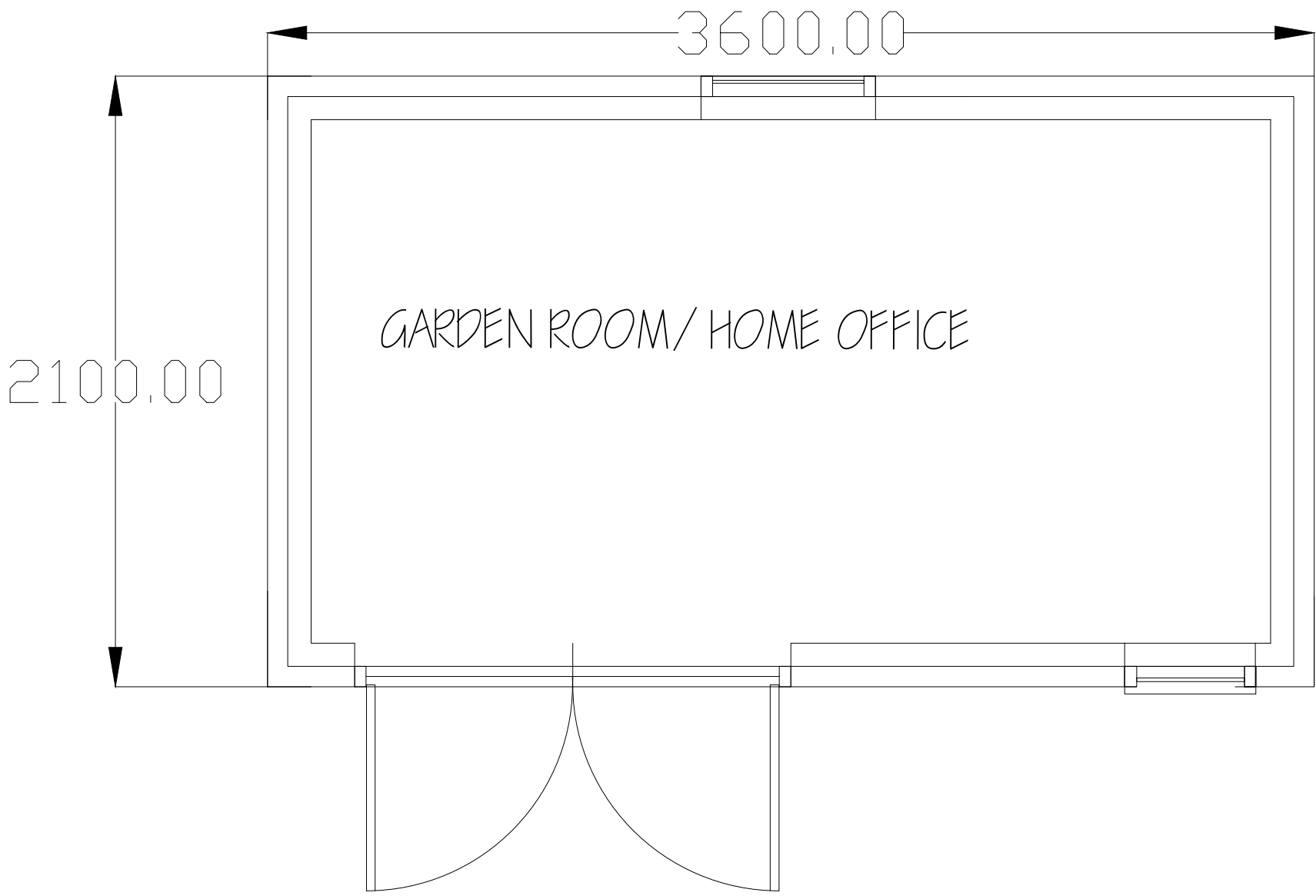


PROPOSED GARDEN ROOM / HOME OFFICE



GROUND FLOOR PLAN 1/ 20

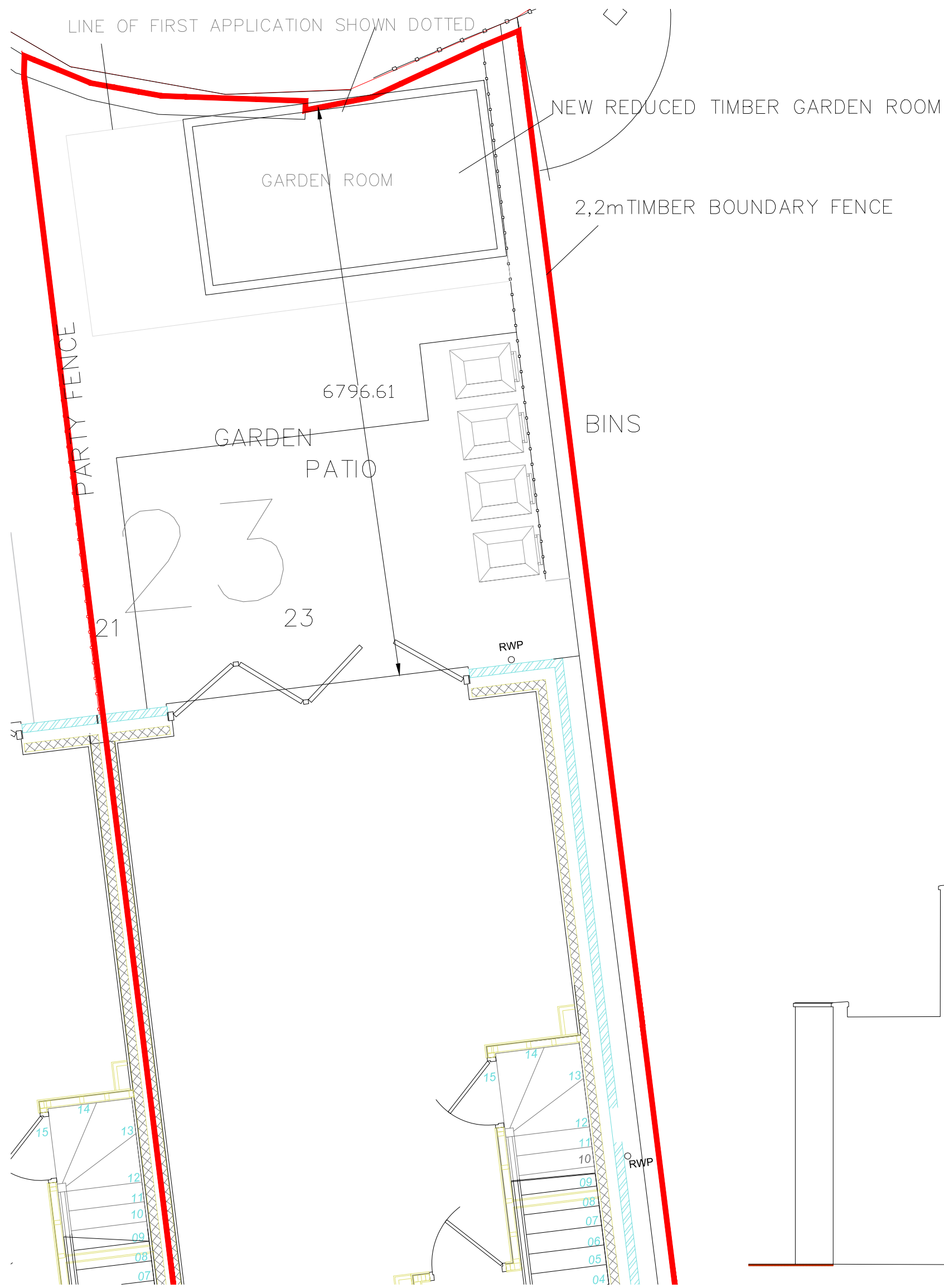
GENERAL SPECIFICATION REDUCED SCHEME

Supply and instal a Pembroke style garden room with store 3.6m wide x 2.1m deep with the store room, walls constructed of 75x50mm cls pressure impregnated timber frame with a galvanised steel base plate, clad with 125mmx22mm thick pressure impregnated vertical redwood TG&v board,10mm cavity with vapour barrier all finished in anthracite. Store room to be 1.2m wide.

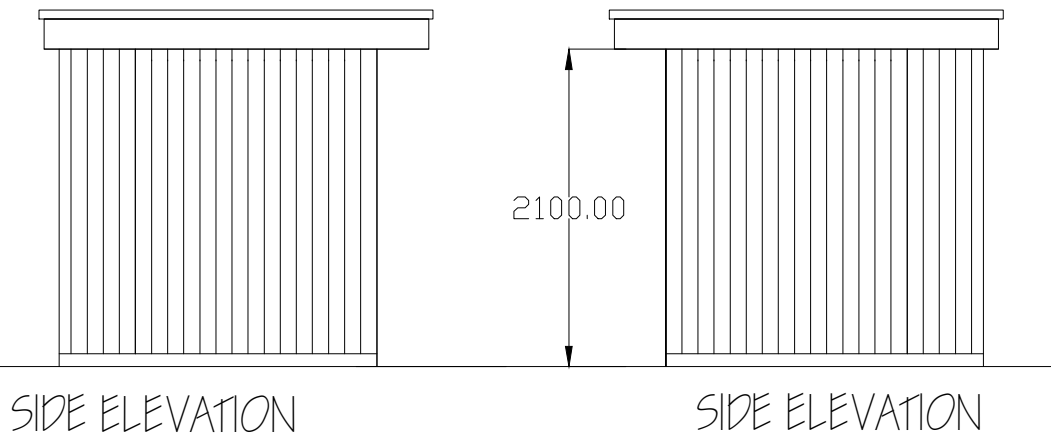
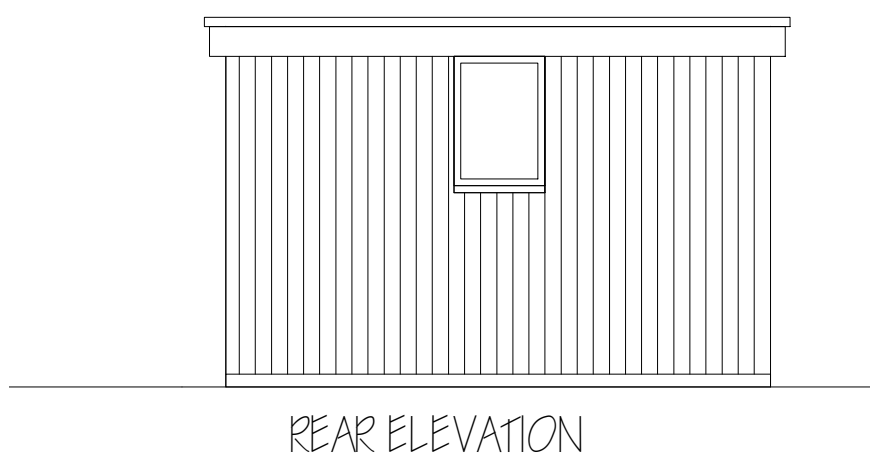
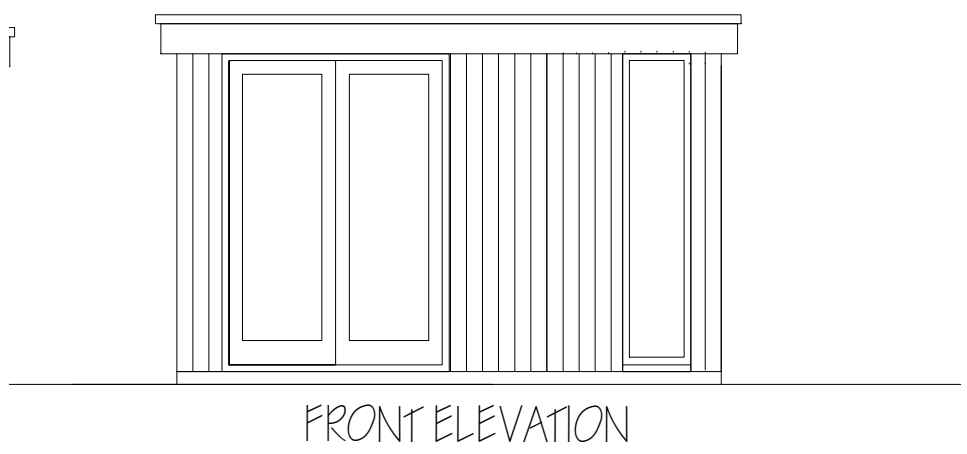
1 no set of sliding patio doors 2000x1981 with 5 point locking and toughened glass finished in anthracite RAL 7016, 1no opening UPVC Double glazed vent windows 610x400,1no fully double glazed upvc top opening window 610x900 high finished in RAL 7016 anthracite grey ,UPVC vertical matching UPVC window frame 450 x1940, all finished in anthracite RAL 7016.

Roof constructed of R31 plastisol steel sheets in anthracite with anti condensation to the underside of the roof supported onto timber roof beams sloping towards the rear including a gutter and down pipe. The building will be sealed and bolted onto our timber base base.Overhang to the front of the roof 200mm with 4no down lighters.

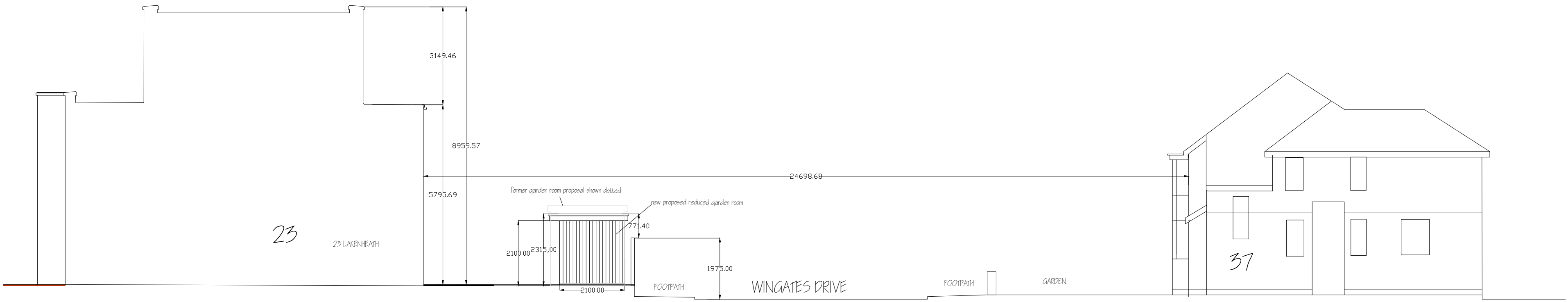
Internal walls of the Garden room/office lined on completion with 9mm moisture resistant mdf painted in pavilion grey emulsion, 50mm Knauf insulation, complete 70mm architrave painted in white ,roof to be insulated with 25mm celotex underlined with 6mm moisture resistant mdf painted pavilion grey, .



SITE PLAN 1/50



BLOCK PLAN 1/500



CROSS SECTION 1/100

REDUCED GARDEN ROOM 05/21			
REVISIONS			
SCALE	DATE	DRAWN	CHECKED
1/50	MARCH 21	ASC	
1/100			
1/500			
CLIENT			
C. BROWN			
TITLE			
23 LAKENHEATH CLOSE, DIDS BURY M202WP			
825 WILMSLOW ROAD SITE			
PROPOSED TIMBER FRAMED GARDEN ROOM			
SITED IN REAR GARDEN REDUCED SCHEME			
DRAWING No.			
0.1B			