

Build Options

We don't believe every Backyard Office and every Garden Studio should be the same especially when using our modular build process, we can quickly modify our design to meet your needs.

Work through the options, ask us any questions you have. If you don't see an option you want, let us know.

1. Structure	2. Groundwork (base)	3. Permits
4. Roof	5. Electrical	6. Insulation
7. Exterior finishing	8. Interior finish	9. Flooring

Structure

- Standard 12x8 structure has a 12'x8' footprint. This is built with 5/8 sheeting and 6x2 framing at 16" centers.
- 10x10 has a 10'x10' footprint. This is built with 5/8 sheeting and 6x2 framing at 16" centers.
- Special we can do other sizes such as 8'x8', 8'x10' please contact to discuss.

Windows and Doors

The biggest choice to make after the size of your structure is the number, type and positioning of the windows and doors. Any questions give us a call and we can work through the options.

- Standard steel entry door
- Standard approx. 5ft wide Patio door or French door
- Window 1 Size Type: Casement or Sliding or Picture
- Window 2 Size Type: Casement or Sliding or Picture
- Window 3 Size Type: Casement or Sliding or Picture
- Window 4 Size Type: Casement or Sliding or Picture

Groundwork (base)

- Ground screws are our favorite foundation, they can be inserted 365 days a year any temperature. They are ideal when the ground is uneven such as a sloping garden
- Concrete slab, not a cheap option but usually the best
- Gravel bed with pavers, the ideal option to be done by the homeowner
- Pressure treated base, made from 9' 4"x4 beams joined by 2"x4" cross pieces. This works to provide a strong frame, keep the structure off the ground and avoid places for water to pool. The owner will need to relevel the structure as required.
- Customer supplied, if you already have a space that is stable, well drained and suitable such as a patio for a backyard office to go, we recommend putting down pressure treated wood boards or pavers for the structure to sit on.

Permits

- Less than 10m², most jurisdiction do not require a permit for a accessory structure, not attached to the home that is less that 10m² (107sqr feet). It is recommended you confirm this with your locally permitting authority. If a permit is required we can supply drawing and details to support your application..
- Greater than 10m², If the structure footprint is greater than 10m² you are likely going to need a permit. We can supply drawing and details to support your application. .

Roof Options

- Standard square slab roof with a 12% slope from front down to back. 6.5" tall with R22 Rockwool insulation. Top surface is 60 Mil EPDM (industry norm is 45 Mil),below is 3/4" ply on 16" centers to ensure no roof warping. Metal flashing all round same height as roof slab. Normal overhang is 6" on sides and back and 12" at the front.
- Flat roof
Same as our sloped roof, but gives a taller interior space
Normal overhang is 6" on sides and back and 12" at the front.
- Gable/peaked roof
1:3 sloped roof with 4" overhang all sides. If the door is on a narrow side, we can do a longer overhang if requested. Roof finished with asphalt shingles and drip edge
- Specials, if you have something special in mind let us know what it is or share a picture and we will work a solution out for you.

Electrical options

- Inside package, everything you need to make your backyard office ready for work all year long.
Baseboard Heater – 1200 or 1500 watts
3 double outlets
6 LED pot-lights in ceiling and dimmer switch
Smoke & CO alarm
Sup-panel box with separate circuits (baseboard heater, outlets, lights and smoke/CO alarm equipped with 15 Amp 1-Pole AFCI Circuit Breakers as per code)
- Inside and outside package, as per the inside package except
6 double outlets inside
Wall thermostat for baseboard heater
single double outlet on external wall
3 or 4 exterior LED pot lights under overhang
- Connection of backyard office or studio to home power supply
Our electrician can quote for connecting the backyard office to home power supply. The cost will depend on position of electrical box in home or garage, # of free slots, distance and route from box to backyard office.
- All electrical work is done to code and we do have to get a permit, typical permit costs is around \$112 to \$160

Electrical packages only cover the Electrical work within the Backyard office or studio. They do not cover connection to the homes power supply. If you like you can organize for your own electrician to do the electrical work.

Insulation

- All our structures are insulated with minimum R22 rockwool insulation in the walls, skid, and roof. The walls are wrapped with industry standard polyethylene fiber wrap. (think Tyvek or Homedepot building wrap). This matches or exceeds current standard home building codes
- R30 insulation for roof and skid, this deepens the depth of the roof and skid from 6.5" to 8.5". Walls remain R22. To improve the building envelop we upgrade the building wrap to a permeable membrane from 3M (3M 3015).
- If you need additional insulation to these options or are looking at a Passive or near Passive structure, please contact us and we can discuss options.

Exterior finishing options

- Standard option is
Wood composite board such as or equivalent to LP SmartSide 38 Series Cedar
Texture 8in OC Panel - 4ft x 8 ft
4" Trim around windows and at corners
Standard is white trim at windows and doors, panels and corner trim to be painted
client selected color
Panel color Corner trim..... Window trim.....
- Batten and board
Painted pressure treated plywood with 2" trim pieces at 6 to 8" intervals
4" Wood composite Trim around windows and doors (can it be smooth or rough
cedar finish) and at corners
Standard is white trim at windows and doors, batten and board, and corner trim to be
painted client selected color
Wall color Corner trim..... Window trim.....
- Cedar finishing
Horizontal cedar tight knot bevel siding, usually 5" exposed each row
Cedar Channel Siding , 6 1/2" repeating
1x4 Cedar trim around windows and doors unless requested not to
1x3 Cedar trim at corners
- Pine Tongue and Groove
1x4 Knotted pine trim around windows and doors unless requested not to
1x3 pine at corners
- Metal siding
Corrugated 3/4" metal siding
Diamond rib pattern
Various options for windows
Metal corner pieces 3 o r4" profile
Siding color Corner trim..... Window trim.....
- Other options such as architectural panels or combinations of panelling available by
special request

BOS&S

Interior finish options

- Standard option
Walls and ceiling white painted or unpainted hardboard panels
- Drywall
Walls mud and taped, either painted or unpainted
Ceiling can be drywall or sanded plywood (varnished or painted or unfinished) depending on roof choice
- 3/8" sanded ply Aspen or Pine for walls and ceiling
Supplied varnished or unfinished so you can finish
- Decorative wall panels such as oak, brick or reclaimed wood
Ceiling hardboard panels or sanded plywood
- Tongue and Groove pine walls for the cozy cabin like feel
Varnished or unvarnished
Ceiling hardboard panels or sanded plywood

All interiors are supplied with 3" white painted trim around windows and door unless alternative requested.

Flooring

- Standard is Unfinished
3" baseboard cut to length and supplied loose to be fitted later date
- Sanded and varnished 3/4" pine or aspen plywood
3" baseboard painted white fitted
This is a great starting solution; the ply will be softer than hardwood or laminate and will need reapplication of varnish at wear points
- Customer supplied flooring
You supply the flooring, often people have some flooring left over from a reno, and we will be happy to fit it in our shop or at your home.
3" baseboard painted white fitted
- Customer defined flooring
You tell us exactly the flooring you want, we buy and fit it for you
3" baseboard painted white fitted