

Brochure Specification

August 2018

Deeside Timberframe
building in quality



Ground Floor

Concrete Slab	By Others.
DPC	150mm Polythene DPC
Soleplate	38 x 89 / 140mm CLS
Fixings	80mm Hammer Screws @ 900mm cts

First Floor

Floor Joists	45 x 220mm W/W pre-cut to length (@ required cts)
Floor Dwangs	45 x 220mm / 45 x 70mm / 38 x 50mm W/W
Locating Plate	22 x 90 / 140mm W/W
Flooring	22mm Moisture Resistant T & G Chipboard
Fixings	Collated Screws & PU adhesive

External Wall Panels

Top & Bottom Rail	38 x 140mm CLS
Studs	38 x 140mm CLS (@ 600mm cts)
Headbinder	38 x 140mm CLS
Lintols	As required by design
Sheathing	9mm OSB (Factory Fitted). Skirtings
Breather Paper	Reflective Foil Membrane - (Factory Fitted)
Fire Stops	38 x 50mm W/W, supplied in long lengths

Internal Load Bearing Partitions

Top & Bottom Rail	38 x 89mm CLS
Studs	38 x 89mm CLS (@ 600mm cts.)
Headbinder	38 x 89mm CLS Newels
Lintols	As required by design.
Dwangs	1no row of 38 x 89mm CLS (mid height).

Racking Partitions

As Internal Load Bearers with 9mm OSB sheathing to one side and dwangs omitted.

Internal Non Load Bearing Partitions

Top & Bottom Rail	45 x 70mm W/W
Studs	45 x 70mm W/W (@ 600mm cts)
Dwangs 1no rows of	45 x 70mm W/W (mid height)

Roof

Trusses	Pre-fabricated trusses at 600mm cts,
Apex Panels	As per external wall panels
Gable Ladders	Pre-fabricated c/w 20mm Barge & 9mm ply soffit
Wind Bracing	25 x 100mm W/W, supplied in long lengths
Sarking	9mm OSB. Showers
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 10mm over fascia vents
Soffit	9mm WBP Ply
Fixings	All clips, shoes & straps as required by design

Misc Items

Cylinder Stool	Included to DTL standard detail
Loft Hatch	1no pre-fabricated insulated hatch (562 x 726mm)
Meter Board	1no included to DTL standard detail

Windows - (Averaged U Value 1.4W/m²K)

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

External Doors - (Averaged U Value 1.4W/m²K)

Front	Nordan "Balmoral" door c/w 3 point locking, letter plate & factory finish
-------	--

Rear

French/ Patio

Nordan "Trafalgar" door c/w 3 point locking, Cotswold glass & factory finish Redwood, base coat preservative, double glazed c/w chrome handles

Internal Doorsets

White primed, 2 panel door pre-hung in redwood doorframe c/w stops to match finishing's, with all associated locks & latches.

Feature Doorsets - (to Vestibule)

White primed, pre-glazed 6 pane door pre-hung in redwood door-frame c/w stops to match finishing's, with all associated locks & latches.

Finishing's

Skirtings	14 x 95mm ogee profile MDF
Facings	14 x 70mm ogee profile MDF
Window Cills	20 x 195mm MDF
Aprons	19 x 45mm MDF

Stairs

Stringers & Hand Rail	Red Pine
Newels	82mm "Colonial" Turned Red Pine
Spindles	41mm "Colonial" Turned Red Pine
Treads & Risers	25mm MDF/ 9mm ply

Shelving

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

Ironmongery

Handles	"Falcon" chrome Levers on round rose.
Cupboards	Chrome 'D' Handles.
Rails	Chrome Rail to each wardrobe & associated fixings.

Plasterboard

External walls	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.
Internal Walls	15mm TE Plain.
Showers	15mm TE Moisture Resistant
Ceilings	12.5mm TE Plain.
Ceiling (to intermediate floors)	2no layers of 15mm TE Plain.
Garage Separating Walls	15mm TE Fireline.
Coombes	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.
Hanging Posts	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.

Insulation

Ground Floor	By Others
External Walls	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)
Bed & Bathroom Partitions	25mm Acoustic Partition Roll - (min 10kg/m ³)
First Floor	100mm Acoustic Roll - (min 10kg/m ³)
Loft	280mm Glass Mineral Wool Roll 40 (2 x 140mm) - (0.040W/mK)
Coombes	170mm PIR Board - (0.023W/mK)
Hanging Posts	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)
Garage Separating Ceiling	230mm Glass Mineral Wool Roll 35 - (0.035W/mK)
Garage Separating Walls	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)

Structural Timber

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

Structural Ironmongery

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

Note: Deeside Timberframe Limited reserve the right to alter and amend this specification at any time as they Stainless Steel Wall ties, truss clips, anchor straps, nails, brads & screws.**Note:** All prices contained within our brochure exclude sun lounges, and glazing bars to windows, which can be added should they be desired.

Note: Deeside Timberframe Ltd can provide architectural planning & warrant drawings for our brochure houses, which may incur an additional cost.

Note: All prices contained within our brochure exclude delivery, costs will be advised once there is a confirmed site provided.

Note: The designs in this brochure may require to be modified to meet the current Building Regulations.