

**K Construction (Scotland) Ltd**  
**15 Marionville Road**  
**Edinburgh EH7 5TY**

landline: **0131 556 9837**

mobile: **079 475 85 975**

**www.kconstructionltd.com**



## **TIMBER OUTBUILDINGS - TECHNICAL SPECIFICATIONS**

- Remove top soil and level base
- Install 100mm hardcore base to suit size of building
- Compact hardcore with vibrating plate
- Blind hardcore with 5mm building sand
- Install 1200 gauge DPM over entire area
- Shutter slab with treated timber
- Cast 75mm thick concrete slab with 8mm reinforcing mesh
- Build 100mm concrete block foundation wall to suit
- Bolt on 100X50mm treated timber wall plate
- Install 100 X 45 wall panels screwed to wall plate with 11mm OSB outer skin
- Wrap entire shell with breathable builders membrane
- Clad outer shell with finish of your choice (Decking boards, cedar boards, redwood v lining, prefinished colonial style cladding)
- Install roof trusses from treated 45 X 95mm
- Fit 20mm treated sarking
- Sheet entire roof with breathable builders membrane
- Fit Velux windows if required
- Install roofing shingles, felt, timber or slate.

### **INTERNALLY**

- Insulate walls with 100mm Isowool
- Insulate roofing trusses with 50mm kingspan
- Sheet upper areas with 9mm plywood
- Frame lower areas with 12mm V lining
- Install floor covering of choice (Hardwood flooring, carpets, Karndean, parquet etc)
- Fit skirting

### **OPTIONAL EXTRAS**

- External decking
  - Electrical supply
  - Plumbing connections
  - Installation of kitchen units
  - Built in office furniture
  - Sauna, Hot Tub installation
- Prices, Charges & payments

### **PRICES**

As all buildings are tailored to individual clients' requirements, there is not a specific price list. To see example prices, go to a selection of costed buildings in the relevant section of our portfolio:

Prices include:

- Delivery
- Groundworks
- Construction
- Skips and scaffolding
- No hidden expenses

The Highlander is our most popular design, offering excellent value for money. Big enough for sauna or 7 person hot tub, small enough to require no planning permission.

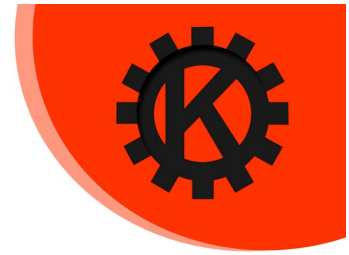
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## **Design A – HIGHLANDER**

### **Basic Package £6,500+VAT**

- Internal floor size 3.8m X 4.5m
- External finish timber decking
- Double doors
- Shingle Roof
- Double glazed PVC window
- Roof Overhang for storage
- External deck and benches

### **With upgrades £10,500 + VAT**

As above plus:

- Fully Insulated
- Electrical supply, heating, light and sockets
- Solid oak flooring
- Velux roof windows
- Painted hardwood ply finish
- V-lining to Dado height
- Fit Dado rail.
- Painted/stained finish.
- Shelving to suit requirements

### **Leisure Facilities**

- Home gym
- 7 person hot tub installation £5,000 + VAT
- 4 person sauna £2,000+VAT

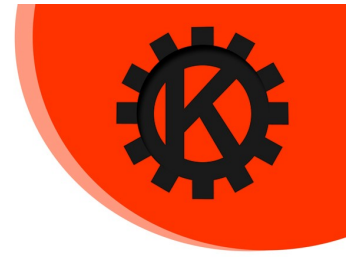
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## **DESIGN B - Mini Highlander**

### **Basic Package £2,500+VAT**

- Internal floor size 2.5m X 2.1m
- External finish timber decking
- Single door
- Shingle Roof
- Double glazed PVC window
- Roof Overhang for storage
- External deck and benches

### **With upgrades £4,500 + VAT**

As above plus:

- Fully Insulated
- Electrical supply, heating, light and sockets
- Solid oak flooring
- Velux roof windows
- Painted hardwood ply finish
- V-lining to Dado height
- Fit Dado rail.
- Painted/stained finish.
- Shelving to suit requirements