

20' x 10' GARDEN OFFICE

COTTAGE STYLE DESIGN

WITH CEILING - INSULATED FOR YEAR-ROUND USE



FLOOR PLAN (20' x 10')

6100mm (20')



3050mm (10')

KEY SPECIFICATION

Overall size: 20ft x 10ft / 6.1m x 3.05m

Overall height: Max 4.0m to ridge

Eaves height: Approx. 2.3m

Roof pitch: Approx. 35°

Construction: Timber frame

Use: Home office / workspace

Windows & doors: uPVC double glazed, supplied by Fi

External finish: Painted timber cladding

Foundation: Steel frame on concrete pads / piers, not a full slab

Roof finish: Lightweight slate-effect tiles

Interior: Plasterboard ceiling and walls, fully insulated for year-round use

FEATURES

- Timber canopy porch (no light fitting)
- uPVC French doors with glazed panels
- uPVC windows (2 over 2)
- Fully insulated (floor, walls, roof)
- Year-round usable
- Electrical & data ready
- Air conditioning unit
- External lantern lights either side of entrance

EXTERNAL FINISHES



PAINT FINISHES (INTERIOR)



ELEVATIONS

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (LEFT)



SIDE ELEVATION (RIGHT)



GROUND PREPARATION & BASE

- Level and compact ground
- Install MOT Type 1 hardcore (100-150mm) compacted
- Concrete pads / piers
- Drainage consideration ensuring water runs away from building, gravel perimeter



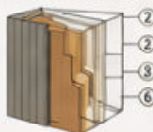
FLOOR BUILD-UP

- 1 18-22mm moisture-resistant T&G board
- 2 Treated timber joists
- 3 100mm PIR insulation (Celotex / Kingspan)
- 4 Breathable membrane
- 5 Protective board



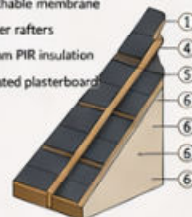
WALL CONSTRUCTION

- 1 Vertical timber cladding
- 2 Breathable membrane
- 3 Timber stud frame (100mm)
- 4 100mm PIR insulation
- 5 Vapour control layer
- 6 Plasterboard (walls & skirting)



ROOF CONSTRUCTION

- 1 Lightweight slate-effect tiles
- 2 Battens
- 3 Breathable membrane
- 4 Timber rafters
- 5 100mm PIR insulation
- 6 Insulated plasterboard



ELECTRICAL SPECIFICATION

- Concealed conduit routes
- Armoured SWA cable from house together with CAT6 data cable
- Consumer unit
- 4 x double sockets
- LED downlights
- External lantern lights either side of entrance
- Air conditioning unit



WINDOWS & DOORS (SUPPLIED BY FI)



- uPVC double glazed windows (2 over 2)
- Colour: Pebble Grey
- Black ironmongery
- Final sizes & design to be confirmed

- uPVC French doors
- Glazed panels
- Colour: Pebble Grey
- Black ironmongery

TIMBER CANOPY PORCH



- Timber canopy porch
- Brackets / small truss detail
- Open sided
- No light fitting

NOTE: Builder to allow for all materials, labour, fixings and appropriate weatherproofing.