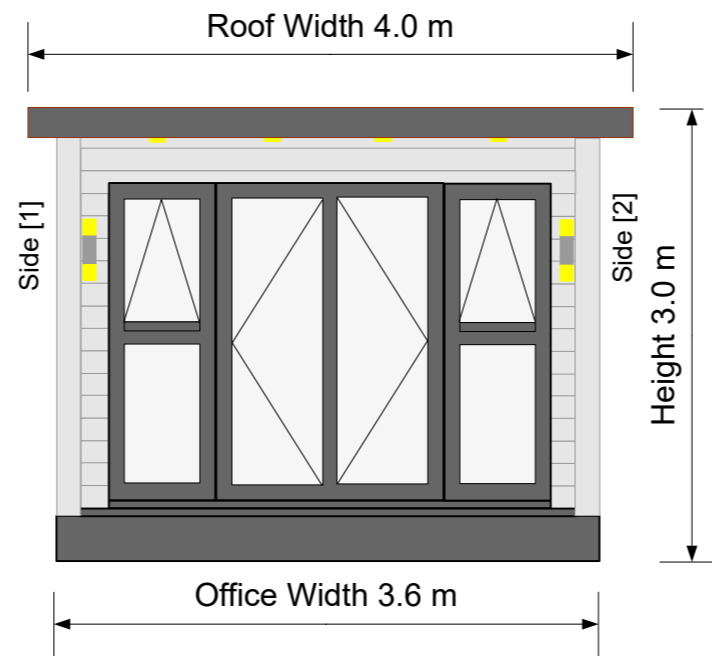
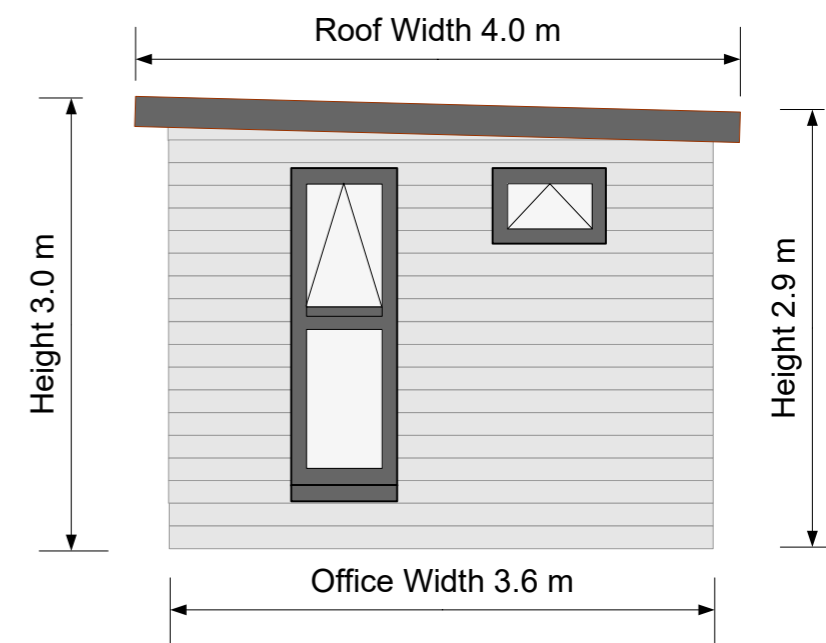


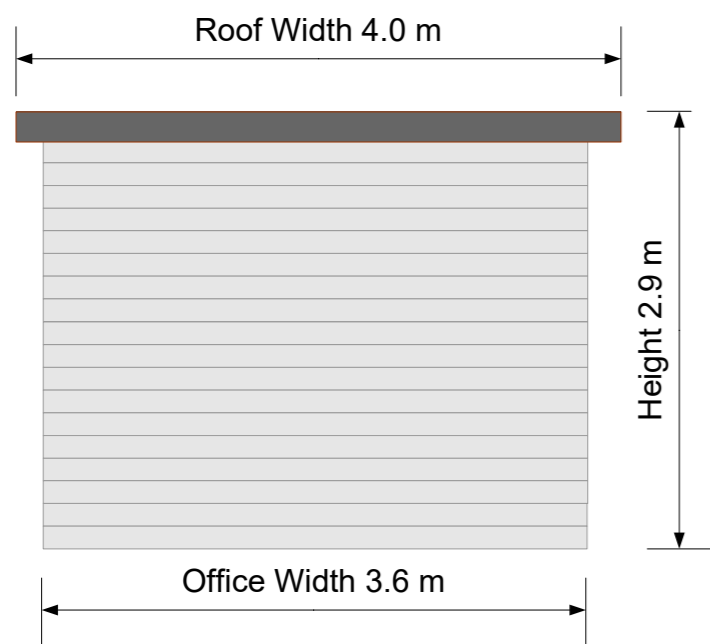
Side Elevation [1]



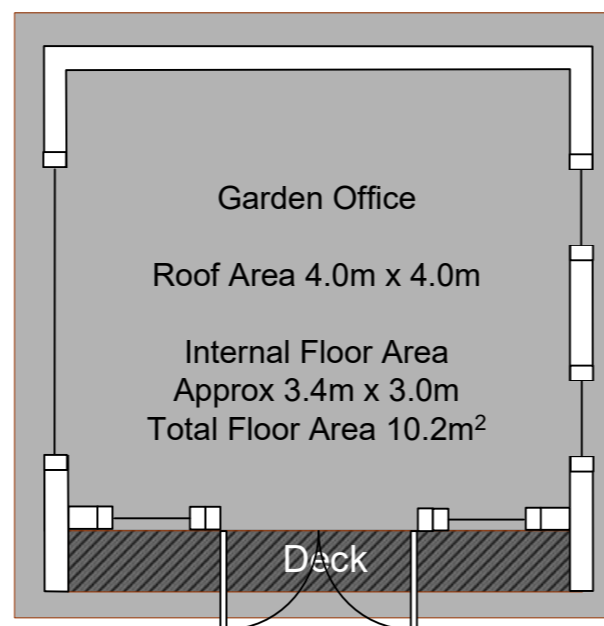
**Front Elevation
(Towards House)**



Side Elevation [2]



Rear Elevation



**Plan View
Doors open towards house**

Additional Notes

- Use: Garden Office (specifically no sleeping)
- Amenities: Electricity Only (no running water)
- Total Internal Floor Area ~ 10.2m²
- Flat GRP Roof – Grey
Sloping from Front to Back Gradient Approx 1:40
- Grey Composite Entrance Deck
- Exterior Lighting Shown In Yellow
- Entrance French Doors & Windows are recessed approx 400mm to create a deck that doubles as a step.

Construction Notes

- Foundations: Concrete Pads with Adjustable Joist Supports.
- Under-Floor anti-weed membrane with 150mm ventilation space.
- C24 Treated Timber Floor Joists 47mm x 150mm.
- C24 Treated Timber Stud Walls 47mm x 100mm.
- C24 Treated Timber Ceiling Joists 47mm x 150mm.
- Cold Roof construction, insulated 90mm Celotex and 18mm OSB3 deck.
- Vented Soffit cross roof ventilation, min 50mm air gap under the roof deck.
- Stud walls insulated with 90mm Celotex & fitted with a breathable exterior membrane.
- Cement Based Exterior Wall Cladding A2 Fire Rated.
- Internal walls & ceiling: Vapour Barrier plus 12.5mm plasterboard, skimmed and painted finish.

Proposed Garden Office	Mr & Mrs D Fisher
Office Plan: Drawn as Proposed	No 9 Frensham Avenue Plymouth PL67JN
Ref. Office Plan DWG 03	Date: 07 Feb 2021
Drawing Scale: 1:50	Version: V1R1