

ALPHA HOUSE - INFO PACK / MATERIALS & NOTES

LIST OF MATERIALS / SUMMARY

1. Frame / Super structure made from Precision engineered massive Glulam beams + metal parts.
2. Exterior elevations: Vertical timber clad at gables & utility room. Side elevations: Horizontal Shiplap timber cladding OR sheet metal profile OR Cedar shingles - on request.
3. Curved roof: Corrugated iron sheet profile (coated) + flashing.
4. Timber doors & windows, triple glazed set in laminated frames + locks, hinges Inc internal doors.
5. Velux windows + flashing.
6. Spiral staircase – Oak steps, Birch or Ash / Bespoke item(s).
7. Stud frame for super structure re 300mm space (for insulation) + internal membrane.
8. Glulam frame re floor at upper level.
9. Roof / sloped walls - T&G Sarking + membrane & ventilation battens.
10. Timber frame gable walls with vertical timber cladding. Supplied as stock - erected on site.
11. Internal walls - timber frame stud / partitions - as above.
12. Interior finish – Plaster boards and/or timber cladding.
13. Floor joists for insulated concrete slab foundations + upper floor.
14. 28mm T&G Spruce floor boards for above.
15. Skirting boards, timber fascias / architraves re interior.
16. Building accessories: Exterior Preservatives, Anchor bolts, metal straps & fixings. Silicone tubes building foam, tapes, screws, nails, building paper, vapour barrier, Bitumen DPC belt.
17. Architect working drawings including: 3D views. 2D Floor plans, elevations & foundations – for planning submission (Ex - site plan) by your agent.
18. Technical working drawings for construction elements including detailed cross sections for building warrant (Ex SAP & SER certificates – by your agent / structural engineer)



Price Guide	Given the options of Alpha House bespoke Kit items, price is subject to specifications. For example: your choice of external finishing, layout, type of spiral stairs etc. On-site construction is NOT included in KIT price.
Not included	Wheelchair ramp, insulation, specialist installation of supplied Velux windows. Balcony railings – on request.
Definition	WIND & WATER TIGHT STAGE: Erecting / securing structure on to your prepared foundations. Including: Gable walls (Ex exterior timber cladding). Floor joists on upper floor. Interior stud frame partition walls. Sarking on roof & side elevations + water/wind wrap membrane. External doors + windows.
Other	Budgeting ahead you need to provision for the following items: Joinery for timber cladding at gables. Corrugated metal roof install & shiplap cladding at sides (materials supplied). Insulated concrete slab foundations. Insulation, scaffolding & crane hire. Services to site. Plumbing + electrics. Kitchen, bathrooms & heating system. Interior finishing. Professional fees for your appointed agent(s) for planning permission & building warrants (See items 17+18)
Delivery	To site by 2 mega trailers (charged at cost).
Schedule	From contract to site delivery 12 weeks subject to T&C's (On request).