mm x 2400mm to ground floor ceilings where floor above exists
Single 15mm x 1200mm x 2400mm to each side of internal walls

12.5mm taper edged

1200mm x 2400mm to ceilings / coombs
1200mm x 2400mm to external walls

Moisture resistant boards have been allowed around all bathroom and en suite walls

Fixing of Plasterboard

Drywall collated screws for fixing of single plasterboard, 42mm screw
Double sheeting of plasterboard or plank areas, 60mm loose screw

Cornice

138mm Gyproc cornice

Insulation

140mm Glass Fibre Insulation quilt (0.040w/mk) to external walls
300mm insulation quilt (0.044 W/mK) to ceilings (100mm & 200mm)

Tile roof- 160mm insulation quilt (0.035 W/mK) to coombs plus 20mm rigid polyurethane insulation boards (0.022 W/mK)

Slate roof - 200mm insulation quilt (0.036 W/mK) to coombs

60mm insulation quilt (10kg/m³ minimum) to all internal partitions
100mm insulation quilt (10kg/m³ minimum) to mid floor

Vapour Check

500g polythene to external walls
Glidevale A1 Protect to ceilings
500g polythene to coombs if tile roof
Protect VC foil to coombs if slate roof

NB. All vapour barriers and insulations to be fitted in line with the 'Accredited Construction Details (Scotland)'. The details will be issued at the roughing stage.
Stairs are delivered with Finishing Delivery unless otherwise requested

We recommend that when tiling the manufacturers guidelines are considered as many advise to tile onto a board material other than plasterboard

FINISHING COMPONENTS (Third Delivery)

Timber Finishings

Select quality white primed MDF finishings as follows:

14.5mm x 94mm ogee facings. Facings supplied factory mitred one end, square edge to outside

14.5mm x 144mm ogee skirting

14.5mm x 69mm ogee apron

25mm thick bullnosed and tongued cill boards, depth to suit

18mm M.D.F. factory cut for skirting blocks

Redwood curtain plates

Supplied in lengths for site cutting and fitting

Nails

Paslode nails supplied to enable the finishings to be fixed

Stairs

Manufactured to have parana pine stringers or southern yellow pine, whitewood/MDF treads and ply/MDF risers. Burbidge style stair finishes manufactured in Hemlock. 90mm x 90mm stop chamfer newals, pyramid caps and 41mm x 41mm stop chamfer spindles. Supply of 12mm x 30mm R2A bead for site fitting between stair stringer and wall.

Stair design may differ from those shown on the architectural drawings.

Shelving

18mm M.D.F. shelves, 1 no. 400mm wide horizontal to all wardrobes (vertical haffit to wardrobes over 1600mm wide)

19 x 95mm whitewood shelf support

Whitewood spar shelving to linen cupboard – 35 metres

Ceiling Hatch

Insulated ceiling hatch (0.35 U Value), 1 no.

Meterboard

18mm M.D.F. cut to 560mm x 600mm

Internal Doors

35mm oak foil veneered doors fitted with 100mm brass / silver loose-pin hurl hinges (1½ pair to all doors) and pre-hung in redwood frames complete with redwood stops

10 pane oak foil veneered glazed door to lounge and vestibule, (with 1½ pair 100mm brass / chrome plated butt hinges), supplied loose for site hanging in redwood frame complete with redwood stops

Alternative door types may be supplied as requested. Non-standard doors supplied loose for site fixing

NB. Clearance allowed for floor coverings is 17mm
No allowance has been made for preparing doors to take furniture and latch.

Internal Door Ironmongery

19mm diameter stainless steel lever on rose and 65mm mortice latch, all supplied loose for site fitting

100mm butt hinges to 15-pane doors. All loose for site fitting

25mm Chrome or Brass Wardrobe rail with end brackets and centre supports as required

All ironmongery supplied loose for site fitting

Internal Glazed Screen

Redwood, complete with glazing beads and stops, factory fixed

Glass sent loose for site fixing

All internal screens 2040mm high

Internal Single Glazing

Clear flat glass (not bevelled)

No allowance for fire-resisting or other special glass

Wardrobe Doors

Hinged door to match other internal doors or bottom rolling 'E' track silver mirror doors with white frame to bedrooms

NB. Openings sized to suit hinged doors.

To allow for continuous improvements in quality and service, we reserve the right to alter the above Specification.

If an order is placed with us then all windows and external door details should be confirmed at this time. Any subsequent alteration could seriously affect the delivery time of these components.

Only items listed in the Standard Component Specification are included, any items not specifically mentioned are excluded, including the following:-

- Erection of timber frame
- Water tank bearers, water tank support, bulkhead framing
- Roof glazing with the exception of Velux rooflights
- Garage vehicle doors
- External timber boarding/cladding
- Cladding to dormers/dormer cheeks
- Foundations and underbuilding.
- All external timber decking, balustrade and handrail
- Hardwood / feature flooring
- Drainage and other services.
- D.P.C. material.
- Concrete and steel lintels.
- Concrete cills and steps.
- Roof tiles and undercloak.
- Plumbing & Heating materials and rainwater goods.
- Electrical materials.
- Ames taping and filling materials for plasterboard.
- Decoration material.
- Kitchen units.
- Scaffold, plant and protection of materials on site.
- All Site works and site labour
- Unloading of timber frame components.
- Steelwork below ground floor, outer-leaf and any other location which is not an integral part of the timber frame structure.

All orders are subject to our Conditions of Sale.

It is the clients' responsibility to ensure that all external plywood is fully sealed.

Assembly of components must be in accordance with timber frame design drawings and Standard Details supplied at the time of delivery of Structural Components. Any deviations between the timber frame design drawings and any other drawings must be brought to our immediate attention.

No ground works should commence until you have received our fully dimensioned wallplate drawing which will show brick work dimensions and may supersede architectural foundation drawings previously issued.