



KIRKWOOD
TIMBER FRAME
A Kirkwood Group Company

KIRKWOOD TIMBERFRAME – KIT SPECIFICATION

Ground Floor

Finished concrete floor slab (by others)
38 x 90/140 whitewood soleplate

First Floor

Locating Plate 22 x 90/140 whitewood
Floor Joists 38 x 222 whitewood joist or bottom cord of truss where attic trusses used
Floor Dwangs 38 x 222 & 38 x 50 whitewood
Flooring 22mm moisture resistant chipboard & PVA adhesive

Wall Panels

External panels

38 x 140 whitewood
3/38 x 186 lintols
9mm O.S.B sheathing
Reflectashield TF breather membrane
38 x 50 fire stops

Internal Load Bearing Partitions

38 x 90 whitewood
2/38 x 222 whitewood lintols
38 x 90 whitewood (2 rows) dwangs
9mm O.S.B racking where required structurally

Internal Non Load Bearing Partitions

38 x 65 whitewood
38 x 65 whitewood (1 row) dwangs

Roof

Roof Trusses Prefabricated Fink/Attic type
Valley Trusses Prefabricated
Valley Boards Random Lengths
Loose Infill Timbers As required
Apex Panels 38 x 90/140 whitewood, 9mm O.S.B, Pre fixed breather paper
Gable Ladders 19 x 130 redwood barge board, 9mm WBP plywood soffit factory fitted
Wind Bracing 25 x 100 whitewood
Sarking 9mm O.S.B BBA approved
Roofing Felt Type 1F reinforced roofing felt
Counter Battens 12 x 38 whitewood
Tiling Battens 25 x 38 whitewood
Fascia Boards 19 x 195 redwood
Soffit 9mm WBP plywood with ventilation slots
Plasterboard Dwangs 38 x 50 whitewood

Joinery

Windows High performance red pine top hung fully reversible windows. Low 'E' argon gas filled double glazing. Night vents and brass handles. Base coat stain. (maximum u value 1.5W/m²K)

Front Door Nordan 'Kensington' teak stained door set. Multi point locking system. Low 'E' double glazed (Cotswold pattern). Brass handles, letter plate & spy-viewer. (u value 1.4W/m²K)
*GSL14 full height double glazed sidelights (Cotswold pattern) base coat stained

Rear/Garage Door	Nordan 'Stirling' teak stained door set. Multi point locking system. Low 'E' double glazed (Cotswold pattern). Brass handles. (u value 1.4W/m ² K)
French Door	*High performance redwood french doors. Multi point locking system. Brass handles. Low 'E' argon filled toughened double glazing (clear glazed). Base coat stained. (maximum u value 1.5W/m ² K)
Rooflights	*Velux pine rooflight c/w flashings to suit roof finish. (u value 1.4W/m ² K)
Internal Door Sets	Prefinished flush Dekordor oak foil veneer door hung in redwood frame. Latches/locks factory fitted. Pre-mitred moulded redwood facings & stops.
Feature Door Sets	Prefinished 10 pane effect Dekordor oak foil veneer door hung in redwood frame. Preglazed with clear flat safety glass. Lever latches factory fitted. Pre-mitred moulded redwood facings & stops.
Internal Sidelight	*Factory made unglazed sidelights.
Finishing's	Moulded redwood skirting's, window sills & apron plates.
Stair	* Whitewood stringers, treads & plywood risers. Pine turned spindles & newels to handrail & balustrade.
Shelving	MDF shelf & brass hanging rail to wardrobes. Slatted shelves to linen cupboard.
Sundries	Prefabricated ceiling hatch c/w redwood frame, stops & facings. MDF meter board
Door furniture	Victorian lever type in brass finish

Plasterboard, Insulation & Ironmongery

Plasterboard	12.5mm TE Duplex to external walls, coomb ceiling & attic hanging posts
	12.5mm TE Plain to internal walls and ceiling
	12.5mm TE Fireline to garage ceiling & walls adjacent to house
	12.5mm TE Moisture resistant to bath & shower walls
	125mm Gyproc coving to lounge, dining, ground floor hall & vestibule

Insulation

140mm Frametherm 40 to external walls (u value 0.27W/m²K when used with reflectashield TF)
140mm Kingspan TP10 to coomb ceilings (u value 0.22W/m²K)
140mm Crown Frametherm 35 to attic hanging posts (u value 0.29W/m²K)
300mm Crown loft roll 44 combi-cut to roofspace (u value 0.15W/m²K)
25mm Crown acoustic roll to bathroom, en-suite, W.C walls
(Please note the type of heating system specified may influence the insulation requirements)

Ironmongery

Girder truss shoes, truss clips, holding down straps, nails & screws for the erection of the timber frame kit.

ALL STRUCTURAL & EXTERNAL TIMBERS TO BE PRESSURE IMPREGNATED AGAINST ROT & FUNGAL ATTACK

NOTES:

Kirkwood Timberframe reserves the right to alter and amend this specification as they deem necessary.

Kirkwood Timberframe can provide architectural drawings for planning & warrant submission (by clients) for all our standard house types.

Options for upgraded insulation specification, internal doors and finishing's etc are available on request.

Prices for modifications to our standard house kits are available on request.

Indicates where applicable *

No allowance has been made for any materials not mentioned in the above specification.