

SPECIFICATION

Foundation:	Concrete ready mix S2 6m3.
Base plate:	Base plate timber C24 10"x2" fit with dump proof course and on foundation every 600mm centre to concrete use s/s threaded bar M12
Timber frame:	horizontal and vertical lengths 8"x3" softwood timber fix with mortise and tenon, knee braces, dovetailed lap joint.
Roof:	Roof beams and main rafters 6No 8"x2" fix with mortise, tenon and dovetailed lap joint, purlin 4"x4" 6No, rafters 2"x3" every 400mm centre on purlin, OSB board 18mm painting bitumen paint, batten tiles 20x50mm fibre-cement tiles 300x600mm.
Wall:	OSB 18mm external and 50mm polyurethane insulation, WBP 18mm plywood internal and 100mm loft insulation.
Floor:	C24 8"x2" 400mm centre with support timber legs and WBP 18mm plywood on top joists.
Electrical:	All electrical work to meet requirement /electrical safety/ and must be installed, inspected and tested by a person competent to do so.
Windows:	25mm double glazing units 4No
Doors:	4panels folding timber doors
Smoke detector:	Operated by battery
Terrace roof:	3"x2" and plywood on top to cover by shingle tiles and supported two post 8"x8" and two cut off trees, decking 25mm x 150mm