



SPECIFICATIONS



FLEMINGHOMES

TIMBER FRAME SELF-BUILD. YOUR HOME. OUR PASSION.



FULL SPECIFICATION

Design is at the heart of self-build projects, and we aim to give architects maximum flexibility.

Our timber frame quotations are based on the full specification details below, unless otherwise stated or requested. However, this is only the start. Each element of the specification is entirely flexible, and materials can be changed or omitted to suit your specific needs.

Please call us on 01361 883785 to discuss your detailed design requirements.

GROUND FLOOR (SOLID GROUND FLOOR)

DPC	150/100mm damp proof course below soleplate
Wallplate	140x38mm treated (or size & number as required)
Framing Anchors	ETFSS holding down straps and HIT M6 - 40/67 @ centres specified by structural engineer

UPPER FLOORS

Floor Joists	220x45mm C24 treated @ 400mm crs.
- options	Engineered TJI, FJI & Posi Joists
Floor Noggins	220x45mm/195x45mm treated
Ironmongery	MS hangers (as required)
Floor Starter Plate	22mm treated
Flooring	22mm T&G (moisture protect) chipboard
Insulation	100mm Loftroll 40 sound deadening glassfibre
- options	Insulation product as specified
Vapour/Air Tightness Barrier	VC foil vapour/air tightness barrier
Plasterboard	12.5mm T/E plasterboard (2 layers 'Soundblock' to mid floor ceilings)
Ceiling Branders	45x45mm DAR treated (as required by design) @ 400mm crs.

INTERNAL WALL PANELS

Top & Bottom Plate	90x38mm treated
Studs	90x38mm treated @ 600mm crs.
Insulation	100mm sound deadening glassfibre insulation
Sheathing (if racking required)	9mm OSB 3 (factory fitted to one side)
Plasterboard (dry rooms)	12.5mm T/E plain plasterboard
Plasterboard (damp rooms)	12.5mm T/E moisture resistant plasterboard

EXTERNAL WALL PANELS (based on 'Premier Plus' wall specification)

Top & Bottom Plate	140x38mm treated
Studs	140x38mm treated @ 600mm crs.
Lintels	2/220x45mm C24 treated (as required by design)
Sheathing	9mm OSB 3 (factory fitted)
Breather Membrane	Glidevale Protect (silver reflective) TF200 Thermo (factory fitted)
Headplate	140x38mm treated
Packer Headplate	140x14mm treated (as required by design)
Insulation	140mm Frametherm 35 glassfibre
- options	Premier Plus/Premier Fit/Premier Plus Fit/ Superior FIT or as specified
Vapour/Air Tightness Barrier	VC foil vapour/air tightness barrier
Service Void Batten	45x45mm DAR treated @ 600mm crs.
Plasterboard	12.5mm T/E plain plasterboard

INTERNAL LOAD BEARING WALL PANELS

Top & Bottom Plate	90x38mm treated
Studs	90x38mm treated @ 600mm crs.
Lintels	2/220x45mm C24 treated (as required by design)
Headplate	140x38mm treated
Packer Headplate	140x14mm treated (as required by design)
Insulation	100mm sound deadening glassfibre insulation
Sheathing (if racking required)	9mm OSB 3 (factory fitted to one side)
Plasterboard (dry rooms)	12.5mm T/E plain plasterboard
Plasterboard (damp rooms)	12.5mm T/E moisture resistant plasterboard

WINDOWS

High performance fully reversible treated Redwood windows (Rational)	
Low 'E' 28mm thick double glazing (factory fitted)	
Lockable handles with night ventilation & child safety locks	
Secured by Design manufactured	
Fully weather stripped with closable head vents	
Supplied with 3 coat factory finish (range of colours available)	
- options	Timber Aluminium Clad, UPVC

ROOFLIGHTS

Velux rooflights (as required by design) with complete BDX collar & flashing to suit roof finish
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EXTERNAL DOORS & FRAMES

Pre-hung external door set, rebated & weather sealed	
60mm thick thermally efficient construction	
Sealed unit double glazing (where applicable)	
Performance treated ironmongery	
Including 6 pin security cylinders and lockcase to BS3621:1980	
Secured by Design manufactured	
A range of styles, colours & stains are available	
- options	Timber Aluminium Clad, UPVC

ROOF

Trusses	Prefabricated trusses @ 600mm crs. Truss type to suit roof/dwelling design Truss clips & hangers (as required by design)
Bridles & Trimmers	220x45mm C24 (as required by design)
Wind Bracing	100x25mm treated
Roofing Membrane	Glidevale Protect 'A1' or Glidevale Protect VP400 breathable (as required by design) + eaves protection membrane
Sarking	9mm OSB 3 or 22mm treated sarking boards
Counter Battens	38x19mm treated (as required by design)
Tile Battens	50x25mm treated (as required by design)
Valley/Ridge Boards	100x18mm treated
Fascia Boards	195x25mm Redwood
Barge Boards	145x25mm Redwood
Eaves Protection Strip	330mm HD Eaves protect felt
Soffit	9mm WBP 'soffit' plywood
Soffit Ventilators	SV604/SV609 eaves ventilation strip (as required by design)
Eaves Ventilation Tray	6m x 400mm continuous rafter tray
Gable Ladders	89x38mm treated (prefabricated)
Gable Peak Panels	140x38mm/89x38mm prefabricated panels (OSB & membrane)
Ceiling Branders	45x45mm DAR treated (as required by design)
Vapour/Air Tightness Barrier	VC foil vapour/air tightness barrier
Plasterboard	12.5mm T/E plain plasterboard
Insulation	280mm Frametherm 40 glassfibre to horizontal ceilings 145mm Rigid Insulation TP10 rigid to sloping ceilings 140mm Frametherm 40 glassfibre to attic upright walls
- Options	Insulation detail as specified

FINISHINGS

Architraves	95x16mm 'Ogee' profile moulded pine + plinth blocks
Skirtings	145x16mm 'Ogee' profile moulded pine
Window Cills	170x21mm 'bullnose' profile pine
- options	Items supplied in Hardwood Oak, MDF

INTERNAL DOORS & FRAMES

High quality finished solid core oak veneered doors (machined for locks only)

Ironmongery (selection of choices)

116x30mm prefabricated redwood frames with loose half stops (for machining & fitting onsite)

116x16mm hardwood oak threshold

- options

Hardwood Oak Frames

PATIO/FRENCH DOORS

High performance treated laminated pine

Toughened low 'E' glazing

Performance treated ironmongery

Secured by Design manufactured

A range of styles, colours & stains are available

- options

Timber Aluminium Clad, UPVC

STAIRCASE

Douglas Fir treads, risers & stringers

Douglas Fir handrails with turned or square newels & spindles

- options

Hardwood Oak, glazing options

MISCELLANEOUS

Loose 140x38mm/89x38mm timber supplied for additional use on site

Cold water storage tank bearers (if applicable)

Plasterboard screws

Garage door (double/single in range of styles - if applicable)

Garage external doors & windows (if applicable)

Ceiling hatch

Stainless steel framing wall ties

Structural roof beams

Structural steel beams (if applicable)

Timber external cladding & cladding battens (if applicable)

Structural design certificate

WARDROBES

Redwood frames with hardwood thresholds

Hinges, hardwood veneered doors, brass/chrome pull knobs

Magnetic catch fasteners

Hardwood veneered shelving

Brass/chrome plated hanging rail and brackets

- options

Hardwood Oak Frames

U-VALUES

Maximum flexibility is our priority when it comes to self-build insulation solutions. We provide a number of wall insulation details as a starting point, ranging in U-value from a 0.19-0.11W/m²K. We can also create an insulation detail to meet architects' requirements so if you have a particular U-Value or detail in mind simply let us know.

EXTERNAL WALL PANELS

Premier Plus 0.19W/m²K

Premier FIT 0.17W/m²K

Premier Plus FIT 0.16W/m²K

Superior FIT 0.11W/m²K

ROOF

Horizontal Ceilings 0.14W/m²K (max)

Sloping Ceilings 0.17W/m²K (max)

Attic Upright Walls 0.19W/m²K (max)

MISCELLANEOUS

Windows 1.4W/m²K (max)

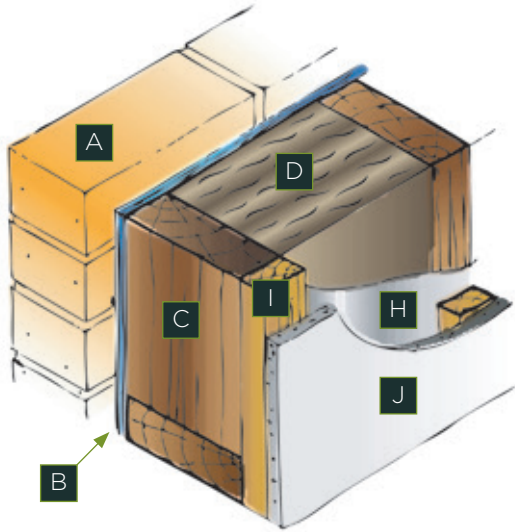
Velux Windows 1.4W/m²K (max)

External Doors 0.9-1.4W/m²K

French/Patio Doors 1.5W/m²K (max)

PREMIER PLUS

U-value
0.19W/m²K



EXTERNAL WALL PANEL LEGEND

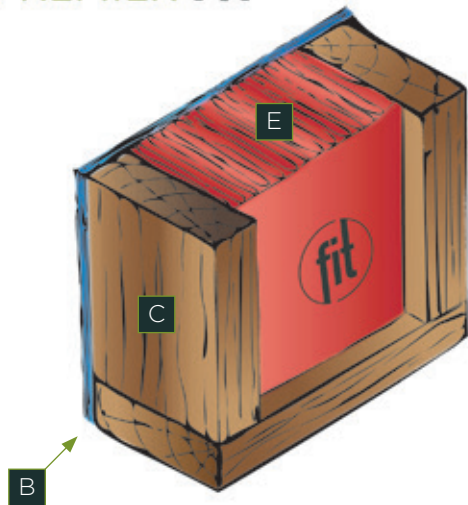
A	External masonry leaf (detail can vary)
B	TF200 thermo reflective external breather membrane & OSB
C	140x38mm treated studs
D	140mm Frametherm 35 glassfibre insulation
E	120mm TW55 factory fitted rigid insulation
F	140mm TW55 rigid insulation
G	50mm TW55 rigid insulation
H	VC foil vapour/air tightness barrier
I	45x45mm treated internal service void battens
J	Plasterboard

Please contact us for detailed u-value calculations.

For further details please visit: www.fleminghomes.co.uk/services-products/products/insulation/

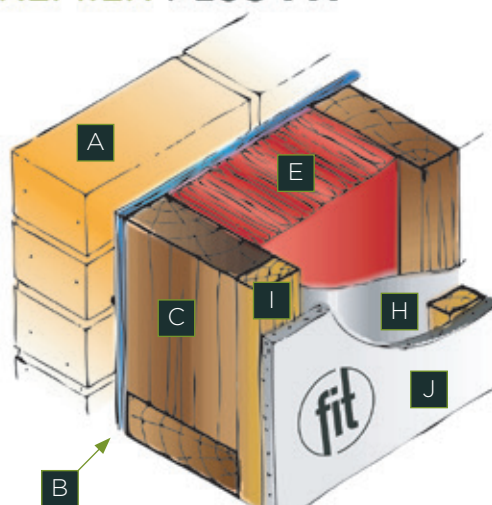
PREMIER FIT

U-value
0.17W/m²K



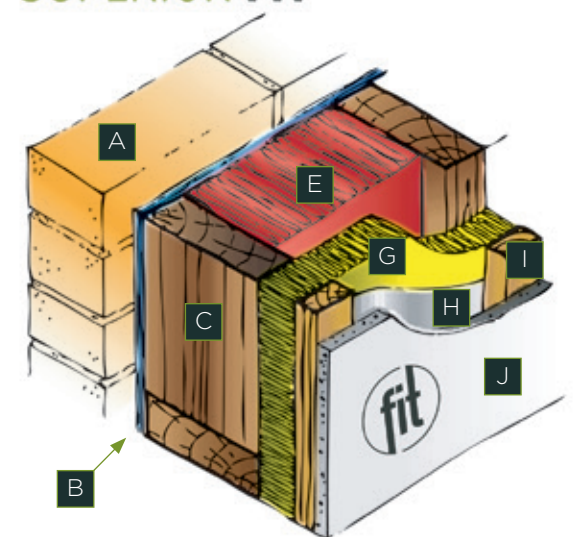
PREMIER PLUS FIT

U-value
0.16W/m²K



SUPERIOR FIT

U-value
0.11W/m²K



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FLEMINGHOMES

HEAD OFFICE

Station Road Duns
Berwickshire TD11 3HS

SWINDON SHOWROOM

National Self Build & Renovation Centre
Lydiard Fields Great Western Way
Swindon SN5 8UB

CONTACT US

+44 (0)1361 883785
enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

