

Data Sheets for 6" Studs

All structural and external timbers are pressure impregnated against rot and fungal attack.

All structural timbers are stress graded and comply with the relevant British Standards and the NHBC Regulations.

Our standard timber frame kit specification is as follows:-

WALLS

External Panels	38 x 140 CLS treated timber at 400 centres and clad with 9mm OSB/exterior grade plywood (BBA approved) external sheeting with Breather membrane factory fitted to panels. 90 x 220 whitewood lintels to openings.
Load Bearing Partitions	38 x 140 CLS treated timber 90 x 220 whitewood lintels with one row of noggins
Head Binder	38 x140 CLS treated timber
Fire Barrier	50 x 50 treated carcassing
Internal Panels	38 x 89 CLS timber at 400mm centres, with mid-height bridging.
Plumbing/Electrical Noggins	38 x 89 CLS timber

FLOORS

Baseplate	38 x 140 CLS treated timber with dpc, fixed to concrete base.
Floor Joists	220 x 38 C16 B&G / 220 x 46 C16 B&G & to suit calculations on each individual design. Eco-Joist, I-Beams - quotations can be given for these options as an extra over. Compartment Floor consisting of 15mm floor system on 25mm acoustic slab on 18mm floating safe deck floor (or other options ie concrete floor screed).
Flooring	2400 x 1200 x 18mm t & g safe deck flooring glued and nailed.

ROOF

Roof	To suit calculations on each individual design - roof trusses / roofing timbers and all structural steelwork relating to timber frame construction.
Apex Panels	38 x 140 CLS treated timber at 400 centres and clad with 9mm OSB/exterior grade plywood (BBA approved) external sheeting with Breather membrane factory fitted to panels.
Gable Ladders / Outriggers	Barges are factory assembled to correspond with rafter and truss lengths.
Bracing/Wind Bracing	100 x 25mm bracing

Fascia	175 x 25mm timber backing board.
Over Fascia Vent	Glide vale (or similar) PVC Continuous air vent to roof space.
Soffit	400 x 9mm OSB3 Conditioned Board.
Roof Felt	Protect underlay roofing felt to BS747 (or equal alternative). DPC fitted at first row level at fascia.
Tiling Battens	25 x 50 treated laths at 300 centres to suit standard concrete tiles, if other tiles are being used i.e slate or clay - smaller centres can be carried out and charged as an extra over.

External Components

External Doors & Windows	Not quoted for but can be quoted for if required.
Roof Lights	Not quoted for but can be quoted for if required.
Cavity Barriers	50 x 50 firestop timber treated battens fitted around all openings (if required). Polythene sleeved fibreglass Cavity Fire Barrier 65 x 65mm, supplied loose for site fitting.

Miscellaneous

Wall ties	Stainless Steel wall ties and nails (for fitting by bricklayer). Premarked stud lines indicate position for fitting.
Anchor Bars/ Holding Down Straps	Stainless Steel 1200mm holding down straps, complete with stainless steel nails.
DPC	For fitting to base plate on site.
Cavity Vents	Weep hole vents supplied for fitting by bricklayer.

The following specification relates to additional items priced if requested:-

Plasterboard	12.5mm plasterboard to walls and ceilings and moisture resistant fitted to all wet areas.
Insulation	300mm insulation to roof space 140mm pumped Warmcell insulation to external walls 100mm fibreglass insulation to internal walls

Upgraded Insulation can be quoted if requested i.e. hemp, sip panel construction etc.

Noggins	All noggins fitted where required to suit plasterboard and noggins supplied for kitchens and bathrooms.
Vapour Barrier	250MU Vapour Barrier fitted on site, taping and sealing all joints and openings Intello Intelligent Air-Tight Barrier can also be quoted if requested.

Air Testing / Saps

Not included in quotation, but we can provide a cost for this as this is compulsory for current Building Control requirements.

We at McCavana Timber Frame Homes Ltd are a registered DEA (Domestic Energy Assessors) company and are qualified to certify all homes for testing.

Internal Plaster

Skim coat plaster or dry lining to internal walls.

Internal Trim Out

softwood PAR 120 x 32mm door framing
6" Oak skirting (moulded)
4" Oak architrave (moulded)
2" Oak doorstop
Oak Flush doors and 3No loose pin hinges per door

We can provide you with any alternative specifications you may require and would welcome any enquires for an individual quotation based on your personal requirements.