

# Garden Building Specification & Servicing

14th September 2010

**Wall Framing** – Garden Rooms Ex 64 x 50 stud ,Workshops Ex 64 x 50 Ends & central/32 x 50 walls,Sheds & Lodges Ex 32 x 50 Stud., siliconed and bolted on panel joints.Larger 3.000 x 4.200 Garden Rooms optional Ex 75 x 38 Studs on indent

**Wall Cladding** – Standard Garden Rooms,Shed & Lodges Ex 16 x 125 redwood tongued and grooved shiplap.Scandinavian Redwood .Larger Range Cabins Ex 19 x 125 redwood tongue and grooved cladding. Buildings do not come with interior lining.All panels are pre-made with all Doors /windows/locks fitted.

**Floor** –Ex 16 x 125 tongued and grooved boards on Ex 32 x 50 joists at .300 centres.Apply a 2<sup>nd</sup> coat of wood preservative to the underside of floor on assembly as this can not be coated afterwards.(see routine maintenance section).Under floor silver insulating foil and galv.steel ties downs supplied with kitset Garden Rooms & Workshops.

**Roof** – Ex 16 x 125 tongued and grooved boards on Ex 32 x 50 & or Ex 75 x 38 purlins/rafters. Roof covering is Ruberoid high quality Heavy duty 34Kg polyester based green mineral surfaced felt.Except for the 2.400 x 3.000 and 3.000 x 3.000 all Garden Rooms have a central A Frame Truss (Ex 75 x 38) fixed with galv steel connectors

**Treatment** - Buildings are treated in water based golden brown preservative tank dipped which coats and seals the outside and inside also.Scandinavian Redwood is a Natural Timber, although pre-sealed a second coat of preservative is required on assembly or inside 3 months of assembly and then annually or periodically as required to maintain a preservative coating (**do not allow to grey off**).Playhouses come unsealed to allow customers to apply own colours.

**Door Locks** - Playhouses: Magnetic catch. Storage Sheds and Tidys: Hasp and staple. Premier Shed Range, Garden Room and Lodge: Press lock with key and turn buttons. Apex Workshop: Rimlock with keys and turn buttons. Apex, Corner Chalet and Garden Room: Mortice lock with keys and turn buttons.Note : All Doors /Windows & Locks are pre-fitted.

**Glazing** - 3mm glass is supplied for all Buildings except Playhouses which have 2mm safety perspex. Sheds, Playhouses are dry glazed. Workshop, Lodge, Apex Chalet, Corner Chalet and Garden Rooms use glazing silicon. Glazing silicon is supplied for glass fixing.Glass is supplied loose.

**Site Preparation** - This is the customer's responsibility. A firm level surface is required. Note: we do not recommend an oversize base. Buildings over 4.200 in length (or 10sqmtrs) may require a compliant foundation. Minimum requirement is a Bearer foundation (for Storage Use only)using 100 x 100 rough sawn H4 treated bearers leveled using metal.Second Option is a Raised Foundation (allows for airflow) suited where Human Habitation is more regular eg. Home Office ,Studio, Kids Games Room Etc. All Garden Buildings are designed for Typical Sheltered Garden Locations.

**Timber**- The buildings are manufactured from Natural Swedish Scandinavian Redwood .This timber is very slow growing and stable.Because it is slow growing ,growth rings are much closer which make it considerably stronger than timber such as Pinus Radiata. Refer to Routine maintenance.

**Ground Anchoring** - Ground anchoring to prevent wind damage is the responsibility of the customer. Sheltered Smaller Sheds can be adequately located with the four corner piles or pegs.Larger Sheds , Workshops ,and Garden Rooms required anchoring (refer to bearer plan supplied with all kitsets.All Foundations are customer care.(please ask for unsure)

**Routine Maintenance** – Buildings are made of a Natural Timber and require Brush apply wood preservative to the exterior on assembly or within 3 months, thereafter annually or periodically as required to maintain a preservative coating. Periodically cut back overhanging trees,shrubs, check felt fitting and oil hinges and locks.Use Woodsman ,cabots oil based preservative /stains or Long life preservatives like Dryden Oil CD50 or Sikkens.**Do Not allow Building to Grey Off**

**Use** : These Buildings are designed as simple Portable Kitset Ancillary Outbuildings suitable for Typical Sheltered Garden/ Residential/Lifestyle locations as eg. Garden Room/Shed/Hobby Room/Storage/Studio/Home Office.Buildings must be well anchored to the ground with extra floor straps as per the bearer plan or Raised pile foundation Plan.Specific design, permits or alterations from standard is customer care and would need to comply to the Building code.Being unlined these Buildings are not designed for permanent Habitation although customers use as an overnigher in warmer months.

**Foundation**: Foundations are customer care.Refer to the Bearer plan for minimum requirements as a storage Shed.Where buildings are used for Human Habitation eg. Office/Studio/Hobby Room ,on a more regular basis rather than for storage we recommend the Raised Pile Foundation Plan which allows for air flow underneath .A Certified Builder to confirm the suitability of the design to your site.Under floor silver insulating foil,floor tie downs supplied for Garden Rooms/ Workshops