

Oak Frame - Timber List

This design includes the green oak timbers as itemised in the list below and is based on the dimensions/plans supplied. And please refer to the 3D Images supplied on 01.09.22

Straight stock	QTY	LENGTH	DIM	DIM
Tie Beam	6	5.3	250	150
Principal Rafter	12	2.8	250	140
Queen Strut	12	1	175	100
Top Plate	3	3.8	200	200
Post	2	2.2	200	200
Purlins	18	3.5	175	175
Ridge	9	3.5	175	175

The following items are excluded from our quotation (including but not limited to):

- Foundations, masonry, electrics/plumbing, roof tiles, flashing, flooring, internal plaster boarding, wall/roof/floor insulation (unless stated above), painting & decorating, guttering.
- Any glazing or joinery (doors/windows/roof), inc. internal trims, unless specified above.
- Engineering calculations for the oak frame to satisfy building control (if required). We have a recommended company which we can connect you with if needed.

Assumptions

The following items are required for a successful and safe build. If you are concerned about being able to provide any of these items, please contact me.

- Access to the site is good and safe. This will include a flat area to assemble trusses and adequate access and space adjacent to the site to allow us to set up our crane and position it next to the foundations. If unavoidable, we are able to operate our crane away from the foundations, for example, over your house or garden wall however this may incur extra cost, e.g.: this may require a larger crane, Power cables may require insulating or turning off and soft ground may require a track way.
- Suitable site preparation before our arrival including accurate foundations and a clean, clear site and scaffold. If the frame is sitting on walls, it may require accurately positioned floor beam, purlin, top-plate, or ridge pockets with appropriate pads.
- When/if required, you will provide fixed access scaffolding with temporary roof cover, to protect the oak frame prior to sandblasting with scissor lift access and ramp if required. **Scaffolding is not included within our quotation as it is likely to be needed by any follow-on trades.** We will however provide you with a plan for the scaffold and will discuss our requirements with the supplier.
- The design meets the requirements of your local building control authority.
- There will be an electricity supply, water, and hygiene facilities available at the site.