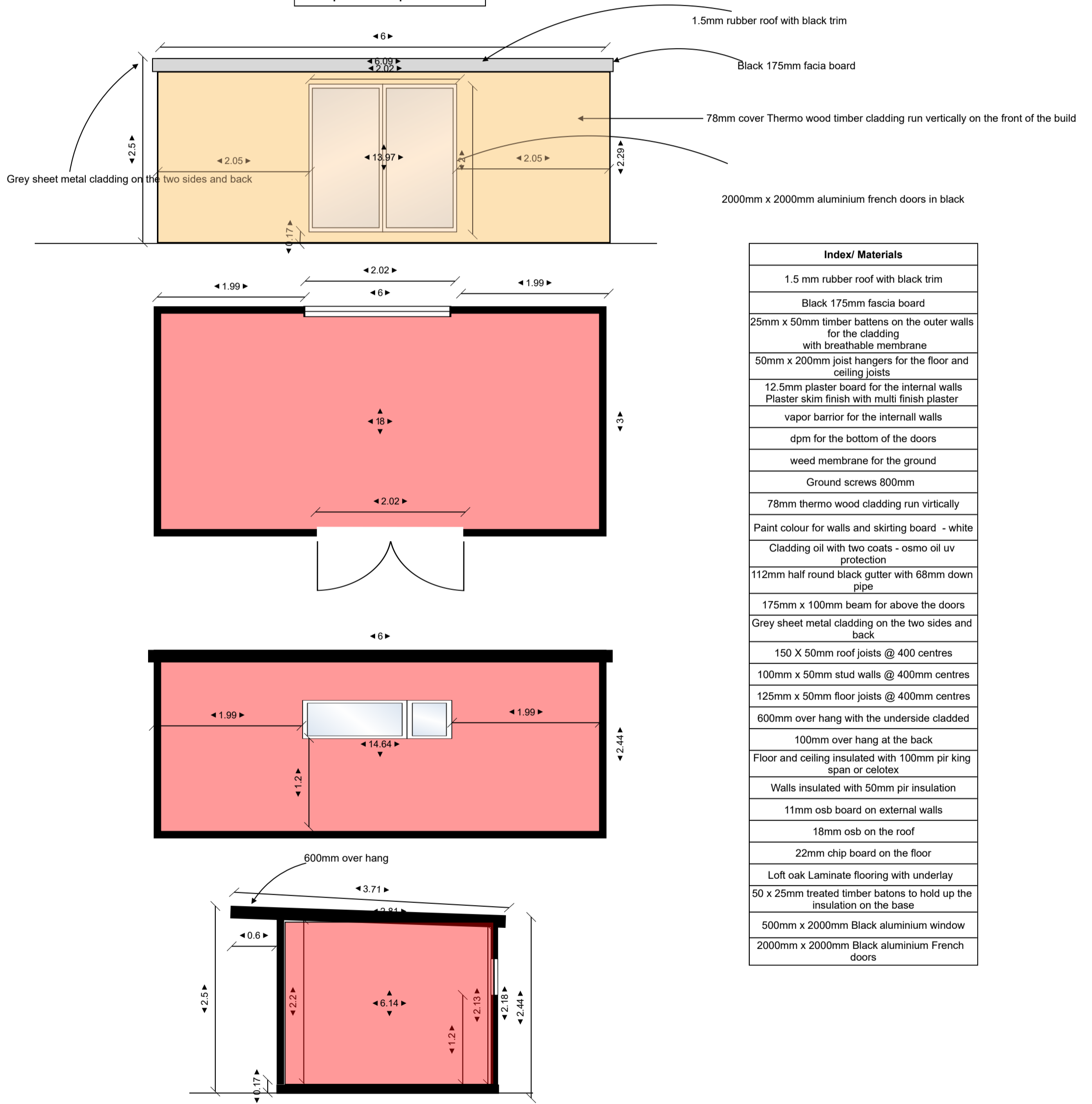




6m x 3m Garden Room Eastington School
Square metre Specification



Index/ Materials
1.5 mm rubber roof with black trim
Black 175mm fascia board
25mm x 50mm timber battens on the outer walls for the cladding with breathable membrane
50mm x 200mm joist hangers for the floor and ceiling joists
12.5mm plaster board for the internal walls Plaster skim finish with multi finish plaster
vapor barrier for the internal walls
dpm for the bottom of the doors
weed membrane for the ground
Ground screws 800mm
78mm thermo wood cladding run vertically
Paint colour for walls and skirting board - white
Cladding oil with two coats - osmo oil uv protection
112mm half round black gutter with 68mm down pipe
175mm x 100mm beam for above the doors
Grey sheet metal cladding on the two sides and back
150 X 50mm roof joists @ 400 centres
100mm x 50mm stud walls @ 400mm centres
125mm x 50mm floor joists @ 400mm centres
600mm over hang with the underside cladded
100mm over hang at the back
Floor and ceiling insulated with 100mm pir king span or celotex
Walls insulated with 50mm pir insulation
11mm osb board on external walls
18mm osb on the roof
22mm chip board on the floor
Loft oak Laminate flooring with underlay
50 x 25mm treated timber batons to hold up the insulation on the base
500mm x 2000mm Black aluminium window
2000mm x 2000mm Black aluminium French doors

Scale 1:50



Site: Eastrington Primary School	Drawing: Square metre Specification	Project: 6M X 3M Garden room	Drawn: Luke Lowry	Notes:	Lowry Garden rooms Ltd Oak lodge, Thorpe Bassett Malton, YO178LU
Title: Square metreage Specification	Scale: 1:50	Date: 30.01.24	Rev: A		