

Our Ref: DH 6661 – 2 / SW

Site Address: Proposed Development of Anco Steadings at Tullymoran Farm, Logiealmond, PH1 3TE

Date: 8th April 2010

Structural Kit Specification - Supply & Erect (unless stated otherwise)

Ground Floor

Concrete Slab - By Others.
DPC - 150mm plastic (for under soleplate only).
Sole Plate - 38 x 89 / 140mm CLS.
1st Sole Plate Fixings - 80mm Hilti Hamma Screws @ 900mm cts.

First Floors

Floor Joists - **45 x 220mm W/W pre-cut to length @ required cts.**
Floor Dwangs - 45 x 220 / 45 x 70mm W/W.
Locating Plate - 22 x 90 / 140mm W/W.
DPC to floor zone - By others.

External Wall Panels

Floor to Ceiling Height - 2410mm (nominal).
Top & Bottom Rail - 38 x 140 mm CLS.
Studs - 38 x 140 mm CLS @ 600 mm cts.
Head Binder - 38 x 140 mm CLS – supplied loose to cut and fit on site.
Lintols - As required by design.
Sheathing - 9mm OSB - (Factory Fitted).
Breather Paper - **Protect TF200 Thermo Reflective** - (Factory Fitted).
Movement Joints - 38 x 50 mm W/W, supplied in random lengths (supply only).
Fire stops - 38 x 50 mm W/W, supplied in random lengths.
Fire stops to Windows & Doors - Pre-fitted to jambs by manufacturer.
Anchor Straps - 30 x 2.5 x 1000 mm stainless steel straps & fixings.
Wall Ties - Stainless steel – supplied loose for site fix by others.

Party Wall Panels

Top & Bottom Rail - 38 x 89 mm CLS.
Studs - 38 x 89 mm CLS @ 600 mm cts.
Headbinder - 38 x 89 mm CLS – supplied loose to cut and fit on site.
Lintols - As required by design.
Sheathing - 9mm OSB Board - (Factory Fitted) – where structurally required only.
Breather Paper - N/A.
Flexible Fire stops - 65mm Mayplas or equivalent, supplied loose.
Fire Barrier - GRG Board to cap cavity as necessary.
Mild Steel Ties - 30 x 200mm @ 1200mm cts.

Load Bearing Partitions

Top & Bottom Rail - 38 x 89 mm CLS.
Studs - 38 x 89 mm CLS @ 600 mm cts.
Head Binder - 38 x 89 mm CLS – supplied loose to cut and fit on site.
Lintols - As required by design.
Dwangs - 1no row of 38 x 89 mm CLS.

Racking Partitions

- As per load bearing partitions with 9mm OSB to one side and dwangs omitted.

Non Load Bearing Partitions*

Top & Bottom Rail - 45 x 70 mm W/W.
Studs - 45 x 70 mm W/W @ 600mm cts.
Dwangs - 1 row of 45 x 70 mm W/W (mid height).
*Note: All Non Load Bearing Partitions are a supply only component.

Roof Structure

Pitch	-	As per drawings.
Pre-Fabricated Roof Trusses	-	Raised Tie / Fink trusses @ 600mm cts.
Girder Trusses	-	As per specialist contractors design – on site bolting may be required.
Hip & Valley Infill Materials	-	As per specialist contractors design.
Gable Ladders	-	Pre-fabricated c/w 9mm WBP ply soffit & 20mm redwood barge.
Apex Panels	-	38 x 89 mm CLS framing at 600mm cts, c/w 9mm OSB and Tyvek Framewrap.
Roof Truss Bracing	-	25 x 100mm W/W supplied in long lengths.
Sarking	-	19mm W/W treated sarking boards.
Felt	-	Daltex Roofshield or equivalent.
Eaves Felt	-	330mm wide strips of Type 5U felt at eaves.
Fascia	-	20 x 195mm Redwood.
Soffit	-	9mm WBP ply c/w plant on mock rafter ends.
Soffit & Fascia Framing	-	38 x 50mm W/W, supplied in long lengths for site cutting & fitting.
Truss Clips	-	As Required.
Girder Truss Shoes	-	As Required.
Galvanised Straps	-	As Required.
Dormer Roof Materials	-	As Required.
Dummy Chimneys	-	Loose panels/ materials for site cutting & assembly.
Entrance Canopies (Flat Top style)	-	Included where shown – All to DTL Standard Detail.
Entrance Canopies (pitched style)	-	By Others.
	-	Included where shown – c/w 140 x 140mm redwood posts and galvanised steel shoes – (supply only).

Notes:

- **We have allowed for the roof over the Snug & Sitting Room areas of House Type 4 to be vaulted using a Raised Tie truss as discussed.**
- **Fascia, soffit & barge have been allowed where it is clearly shown on the drawings, most areas of roofline are clipped and have no requirement for any fascia, barge & soffit boards.**

Garages

External Walls	-	38 x 140 mm CLS @ 600mm cts.
Separating Walls	-	38 x 140 mm CLS @ 600mm cts.
Roof Structures	-	All as per main roof specification.

- **Trusses over garage of House Type 4 are Fink Trusses.**
- **Trusses over garage of House Type 2 are Fink Trusses.**
- **Trusses over garage of House Type 1 are Fink Trusses.**

Ancillary Items

Paslode Nails	-	Sufficient to complete erection of kit, as per our nailing schedule.
Structural Beams	-	Glulam / steel to support timber kit, as deemed structurally necessary by DTL.

Roughing's Specification - Supply Only

Ground Floors

Floor Battens	-	N/A.
Flooring	-	N/A.
Fixings	-	N/A.

First Floors

Flooring	-	22mm P5 Moisture Resistant T&G Chipboard.
Fixings	-	PVA adhesive and screw fixings as per manufacturer's instructions.

Plasterboard

External Walls	-	12.5mm TE Duplex.
Internal Walls	-	12.5mm TE Plain.
Ceiling (to lower floor)	-	12.5mm TE Plain.
Ceiling (to upper floor)	-	12.5mm TE Duplex.
Coombs / Rafters	-	12.5 mm TE Duplex.
Shower Walls	-	12.5mm TE Moisture Resistant.
Garage Separating Ceilings only	-	15mm TE Fireline.
Garage Separating Walls only	-	15mm TE Fireline.
Party Walls	-	1 layer of 19mm Plank & 1 layer of 12.5mm TE Plain.

Insulation

External Walls	-	By Others.
Party Walls	-	By Others.
Bathroom Walls	-	By Others.
Under Floor (Ground Level)	-	By Others.
Loft Space	-	By Others.
Sloping Rafters	-	By Others.
Garage Separating Ceilings	-	By Others.
Garage Separating Walls	-	By Others.

Ancillary Components

Service Dwangs	-	25 x 100 mm W/W, supplied in long lengths for cutting onsite by others.
Plasterboard Dwangs	-	38 x 50mm W/W pre-cut into 555mm lengths.
Perimeter Dwangs	-	38 x 50mm W/W pre-cut to length.
Collated Gun Screws	-	Screws supplied to fit plasterboard as required.
Pipe Box Framing	-	38 x 50mm W/W supplied in long lengths.
Cold Water Tank Supports	-	1no to DTL standard detail per house.
Cylinder Stool	-	1no to DTL standard detail per house.
Meier Board	-	1no pre-cut to DTL standard spec per house.
Service Void Framing to External Walls	-	38 x 50mm W/W @ 600mm vertical cts.
Building Paper to Inside Face of Kit	-	Novia B1F felt – (supplied in rolls for site fitting).
Building Paper to Underside of trusses	-	Novia B1F felt – (supplied in rolls for site fitting).

Finishing's Specification - Supply Only

Internal Doors

Standard Doors	-	LPD 'Calais' oak veneer 2 panel, heavy weight doors, pre-hung in redwood doorframe with loose pin hinges, stops to match finishing's and associated locks / latches. Door blades supplied pre-finished.
Wardrobe Doors (hinged)	-	Vicaima 'Dekordor' oak veneer, flush, hollow core doors, pre-hung in redwood doorframe with loose pin hinges & stops to match finishing's. Door blades supplied pre-finished. Located to bedrooms where shown.
Feature Doors	-	LPD 'Calais' oak veneer, 6 pane pre-glazed plain glass doors, pre-hung in redwood door frame with loose pin hinges, stops to match finishing's and associated locks / latches. Door blades supplied pre-finished. Located to: House 1 – Hall/ Kitchen & Hall/ Dining. House 2 – Hall/ Sitting, Hall/ Family Room & Family Room/ Dining. House 3 – Hall/ Dining & Hall/ Sitting Room. House 4 – Hall/ Kitchen & Dining/ Corridor.
Garage Pass Doors	-	LPD 'Calais' oak veneer 2 panel, FD30 doors, pre-hung in redwood doorframe with loose pin hinges, stops to match finishing's c/w Perko door closer, 5 lever mortice lock, slip bolts at top & bottom, latches and seals. Door blades supplied pre-finished. Located to Garage / Utility of House 3 only.

Note: Where internal doors are located within coomb areas, flush panel doors will be supplied. This is due to the blade having to be angle cut to fit.

Internal Finishing's*

White Oak

Skirtings	-	14 x 95 mm Ogee profile.
Facings	-	14 x 70 mm Ogee profile.
Skirting Blocks	-	19 x 80 x 100 mm, Square dressed.
Window Cills	-	20 x 195 mm.
Apron Plates	-	19 x 45 mm.

*Note: Sizes are approximate and may vary.

Stairs*

Stringers	-	32 x 270mm Red Pine.
Spindles	-	41mm Red Pine Colonial turned spindles.
Newels	-	82 x 82mm Red Pine Colonial turned newels.
Newel Caps	-	75 x 75mm Red Pine Balls.
Handrail	-	59 x 59mm Red Pine.
Treads	-	25mm MDF.
Risers	-	9mm RW Ply.
Associated Materials	-	Red Pine.

*Note: Sizes are approximate and may vary.

Shelving

Cloaks	-	1no MDF shelf with pine lip.
Wardrobes	-	1no MDF shelf with pine lip with Haffits where applicable.
Linen	-	2 no shelves from dressed whitewood slats.
All other cupboards	-	3no MDF shelves with pine lip.

Ironmongery

Wardrobe Rail	-	1no chrome effect rail with appropriate fixings.
Internal Door Ironmongery	-	Oakley chrome levers.
Privacy Locks	-	Located where applicable & style to suit ironmongery specified.

Ceiling Hatches

-	-	1no pre-fabricated insulated drop hinge hatch (562 x 726mm) per house.
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Windows & External Doors Specification - Supply & Erect (unless stated otherwise)

Windows

Redwood Windows	-	High performance redwood Fully Reversible windows, pre-glazed with Low E double glazed units and c/w trickle vents.
Finish	-	Factory Finished.
Factory Finished Colour	-	White.
Handles	-	Chrome lockable handles provided to ground floor windows, and where applicable on upper floors.
Glazing Bars (Horizontal)	-	Solid Bars.
Glazing Bars (Vertical)	-	Stick On Bars.
Obscure Glass Pattern	-	Cotswold.
Protective Glazing Film	-	Available at an additional cost if required.
Fire Stops	-	38 x 50mm W/W, pre-fitted to jambs.
Schedule	-	As per DTL Window Schedules. Where 2no horizontal glazing bars are shown on some windows these bars have been allowed as stick on style.

External Doors

Front Doors	-	Nordan high performance "Chatsworth" Mod 10 door, factory finished Teak, c/w 3 point locking system, single cylinder, thumb turn, spy hole, chrome letter plate & handles.
Rear Doors (to Kitchen & Utility Rooms)	-	Nordan high performance "Stirling" Mod 10 doors, factory finished Teak, c/w 3 point locking system, single cylinder, thumb turn & chrome handles - (c/w clip on cassette).
Garage Personnel Door	-	Nordan high performance "Stirling" Mod 10 doors, factory finished Teak, c/w 3 point locking system, single cylinder, thumb turn & chrome handles - (c/w clip on cassette).
French Doors – (where shown)	-	High performance redwood 1800mm open out French doors, factory finished white, c/w Low E, toughened double glazed units c/w 3 point locking system, double cylinder, trickle vents where applicable & chrome handles.
Patio Doors – (where bi-fold doors shown)	-	High performance redwood 2400mm sliding Patio doors, factory finished white with Low E, toughened double glazed units c/w double cylinder, trickle vents where applicable & chrome handles.
French & Patio Glazing Bars (All Bars)	-	Stick On Bars.

Note: Bi-Fold Doors have been replaced with Sliding Patio Doors as requested.

Protective Glazing Film	-	Available at an additional cost if required.
Schedule	-	As per DTL Window Schedules.

Velux Roof Lights

Quantity / Style	-	3no C04 (GGL) c/w screw on glazing bars – (to House Type 1), - 1no C04 (GGL) c/w screw on glazing bars – (to House Type 2), - 3no C04 (GGL) c/w screw on glazing bars – (to House Type 3), - 9no M04 (GGL) c/w screw on glazing bars – (to House Type 4).
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Flashings*

- To suit Stated Roof.

*Note: Flashings for all roof lights are to be fitted by others.

Velux Glazing Build Up - Clear glass (--59 double glazed units).

Notes & Assumptions

- 1) The client will be required to provide an all terrain forklift / telescopic handler (min 2.5ton capacity) complete with 2.7m fork extensions and an operator for offloading.
- 2) All timber frame detailing to be Deeside Timberframe Ltd Standard Detail.
- 3) Client's foundations to incorporate all necessary load bearing support for the timber frame kit requirements.
- 4) The client may require to brander or pack the ceiling to roof level when roof is supported on steel beams.
- 5) The client may require to cut the roof trusses, loose rafters and infill timbers on site to suit the roof construction details.
- 6) The edges of all internal door blades require to be site finished by the client; this includes doors which have been specified within as pre-finished.
- 7) The drawings provided have no dimensions, and we have no way of confirming if our scales are correct. Fully dimensioned drawings should be provided so that we can confirm our tender value is accurate.
- 8) This specification supersedes all others.

Tender Exclusions

- 1) Kitchen Units & Sanitary ware.
- 2) SER Engineer's Certificate & Calculations.
- 3) SAP Calculations.
- 4) Garage Vehicle Access doors & frames.
- 5) Etched or bevelled glass.
- 6) Steel to carry Blockwork.
- 7) Scaffolding, forklift, telehandlers, crane, hoists, welfare facilities, generators, power supplies & fall protection.
- 8) DPC to windows, doors & firestops.
- 9) All external cladding & associated framing.
- 10) All Insulation Products.
- 11) All Flat topped Entrance Canopies.
- 12) External Stairs & Railings.
- 13) Lathie framing/ panels, associated fibre boards & metal lathie.
- 14) Any item not specifically mentioned within this specification.

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Deeside Timberframe



Project Information

In order to enable your project to run efficiently, from receipt of your order & construction issue drawings, we initialise a design freeze 10 weeks prior to commencement of delivery of our timber frame package. In order to proceed with the design & manufacture of the timber frame, we must have tenure of the following information. This ensures that we have appropriate time to undertake detailed design work and receive approval prior to manufacture. In order of importance, we detail below information we require to complete each stage of the up-front work.

To Provide Wall / Sole Plate, Line / Point Loads & Structural Appraisals

1	Dimensioned vertical section through the building with window / door heights and brick coursing, floor to floor & floor to ceiling levels.
2	Site Layout & Geographical Location. (Access & unloading area allocated for a 40ft trailer).
3	External wall Build-up.
4	Roof Layout, tile type & weight, eaves & verge detail.
5	Fully dimensioned foundation & floor plans @ min 1:50 scale. (Including block plans for terraced units).
6	Levels layout to show first floor levels (of all units, if applicable).
7	Fully dimensioned elevations (including block elevations for terraced units).

To Provide Construction/ Delivery Programme

8	Requested start date for site erection.
9	Sequence of works.
10	Site location map at 1: 1250 (ordnance survey if possible, complete with site postcode).
11	Traffic management plan & proposed method of erecting.

To Provide Full Timber Frame Drawings & Schedules

12	Ground Floor build up / finishes. (minimum of 7N/mm2 must be under wall/soleplate for fixing).
13	Internal wall build up.
14	Party wall build up - (if applicable).
15	External opening schedule (all openings must be timberframe structural sizes).
16	Internal opening schedule (all openings must be timberframe structural sizes).
17	Locations of soil vent pipes, flues/ ducts, movement joints, water tanks, boilers, lifting hoists & chimneys.
18	Any special details required.
19	Details of any third party materials to be secured to timber frame.
20	Any mechanical / services required in roof void.
21	Stair opening dimensions (structural).
22	Time required by architect / engineer for checking timber frame drawings.
23	Copy of architect's design / risk assessments.
24	Dimensioned eaves / verge details and any other roof details required (ie. Dormer Details)
25	Schedule of external finishes.

Building Element	Component	Treated	Untreated
Ground & Upper Floors	Wall / Sole Plate	•	
	Locating Plate	•	
	All Joists & Dwangs		•
External Wall Panels	Rails	•	
	Studs	•	
	Lintols	•	
	Dwangs	•	
	Sheathing		•
Internal Load Bearers, Non Load Bearers & Party Walls	Rails	•	
	Studs	•	
	Lintols	•	
	Dwangs	•	
	Sheathing	•	
Roof Structure	Trusses	•	
	Bracing and Ladders	•	

All structural timber is stress graded, regularised and kiln dried.

Timber Preservation Specification

The table shown above shows the individual timber frame components that are preservative treated as part of the manufacturing process. The preservatives used are water or solvent borne formulations and are applied to the timber via pressure impregnation processes. The preservative products are effective against wood boring insects, wet & dry rot fungal attack.

Client's Signature..... Sales Person Signature.....