

Garden Building Specification & Servicing 16th Sept. 2019

Wall Framing & Cladding – Garden Rooms ex 70x40 studs. Workshops ex 70x40 studs. Coach screwed panel joints. Sheds, playhouses & lodges ex 32x50 stud screwed joints. Garden Rooms & Cottage Rooms have ex 70x40 studs/ex19x125 tanalised cladding. Standard sheds lodges & playhouses ex 16 x 125 natural Scandinavian Redwood tongued and grooved shiplap tank treated in an anti fungicide/stain inside & out. Garden Rooms, Workshops, Cottage Rooms ex 19x125 treated Scandinavian Redwood tongue & grooved cladding pre-stained inside & out. Buildings do not come with interior lining. Roof has TG&V matching lining. Some customers have lined (use Ply). Shed Cladding is pre-sealed both sides. All panels are pre-made with all doors/windows/locks fitted. Cottage Rooms Engineered to NZS1170 Importance Level 1. High Wind Load Equivalent to NZS3604 as an ancillary out-building. Any upgrade is customer care and must comply with the relevant section of the building code. **Note Cottage Rooms & Garden Rooms** are supplied with brown building paper to main wall panels. The Joinery-Roof-Floor-Deck-Veranda is pre-sealed.

Floor –Ex 16 x 125 tongued & grooved boards on Ex 32 x 50 joists made of Natural Scandinavian Redwood. Apply a 2nd coat of clear metalex wood preservative to the underside of floor on assembly as this cannot be coated afterwards, (see routine maintenance section). Under floor silver insulating foil and galv steel ties down supplied with kitset garden & cottage rooms. Joinery for all buildings is made from Natural Scandinavian Redwood. **Roof** – Ex 16 x 125 tongued and grooved boards on ex 32 x 50 & or ex 70 x40 purlins/rafters made from Natural Scandinavian Redwood. Roof covering is single layer ruberoid high quality heavy duty 34Kg polyeste based green mineral surfaced felt (felting nails supplied for fixing, additional silicon glue supplied on larger rooms). All garden rooms and workshops have a central frame Truss (Ex 75 x 38) fixed with galv steel connectors. Cottage Room are supplied with roof underlay & .4 Iron Sand Endura Colour Steel Roof. An option only for Garden Rooms **Gutter**: Gutter is not included in a kitset. Black antique gutter is available as an optional extra along with down pipes to suit. POA.

Treatment –All Buildings are Natural Scandinavian Redwood dip treated in Protek water based golden brown anti-fungicide preservative, tank dipped pre-stain which coats & seals the outside & inside. Scandinavian Redwood also has a form of natural durability, although pre-sealed a seal of clear metalex to walls and a top coat of oil based preservative/stain with a tint is required on assembly or inside 3 months of assembly to the exterior and then 2 yearly or periodically or as require to maintain a preservative coating. (See **routine maintenance; do not allow greying off**). Playhouses are pre-sealed golden brown with green trim customers can apply or change colour on applying the 2nd coat. **Cottage rooms, garden rooms, workshops** have thicker tanalised H3 Shiplap cladding that is pre-sealed light brown. If Supplied with wall building paper, only roofs—floors—joinery-- & veranda is pre-stained.

Door Locks - Playhouses: magnetic catch & antique door knocker. Small storage sheds and tidy's: hasp and staple. Premier Apex & Pent Shed Range: press lock with key and turn buttons. Apex Workshop: rim lock with keys, antique knob handles and turn buttons. Apex & Corner Chalet and Garden Rooms: mortice lock with key, antique handles and turn buttons. Note: all doors /windows & locks are pre-fitted. Handles and antique hinges are made of high-density long life black nylon. Garden rooms & cottage rooms door hinges/handle are antique, window galv tee hinges

Glazing - 3mm glass is supplied for all buildings 10m2 & under except playhouses, which have 2mm safety perspex. Sheds, playhouses are dry glazed. Workshop, lodge, apex chalet, corner chalet and garden rooms supplied with 3mm glass & glazing silicon. Glazing silicon is supplied for glass fixing. Glass is supplied loose. Cottage rooms are supplied with loose pre-cut standard 3mm glass for windows and 4mm glass in the doors.

Site Preparation - This is the customer's responsibility. A firm level surface is required. Note: we do not recommend an oversize base. Buildings over (10sqmtrs) may require a compliant foundation. Minimum requirement is rough sawn H4 treated sub frame as per the plan supplied with each kitset. All garden buildings are designed for typical sheltered garden locations. The floor with small joists attached is supplied with the kitset, the sub-frame the floors sits on is the customer's responsibility. A sub frame plan is supplied with each kitset.

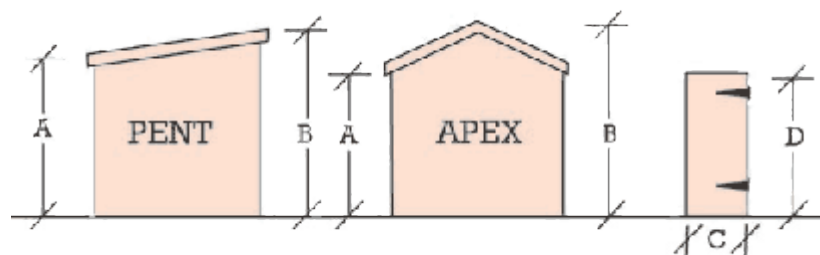
Timber- The buildings are manufactured from Natural Swedish Scandinavian Redwood (tank dip protek treated). This timber is very slow growing, stable, and strong. Refer to routine maintenance. Cottage Rooms/Garden Rooms/Workshops - cladding is tanalised H3 treated. **Ground Anchoring** - Ground anchoring 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 the sub frame plan supplied with all kitsets). All foundations are customer care, please ask if unsure. Some small knots may require filling on applying the 2nd coat of Watty! Stain.

Routine Maintenance – Cottage Rooms & Garden Rooms & Sheds must be coated on assembly or inside 3 months, then 2 yearly or periodically as required to maintain a heavy coating. Buildings **must not grey off** but be coated with a Oil/Solvent Based Wood preservative at all times. Options for recoating. **Undercoat** with clear Metalex Wood preserver first to exterior using a 60/40 mix of clear Metalex wood preservative & Turps, then **Topcoat** with Watty! Forest Wood Oil /Solvent Based Oil Stain with a Tint to the complete exterior. Available in a range of colours from a trade outlet eg. ITM --Carters or Placemakers--Bunnings--Mitre10 **Note** A standard cheap fence stain or kiwila oil are not suitable. Metalex has antifungicide properties and will also help maintain the wood look. Particular attention should be paid to end grain and areas not accessible like back of barge & corner battens & underside of floor end grain on joinery bottom of door & window sash. Paint is not suitable as it has no preservative properties so do not use. Clear Metalex Wood Preserver is applied as a first under coat pre-seal then oil based Watty! is applied.

Use: Buildings are designed & built to a garden shed level of performance as simple flat pack kitset hobby rooms/sheds suitable for typical sheltered garden/residential/lifestyle locations eg. garden room/summerhouse/shed/hobby room/storage. Buildings must be well anchored to the ground with floor straps as per the foundation plan. Specific design, permits or alterations from standard is customer care and would need to comply with the building code. Cottage Rooms are certified as importance level 1 Ancillary Outbuildings to NZS1170 B1 /VM1 High Wind Load and come with an Engineering Certificate. Cottage rooms can be upgraded to the appropriate level of the Building code (Customer Care) for use as a sleep out. Garden rooms are built to a shed level of performance and have been used as an overnigher in warmer summer months, the walls can be lined & insulated, but this is customer care & responsibility. Any alteration from the standard kitset building is customer responsibility & care.

Foundation: The Sub-Frame the floor sits on is customer care. A Foundation plan is supplied in the assembly instructions. Use a raised foundation for Workshops & Garden Rooms & Cottage Rooms, which allows for airflow underneath. Under floor silver insulating foil, floor tie downs supplied for Garden Rooms and Cottage Rooms. Seal underside of the Floor before fixing using clear metalex wood preservative.

Dimensions:



Model	Size	A	B	C	D
Single Story Playhouses	1.5 d x 1.8 w	1350	1700	585	1180
Single Story Playhouse	1.5 d x 2.1 w	1350	1800	585	1180
Single Story Playhouse	1.8 d x 2.4 w	1350	1900	585	1180
Two Story Playhouse	2.1 d x 2.4w ground story With a 1.8 x 1.2 upstairs	1550/1240	2400	585	1180
Apex Workshop	2.4 span double door	1960	2335	1240	1840
	3.0 span double door	1960	2445	1240	1840
Premier Apex Shed	1.5 span Apex	1700	1945	725	1645
	1.8 span Apex	1700	2015	725	1755
	2.4 span Apex	1700	2145	725	1770
Pent Shed (All Pent sizes) Mono Sloping	1.8 & 1.2 span	1900	2060	725/1040	1800
Apex Garden Tidy	.900 x 1.800	1560	1980	1040	1660
Pent Garden Tidy	.900 x 2.400	1410	1550	1320	1300
Double Door Premier Apex Shed	1.8 span Apex	1700	2015	1040	1770
	2.4 span Apex	1700	2145	1040	1770
Garden Room & Cottage Room	2.4 span	2100	2500	1310	1800
	3.0 span	2100	2610	1310	1800
	3.6 span	2100	2720	1310	1800
Apex Chalet	2.4 span	1770	2245	1310	1800
Garden Lodge	2.100 x 1.800 span	1.770	2.180	.725	1.740
	2.400 x 2.400 span	1.770	2.245	.725	1.740

Note: For manufacturing tolerance allow 10mm variation. Some Windows/Doors can be alternated left/ right on Assembly