



Outdoor Lifestyle Innovations Ltd
Bespoke Garden Rooms and Landscaping



Garden Room Quotation

	Outdoor Lifestyle Innovations Ltd Bespoke Garden Rooms & Landscaping
	Design Ref: OLI/D/19/401

Garden Room Quotation

Overview:

Self contained chalet style building with lounge/bedroom, open plan kitchenette and shower/toilet room.

As this is a design concept, quoted price does not include the following:

1. Bathroom Fittings.
2. Kitchen Fittings.
3. Internal Electrics (Lighting Included) and connection to existing supply.
4. Connection to services (Water & Sewage).

Design Size:

Width: 5 Meters.
Length: 6.4 Meters.
Height: 2.5 Meters .
Porch: 0.4 Meters, No Side Walls.

Doors & Windows:

Door: UPVC Double Glazed, Twin Opening Door with Side Windows.
Window: UPVC Double Glazed with Upper Opening Window x 2.
UPVC Double Glazed Non Opening x 2.

Misc:

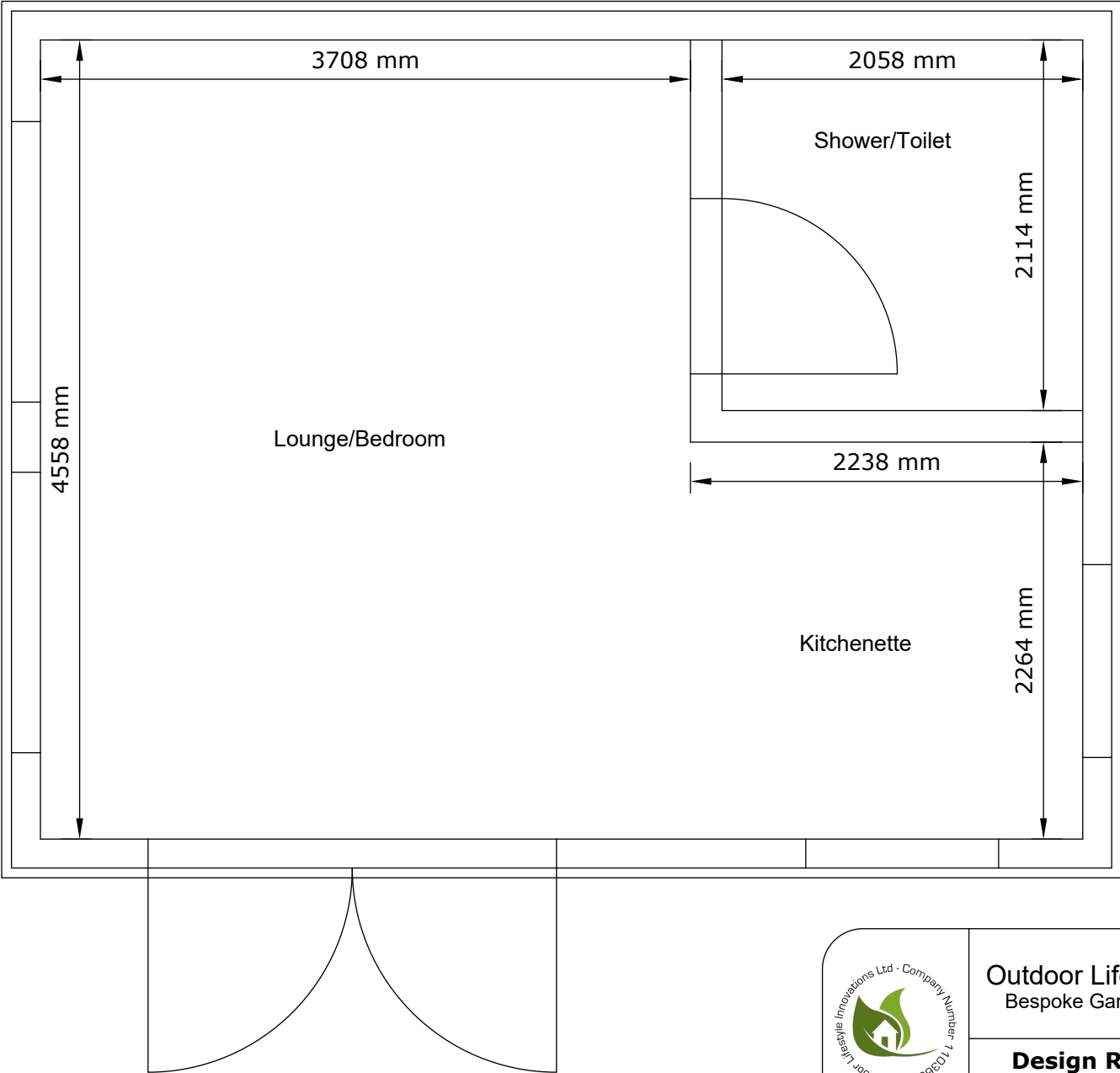
All Groundwork to provide a flat and level build area.
Reinforced Concrete Base.
Rear Guttering and Downpipe to Soakaway.



Total Price As Specified: £35,000.00

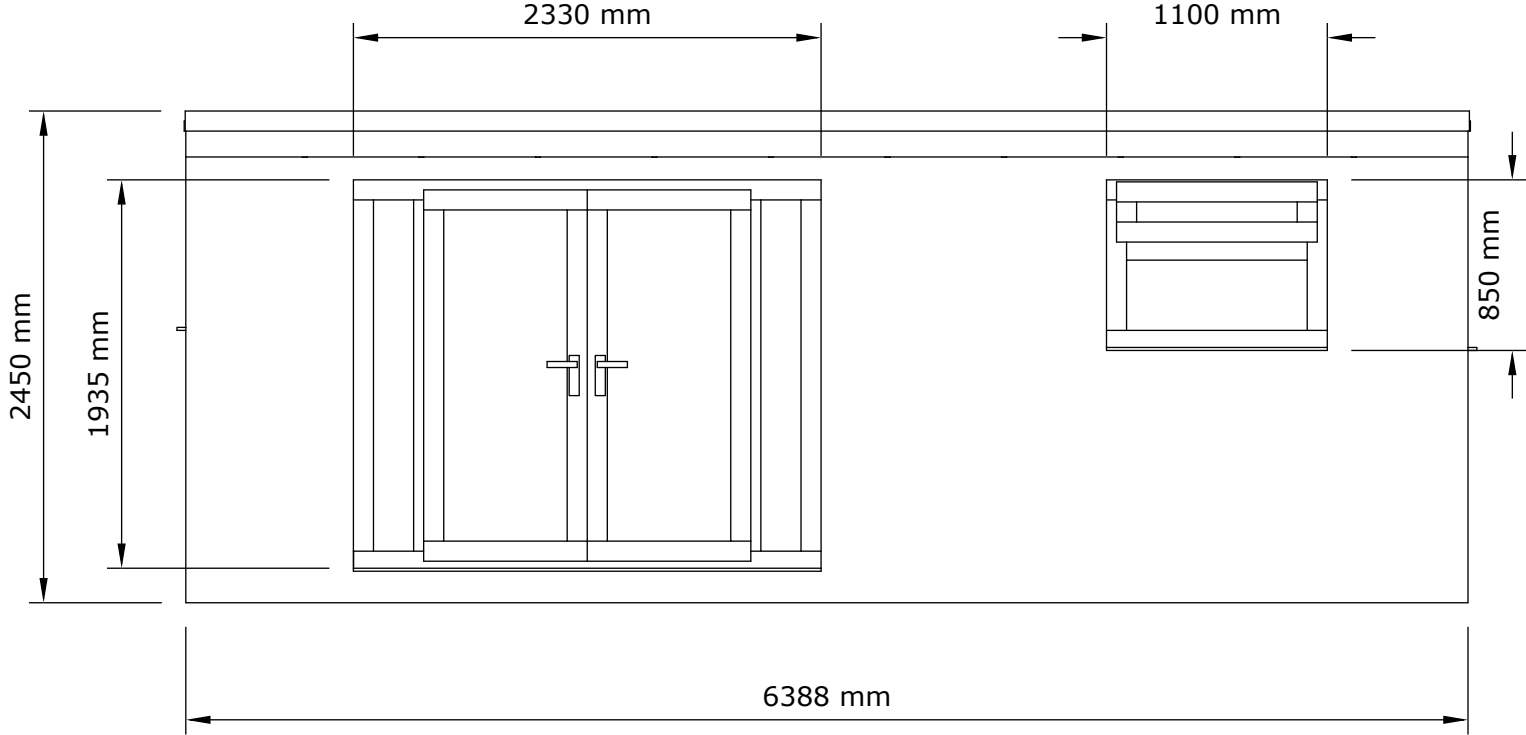
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Floor Plan



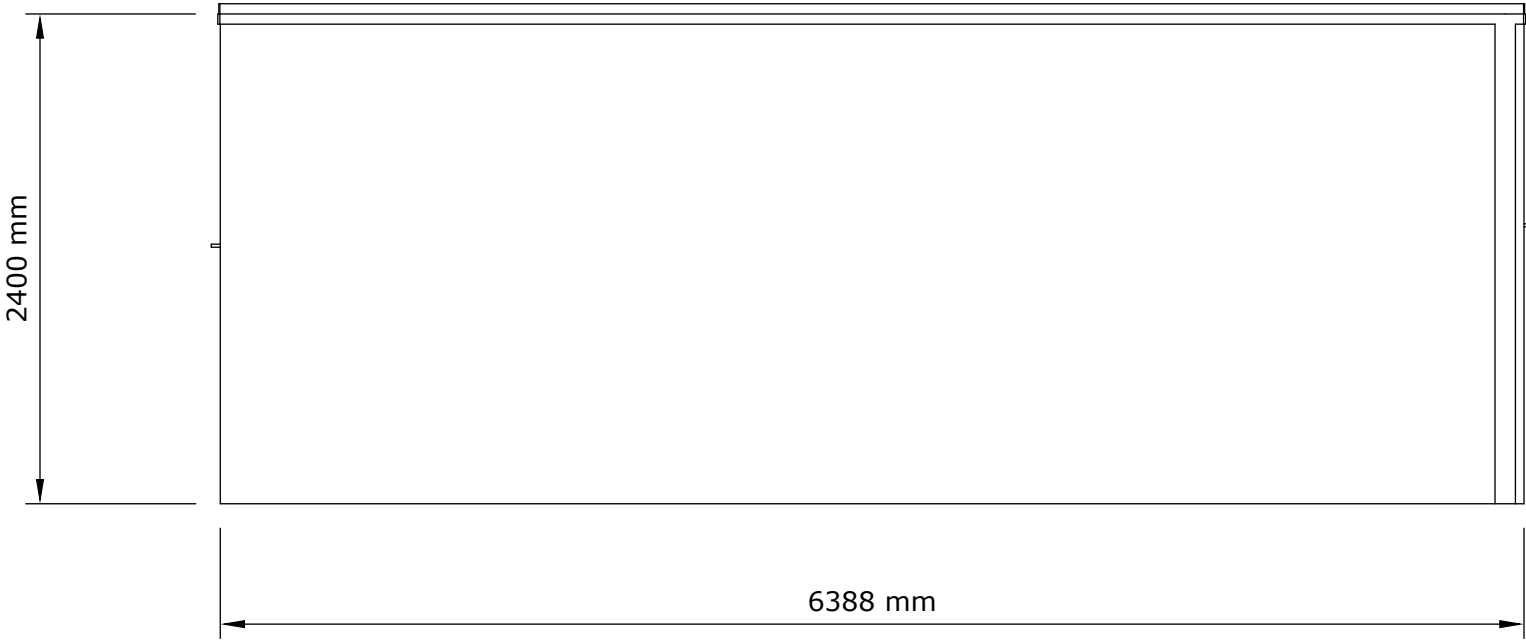
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Front Elevation



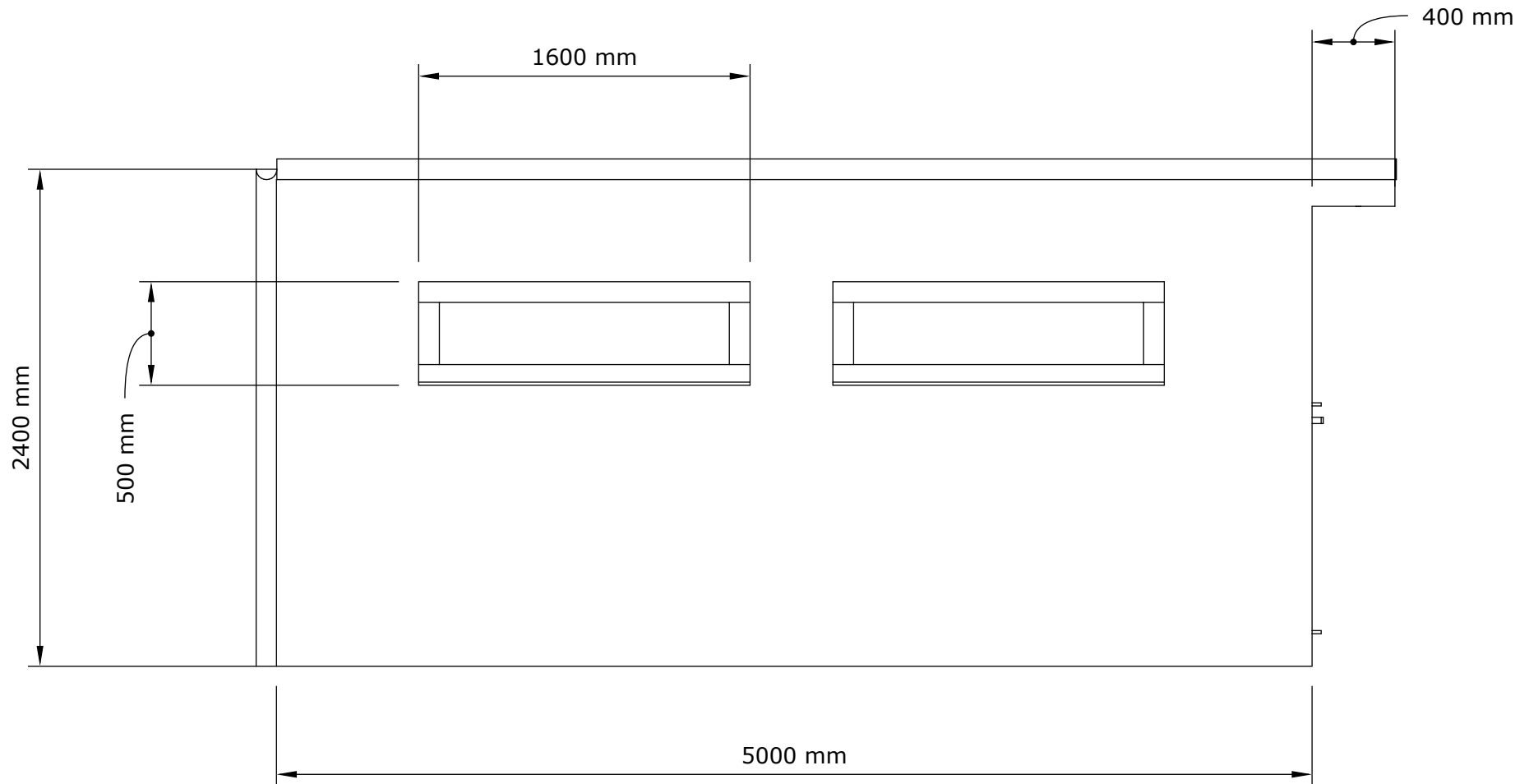
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Rear Elevation



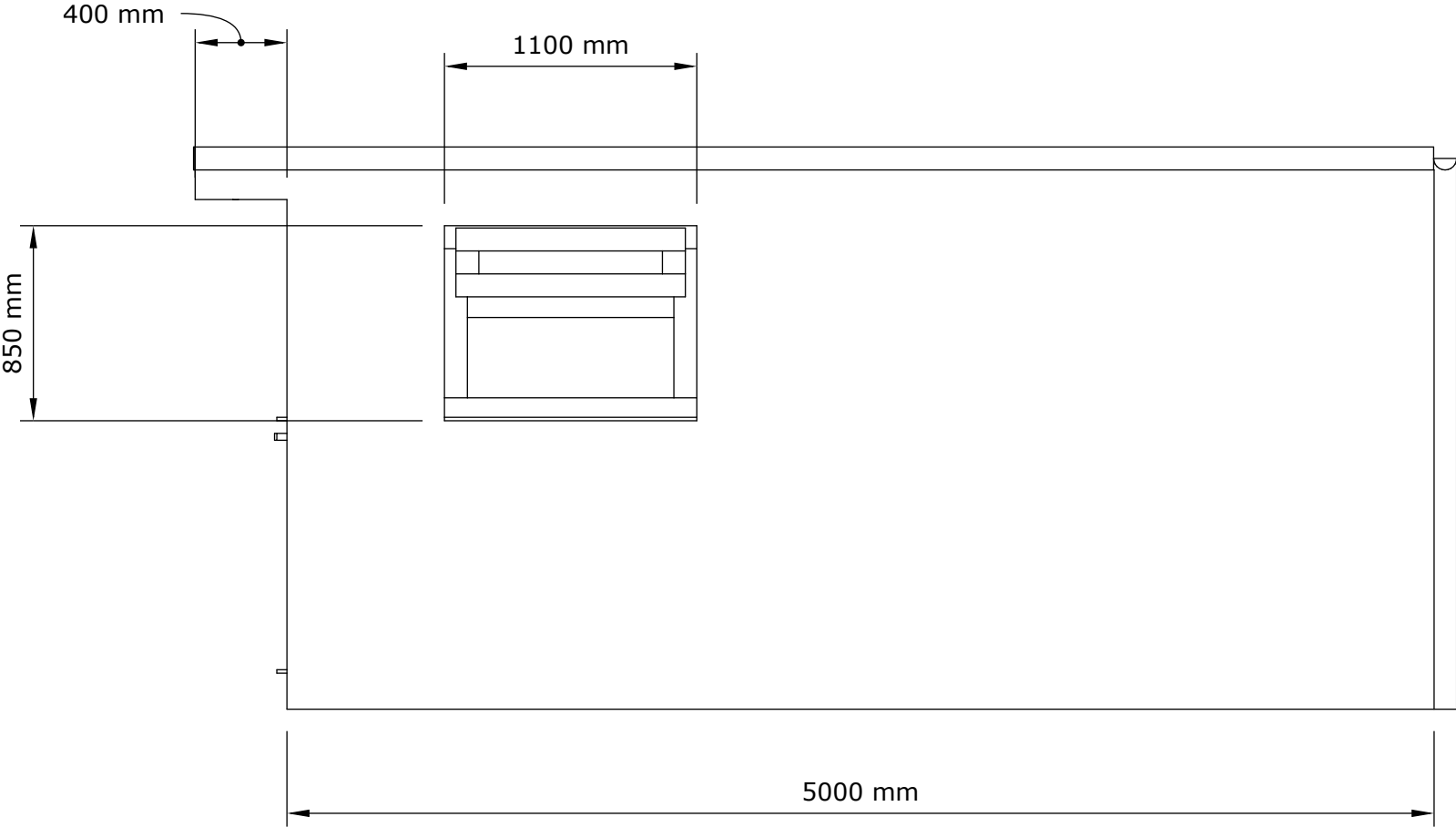
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Left Elevation



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Right Elevation



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Design Specifications

Electrical Installation

- Dedicated Consumer Unit Installed
- LED Downlights Installed In Ceiling
- LED Downlights Installed In Porch Soffit (If Available)
- Electrical Installation Tested To BS7671 (IET Wiring Regulations)
- Electrical Installation Certificate Issued

Doors & Windows

- UPVC Frames
- A Rated 28mm Double Glazed Windows (U Value 1.4W/m2K)
- BS7950 & PAS24 Rated Security
- 10 Year Guarantee On Frames
- 5 Year Guarantee On Glass
- 1 Year Guarantee On Ancillaries

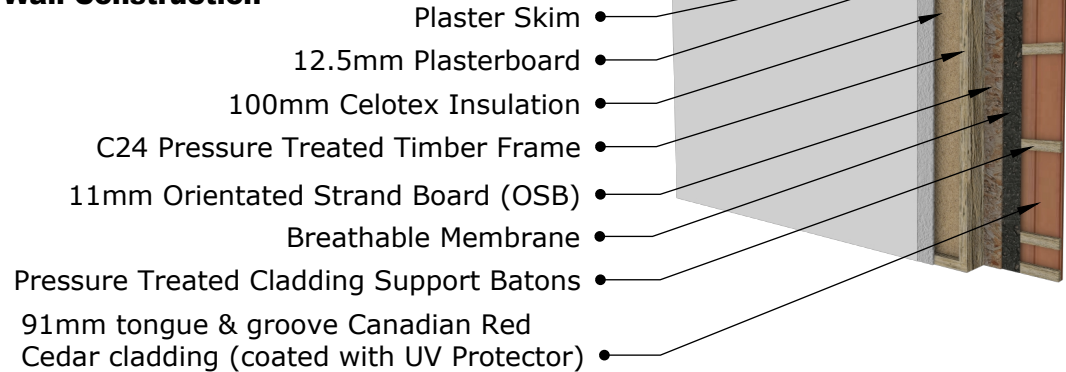
Internet Connection (Optional)

- Hard Wired Internet Connection from existing Internet Router via Steel Wire Armoured (SWA) CAT5 UTP Network Cable

Security (Optional)

- ADE (Honeywell) Hard Wired Alarm System
- PIR Movement Detectors
- Magnetic Contacts On Doors And Windows
- External Sounder With LED Strobe Light

Wall Construction



Floor Construction

- Reinforced Concrete or Timber Frame Base
- Full Damp Proofing
- 50mm Celotex Insulation
- 18mm Moisture Resistant (P5) Tongue & Groove Sub Floor
- 2mm Foam Laminate Flooring Underlay
- Laminate Flooring (Complete With Skirting Boards)

Roof Construction

- 12.5mm Plasterboard Ceiling with Plaster Skim
- 100mm Celotex Insulation
- C24 Pressure Treated Timber Frame
- 18mm Orientated Strand Board (OSB)
- Firestone EPDM Rubber Roofing System (10 Year Guarantee)

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Design Renders



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