Pinelog
EXPERTLY CRAFTED LODGES

LODGE SPECIFICATION

Customer	Callie Pocock	
Quotation Ref	PL23-0203B	
Date	07-Dec-23	
Job number		
Lodge Size	47' x 20'	14.5m x 6.2 approx.
Lodge Type	Bespoke	

GENERAL

Building Standard	BS:3632:2015 - Residential Park Home	
Lodge handing	LH as plan	
External cladding	Larch	
Colour	2 coats deluge J073T	Sikkens 771 (Old Pine)
Orientation	Vertical	
Internal cladding	Knotty Pine	
Colour	**MATT** PU Varnish with white pigment	
Orientation	Horizontal	
Roof	Tegola Felt Shingle Tiles	
Pitch	13 degrees	
Colour	Black	
Bargeboards	Larch	
Floor	22mm Structural floorboards - Distressed Finish. Col: Praline **Fitted throughout except Family Bathroom and Utility.** **Usage in en suite at client's risk and additional coat of wax recommended. (To be applied by client)**	
Doors & windows	uPVC	
Internal door colour / style	Pine	
External door colour	Anthracite inside, Anthracite outside	
Window colour	Anthratite inside, Anthracite outside	

Heating & Electrics

Water Heating	Range Tribune Immersion Cylinder 250L
Space Heating	Dimplex PLXe Panel Heaters
Socket & switches colour	White

BUILD SPECIFICATION

EXTERNAL LODGE SIZES

Width	6200 mm
Beam Length	14400 mm
Lodge Length - Overall	14500 mm
Roof Overhang	900 mm to front gable

FLOOR CONSTRUCTION: (BOTTOM / UP) U Value 0.2

66 x 315 Glulaminated Edge Beam with Tanalised Bearers
50 x 200 Deep Floor Joists
8mm Orientated Strand Board (OSB) - Rigid Insulation Supports
200mm Thick Rockwool Insulation
Flooring

EXTERNAL WALL PANEL CONSTRUCTION: (OUTSIDE / U Value 0.32

External cladding
Air Cavity
Breather Paper Lining
30mm Counter Batons
30mm Rockwool RWA45 Slab
10mm Thick Ply Boarding
38 x 89 Main Studs @ Predominantly 600mm Centres
90mm Flexislab Rockwool Insulation
Vapour Control Layer (VCL)
Internal cladding

ROOF CONSTRUCTION: (OUTSIDE / IN) U Value 0.2

Felt Tiles - AA Grade with Vented Roof via Top Hat Ridge Vent
Underlay
12mm Thick Plywood Sarking
Glulaminated Ridge Beam (2 No. Side by Side)
50 x 200 Deep Rafters
150mm Thick Flexislab Rockwool Insulation
40 mm PIR Insulation
12 mm ply spacer
Vapour Control Layer (VCL)
Internal cladding

INTERNAL WALL CONSTRUCTION:

Internal cladding	Knotty Pine
63 x 38 Pine Studding (with Ply Sheating to Spine Walls)	
Internal cladding	Knotty Pine

WINDOW SIZES

Single Window Short	En Suite, Bedroom 2, Dressing	630 x 1075	3
Single window tall	Lounge	630 x 1805 mm	2
High Level Window	Bathroom	1350 x 750	1
Double window short	Kitchen	1200 x 1075 mm	1
Double window standard	Bedroom 1, Bedroom 2, Study	1200 x 1225mm	3
Large Double Velux	Lounge		1
Small Single Velux	Kitchen		

EXTERNAL DOOR SIZES

Single full glazed door	Satin Glass	865 x 2030 mm	1
Double full glazed door with side panel		1200 x 2030mm door + 600 panel with integrated gable windows	2

INTERNAL DOOR SIZES

	610 x 1980mm	3
	686 x 1980mm	6

EXTERNAL

Rainwater goods	Brett Martin. uPVC. Brown Square section
External lights	Recessed Spots under front overhang.
	Palin updown light with PIR adjacent to single door
Skirting - 500 mm high to suit level base	
External Socket	
External Tap	

VERANDAH

Verandah	2.4m x 6m to front elevation
	1.2m return to single entrance door
Balustrade	Larch
Steps	1 set

ROOM SPECIFICATIONS

BEDROOM 1

Walk in Wardrobe

2 no Pine doors on black barn style exposed sliding door kit. Haefele 941.32.000 (2 sets)
Wardrobe inteiror - Rails and shelving. Exact layout to be agreed.

Lighting	LED recessed Spotlights
Panel Heater	DimplexPLXe
Double sockets	as plan
TV point & Double socket	1.5m high - above chest of drawers
Door coat hook	
Door stop	
Curtain pole	Renaissance Contract 35 Black Nickel

ENSUITE

Shower Enclosure	Fibo Olive Green Wall Panels T5206EM - M74	
Splash back	Fibo Olive Metro above - chrome trim.	
Flooring	Praline Floorboards	
Shower tray	1400 x 800 Victoria Plum 1400 x 800 STNTR41	
Shower Screen	Victoria Plum Mode Harrison 8mm Easy Clean Sliding. SFD140	
Toilet	Nabis Arno (Square)	
Basin	WHITE Victoria Plum **Derwen**t(Ceramic basin) Floor/Wall Hung.	
Basin taps	Nabis Circo Chrome	
Shower	Mira Coda Pro ERD (Dual Head)	
Toilet roll holder	Chrome	Nabis Brighton
Mirror with lights & shaver socket		Saxby Nico
Shelf	under mirror	Nabis Brighton
Electric Towel Warmer	Chrome	
Extractor fan	Humidistat Type.	Xpelair C4HTS
Lighting	LED Recessed Spotlights	
Door stop		
Door coat hook		

BEDROOM 2

Walk in Wardrobe

2 no Pine doors on black barn style exposed sliding door kit. Haefele 941.32.000 (2 sets)
Wardrobe inteiror - Rails and shelving. Exact layout to be agreed.
Dressing table made from worktop.

Lighting	LED recessed Spotlights
Panel Heater	DimplexPLXe
Double sockets	as plan
TV point	1.5m high - above chest of drawers
Door coat hook	
Door stop	
Curtain pole	Renaissance Contract 35 Black Nickel

STUDY

Lighting	LED recessed Spotlights	
Panel Heater	DimplexPLXe	
Double sockets	as plan	
TV point	1.5m high	
Door coat hook		
Door stop		
Curtain pole	Renaissance Contract 35 Black Nickel	

BATHROOM Partial Tiling to wet areas

Half Height tiles around bath Waxman Subway Victorian Green Crackle Glaze *

Not recommended for use in showers. Usage at own risk. Do not use bleach or abrasive cleaners on these tiles

Splashback	Waxman Subway Victorian Green Crackle Glaze	
Floor tiles	Black & White Checkerboard Quarry Tiles	
Bath	1700 x 700 Double Ended Bath	
Raised Boxed in shelving to either end of bath (as Woodsman Lodge)		
Shower Tray	1000 x 800 Offset quadrant stone shower tray, VP STNTR47	
Shower Screen	1000 x 800 Offset Quadrant screen,black accents. Victorian Plumbing BLK18Q2D	
Shower	Orchard Wye Black Thermostatic VP SHS7B	
Toilet	Nabis Arno (Square)	
Vanity Unit	Victoria Plum Derwent(Ceramic basin) Floor/Wall Hung. White	
Basin taps	Victoria Plum Orchard Wye WYEBLK02	
Bath Filler	Victoria Plum Orchard Wye WYEBLK03	
Toilet roll holder	Black	Victoria Plum Mode Spencer SSTRHB
Mirror with lights & shaver socket		
Shelf	under mirror	VP Accents 1805 Black TBCACC13
Electric Towel Warmer	Anthracite	Victoria Plum Bali SIG1500A
Extractor fan	Humidistat Type.	Xpelair C4HTS
Lighting	LED Recessed Spotlights	
Door stop		
Door coat hook		

KITCHEN

Cabinets	HOWDENS	
Shaker Style	Halesworth or Chelford	
Worktop & Upstand	Formica Prima Range	
Hob splashback	Stainless Steel	
Extractor hood	Chimney/Flat Glass/Integrated	
Oven	Lamona Double Oven	LAM4609
Hob	Lamona Ceramic Hob	LAM1746
Sink	Stainless Steel 1.5 bowl	
Tap	Nabis Sevier	
Integrated Microwave & grill	Lamona	
Fridge Freezer	Space and power supply only for client's own	
Integrated Dishwasher	Lamona	LAM8607
Lighting	LED recessed Spotlights	
Sockets	As Plan	
Over Island Feature lights	Wiring only	Client to supply/fit their own 2 no
Heat Detector		Cone Pendant

DINING

Panel heater	Dimplex PLXe
Lighting	LED recessed Spotlights
Sockets	as plan
Curtain poles	Renaissance Contract 35 Black Nickel (Double Doors)

LOUNGE

Panel Heaters	Dimplex PLXe
Lighting	LED recessed Spotlights
Sockets	as plan
TV point	as plan
2 Corner TV Shelves	(optional)

Tiled hearth and heat sheild for client's own stove. Stove to be fitted on site by others.
Client to advise stove model prior to lodge manufacture.

Curtain poles	Renaissance Contract 35 Black Nickel (Double Doors)

CO Detector

HALL

Panel Heater	Dimplex PLX2
Lighting	LED recessed Spotlights
Socket	as plan

Smoke Alarm
Linen Cupboard with Shelves

ENTRANCE LOBBY/UTILITY

Flooring	Praline Floor Boards

1050 corner base unit	Cabinets as Kitchen
300 mm Base Unit	Cabinets as Kitchen
Corner Wall Unit	Cabinets as Kitchen
500 Wall Unit	Cabinets as Kitchen
300 Wall Unit	Cabinets as Kitchen

Stainless Steel single bowl sink
Nabis Sevier Tap

Worktop Over	Worktop as Kitchen

Large cupboard with Range Tribune 250L Immersion Cylinder.

Fused spur under boiler	for installation of heat trace, by others.

2 no fused spurs in cupboard for future connection of Battery/Inverter
Double Socket for charging

Consumer Board	in Cloaks Cupboard

Space for client's shoe rack

Lighting	Recessed LED spotlights
Panel Heater	Dimplex PLXe
Sockets	as plan

CO2 detector

Plumbing and power supply for washer dryer stack (appliances by client)
Note: Dryer is Condensing type. Wall vent required at appropriate height
Fitted Worktop for washer under/dryer over

Coat Hooks
Panel Heater Dimplex PLXe

THE DETAIL OF THIS SPECIFICATION IS AS ACCURATE AS POSSIBLE AT THE TIME OF ISSUE. HOWEVER, WE RESERVE THE RIGHT TO AMEND SPECIFICATION DETAILS WHERE NECESSARY IN CASE OF MATERIAL SHORTAGES, DISCONTINUED SUPPLY OF BOUGHT-IN ITEMS OR OTHER FACTORS OUT OF OUR CONTROL.