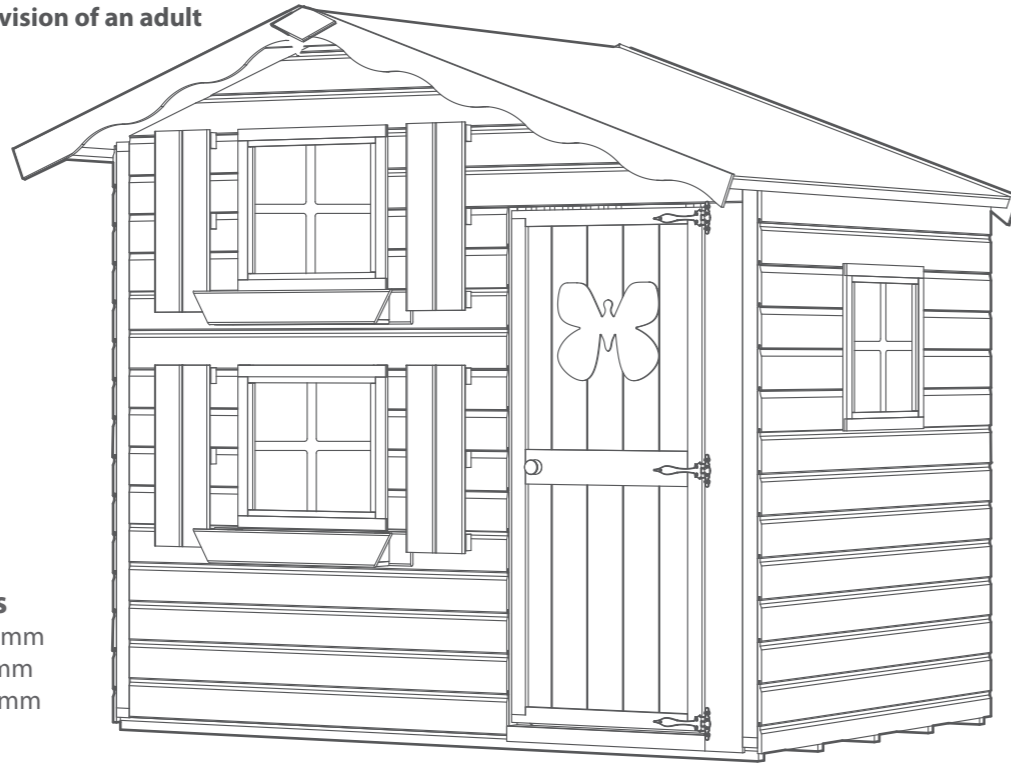




WARNING: Only for domestic use
Not suitable for children under 36 month
To be used under direct supervision of an adult



Dimensions
 Length = 1475mm
 Width = 2114mm
 Height = 2037mm

BEFORE YOU START PLEASE READ INSTRUCTIONS CAREFULLY

- Check the pack and make sure you have all the parts listed.
- When you are ready to start, make sure you have the right tools at hand (**not supplied**) including a Phillips screwdriver, Stanley knife, wood saw, step ladder and drill with 2mm bit.
- Ensure there is plenty of space and a clean dry area for assembly.
- **Make sure you have a suitable base ready to erect your building**

TIMBER

As with all natural materials, timber can be affected during various weather conditions. For the duration of heavy or extended periods of rain, swelling of the wood panels may occur. Warping of the wood may also occur during excessive dry spells due to an interior moisture loss. Unfortunately, these processes cannot be avoided but can be helped. It is suggested that the outdoor building is sprayed with water during extended periods of warm sunshine and sheltered as much as possible during rain or snow.

Our buildings are delivered pre-treated with a water based timber treatment however this only helps to protect during transit of your garden item. **To validate your guarantee and for better protection against weathering** it is highly recommended that you treat the garden building with a wood preserver within 3 months of assembly. This will need to be re-applied annually to ensure longevity of your building. Care must be taken when constructing the garden building that it is not touching the ground and is on a suitable base.

BUILDING A BASE

When thinking about where the building and base is going to be constructed: Ensure that there will be access to all sides for maintenance work and annual treatment.

TYPES OF BASE

- Concrete 75mm laid on top of 75mm hard-core.
- Slabs laid on 50mm of sharp sand.

Ensure the base is level and is built on firm ground, to prevent distortion. Refer to diagrams for the base dimensions, The base should be slightly smaller than the external measurement of the building, i.e. the cladding should overlap the base, creating a run off for water. It is also recommended that the floor be at least 25mm above the surrounding ground level to avoid flooding.

Whilst all products manufactured are made to the highest standards of Safety and in the case of childrens products independently tested to EN71 level. We cannot accept responsibility for your safety whilst erecting or using this product. Children of any age should not be left to play unsupervised.

x2

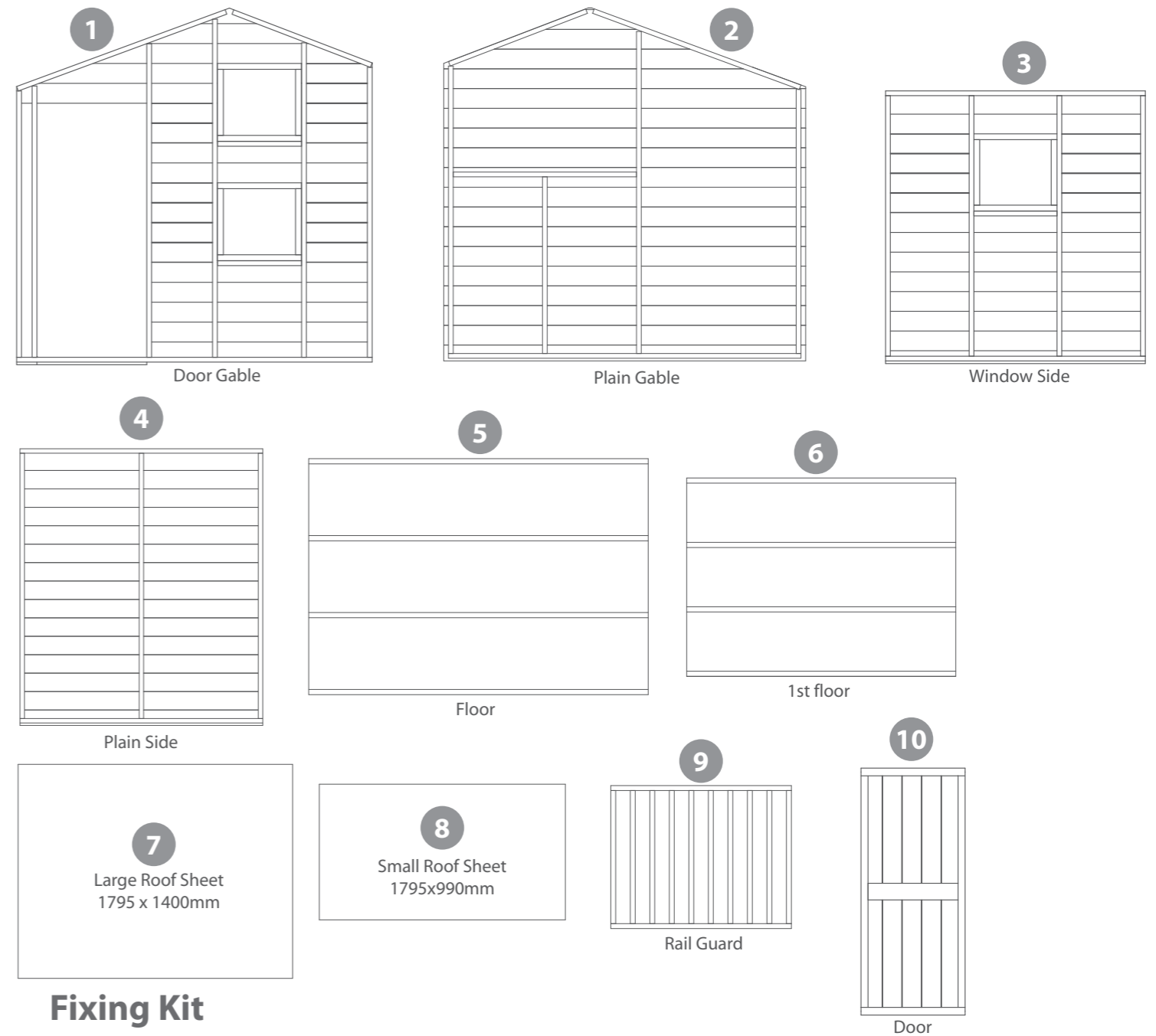
This building should be erected by two Adults.

For ease of assembly, it is advisable to pilot drill all screw holes and ensure all screw heads are countersunk.

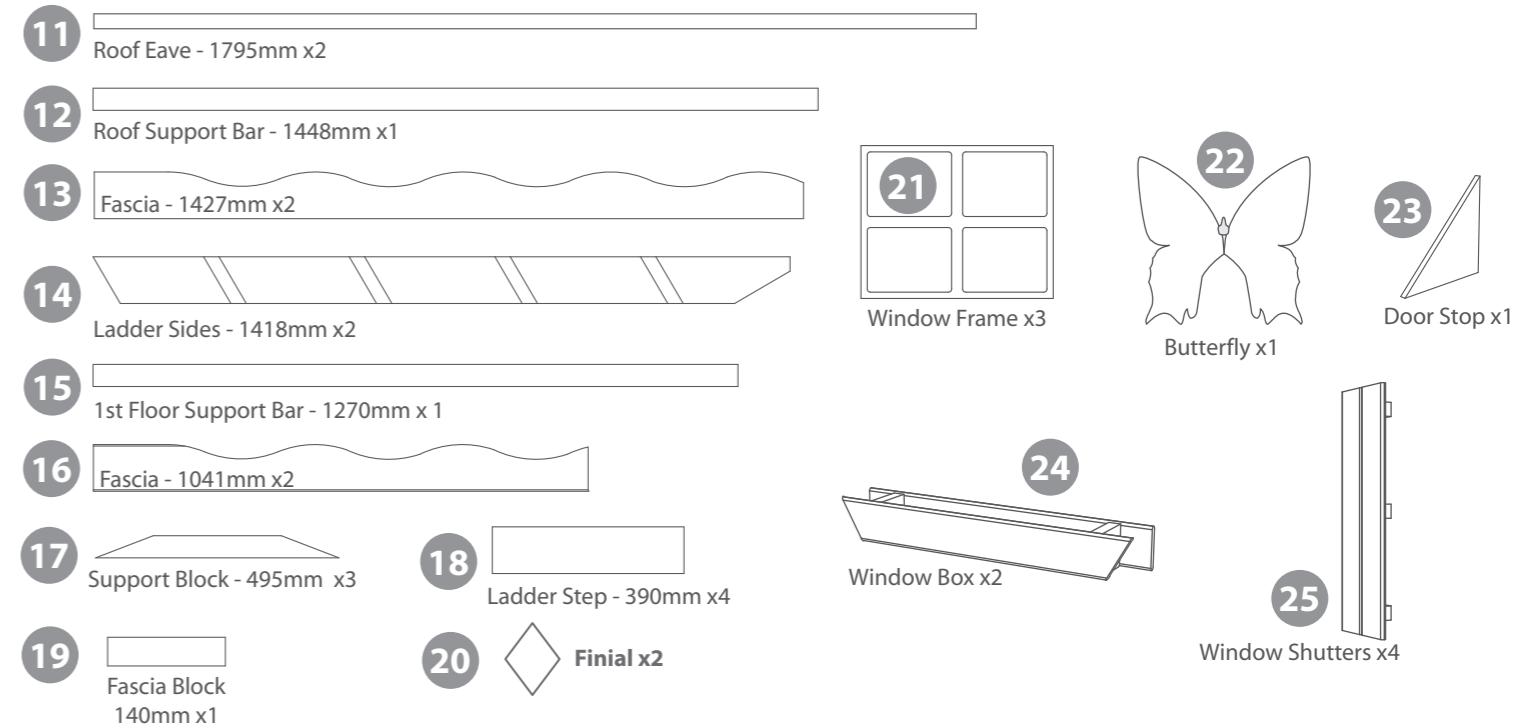
2mm Drill bit

Winter = High Moisture = Expansion
 Summer = Low Moisture = Contraction

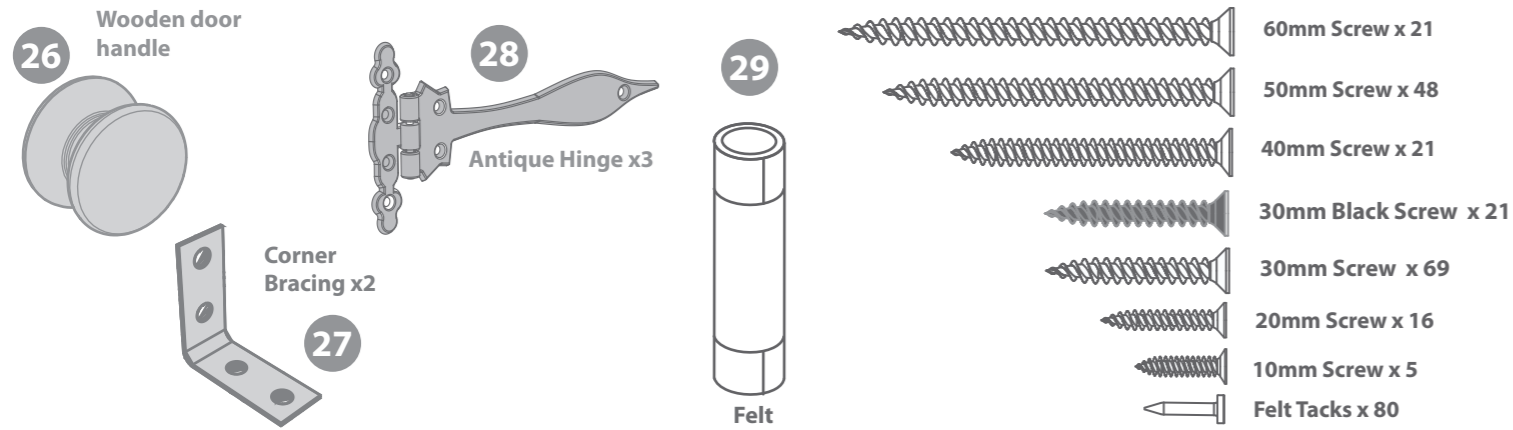
For Assistance Please Contact Customer Care on 01636 880514



Fixing Kit



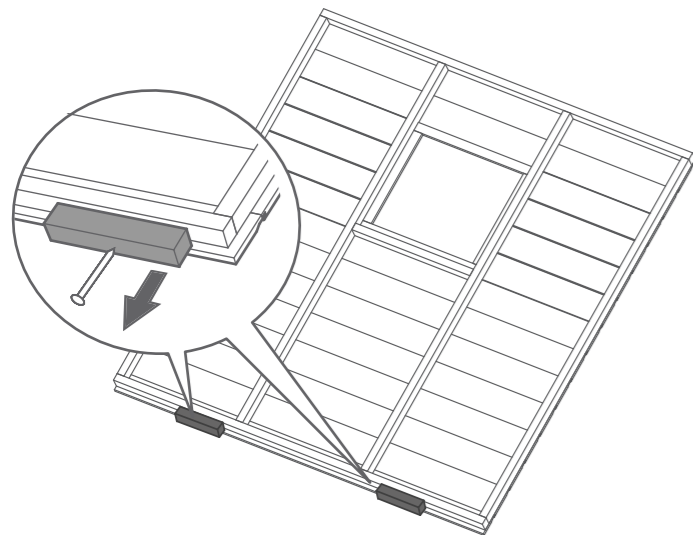
Nail Bag & Ironmongery



Assembly

Step 1

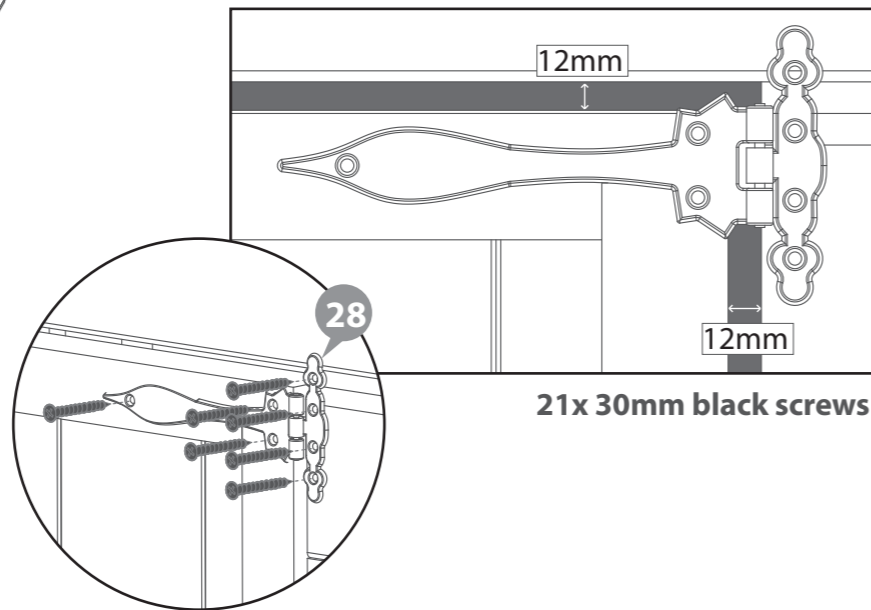
Remove **transportation blocks** from the bottom of each panel before beginning assembly. Each Panel should have two blocks.



Lay the door gable face up on a flat surface, place the door within the door aperture. Position the door so that you have a 12mm gap from the door to the door gable on all four sides.

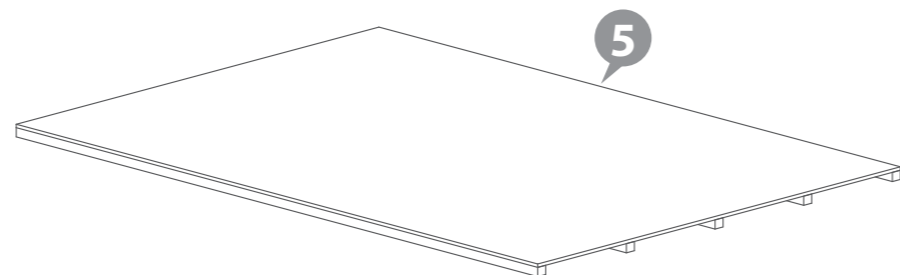
Useful tip: Use a 12mm thick piece of timber from your fixing kit within the gaps to ensure the door does not move.

Once you are happy the door is in the correct position place a hinge at the top, middle and bottom of the door, ensuring the screws will go into the framing and using 30mm black screws fix the hinge to the door and the door gable. Ensure to pre-drill the holes first.



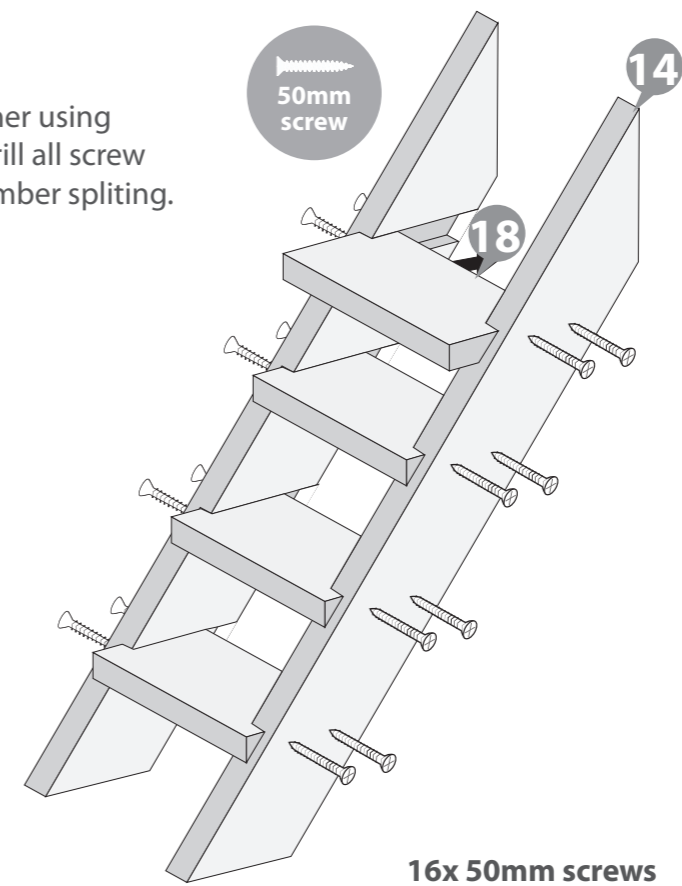
Step 2

Place the **floor** on a firm and level base, ensure base has suitable drainage free from areas where standing water can collect. (See front page on base requirements).



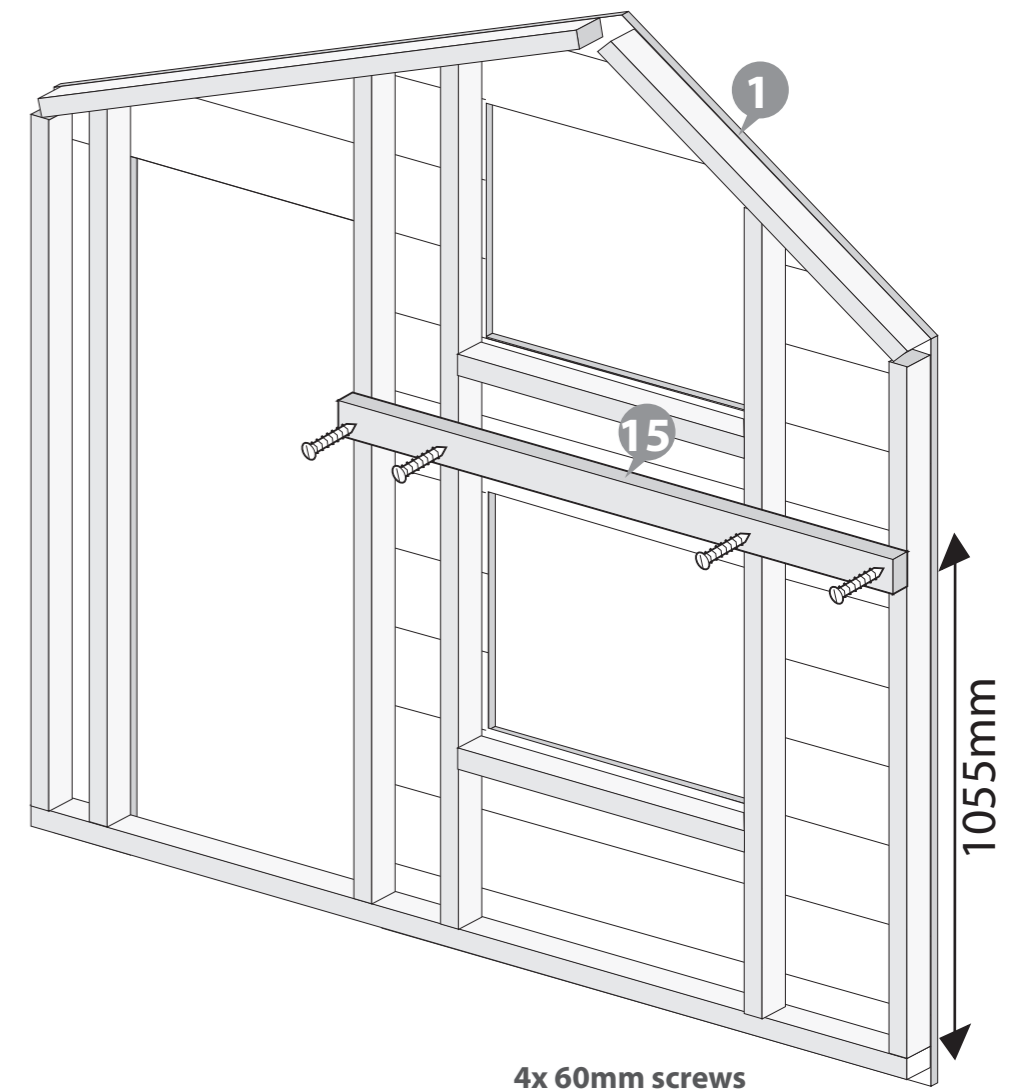
Step 3

Fix the ladder together using 50mm screws, pre drill all screw holes to avoid the timber splitting.



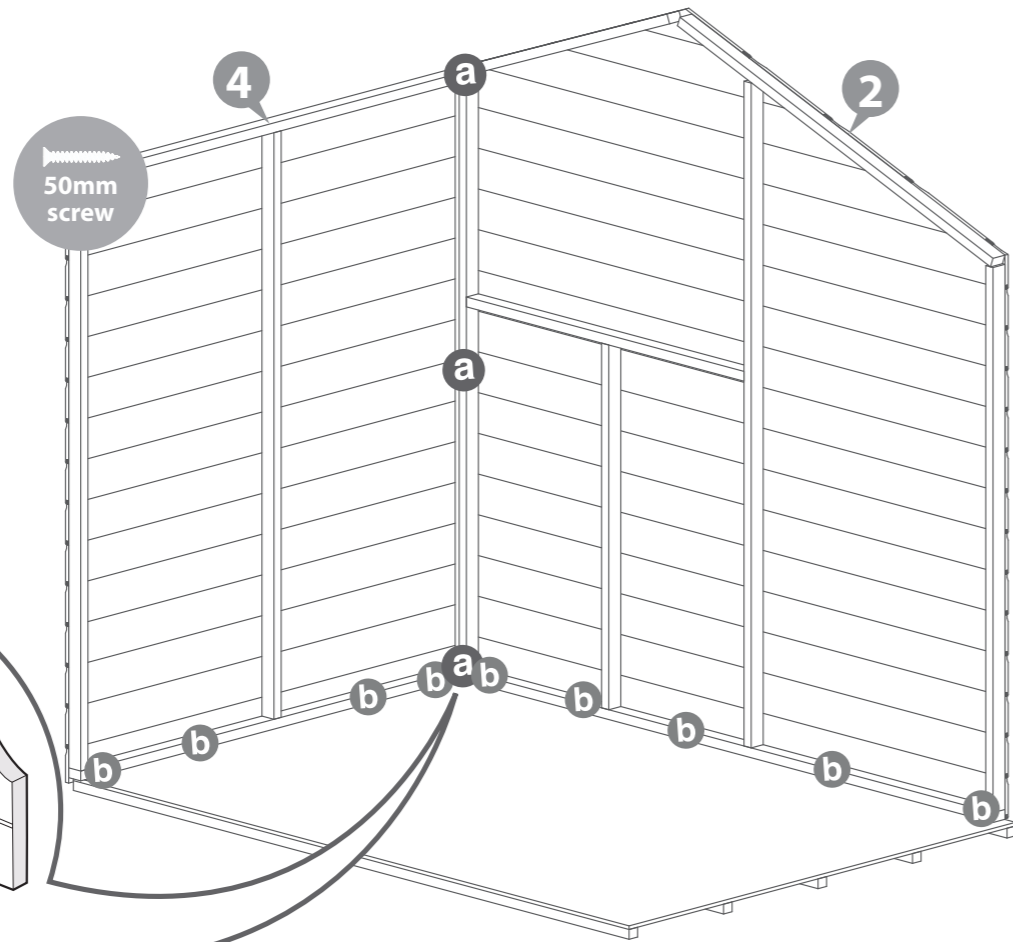
Step 4

Fix the 1st floor support bar to the front gable with 4 x 60mm screws at a height of 1055mm from the bottom piece of framing to the top of the bar as shown in the diagram.



Step 5

- a** Fix the corners with 50mm screws as shown in diagram.
- b** Do not secure the building to the **floor** until the **roof** is fitted. Fix the panels onto the **floor** using 50mm screws in alignment with the floor joists

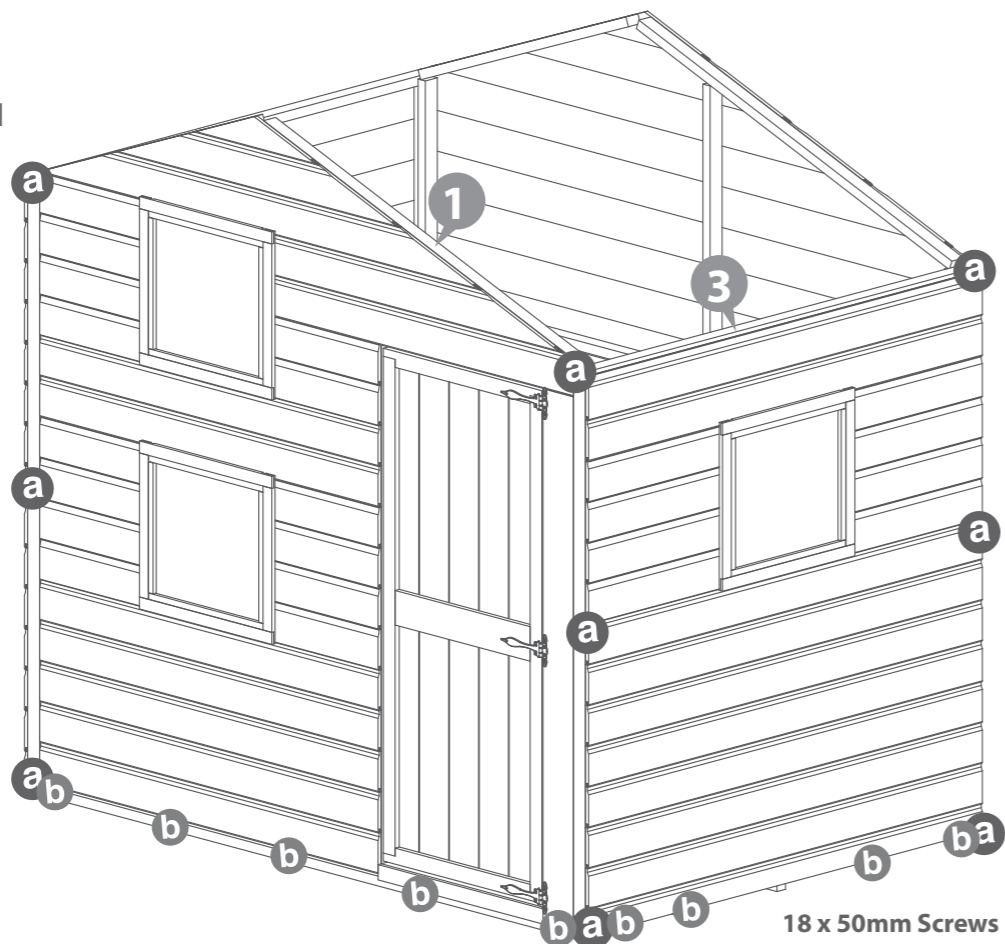


12 x 50mm Screws

Position the panels so there is equal spacing between the floor and cladding on all 4 sides

Step 6

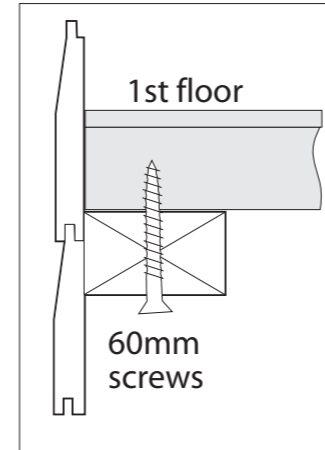
Fix **Door Gable** and **Window Panel** using the same method shown in step 5.



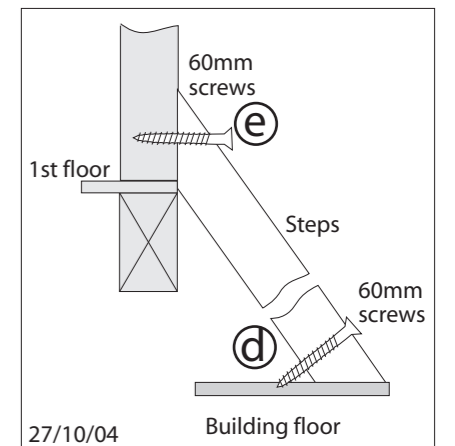
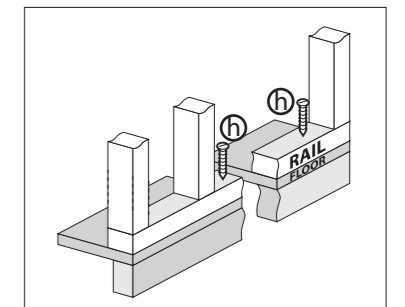
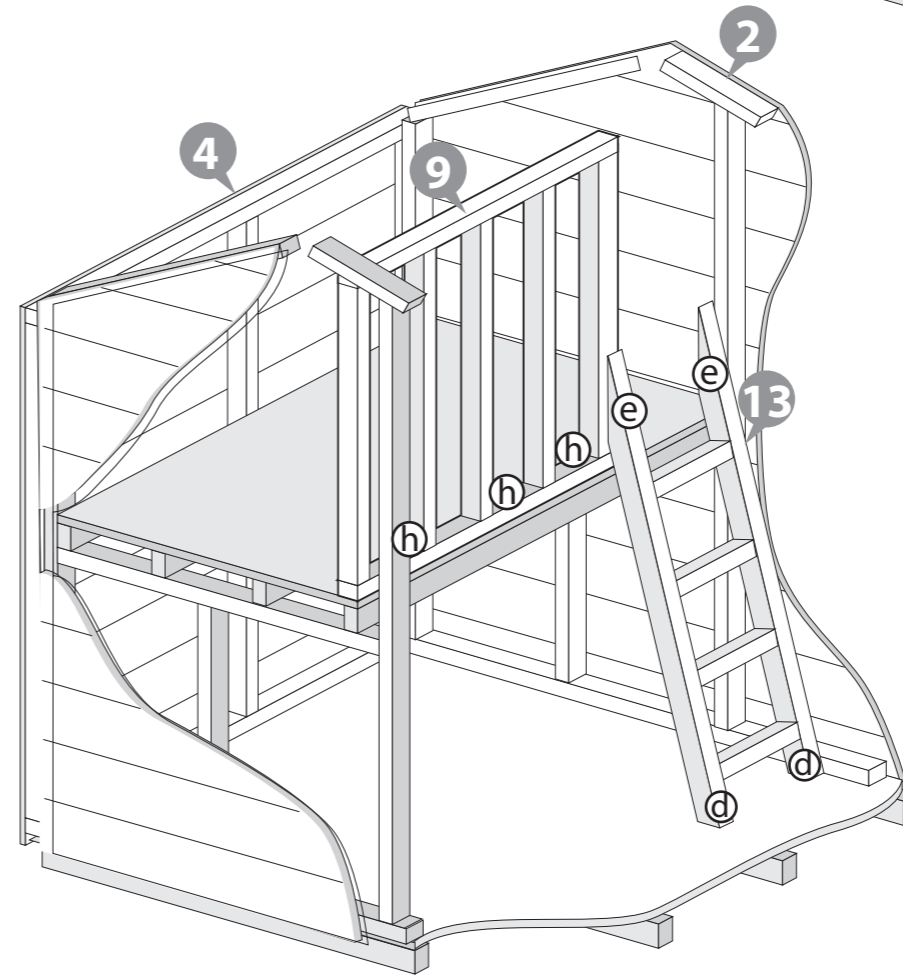
18 x 50mm Screws

Step 7

Fix the 1st floor onto the 1st floor support bars with 60mm screws, pre drill before hand. Screw through the support bars through to the 1st floor framing.



8 x 60mm screws



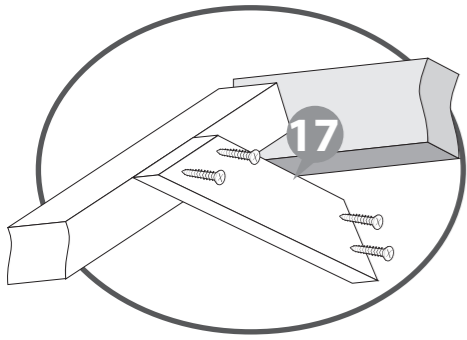
Fix the Rail Guard to the 1st floor using 3 x 60mm screws, pre drill before hand. Fix the Ladder with 60mm screws. Screw through the ladder into the floor, rail guard and plain gable.

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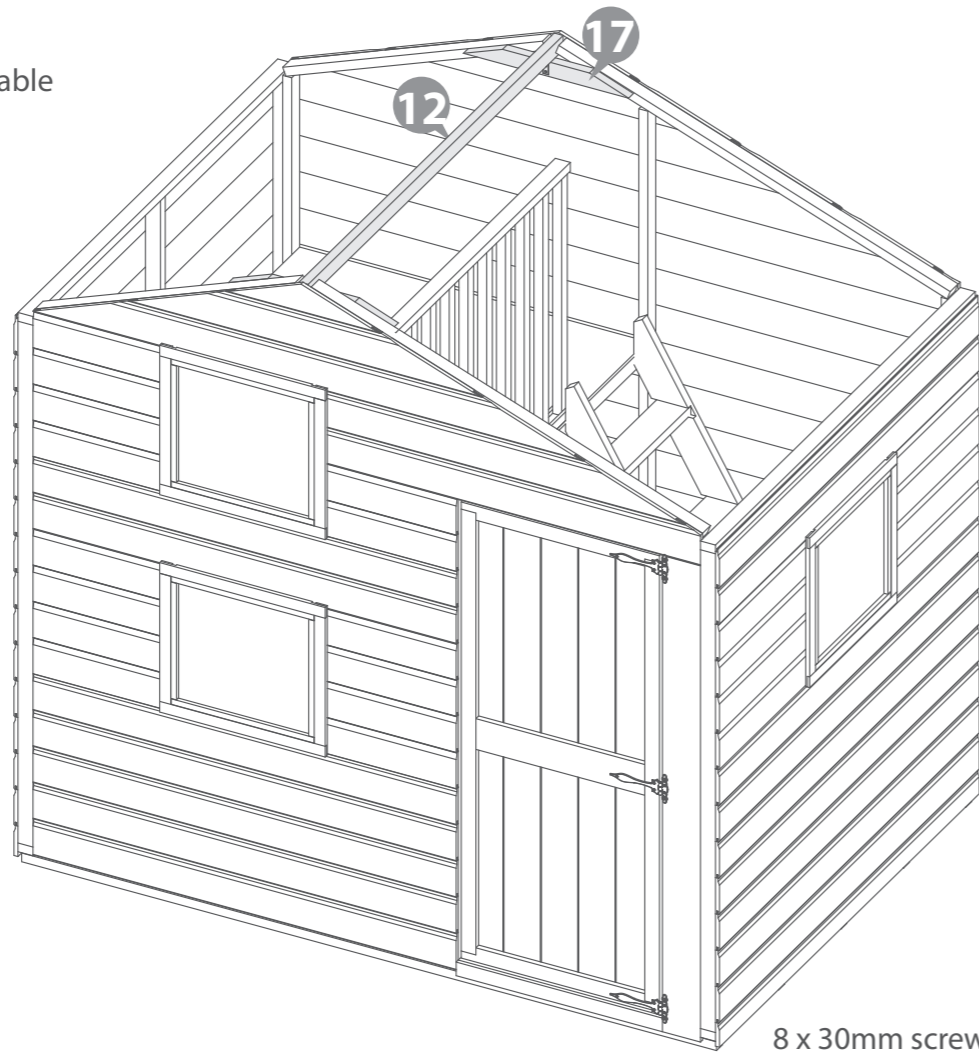
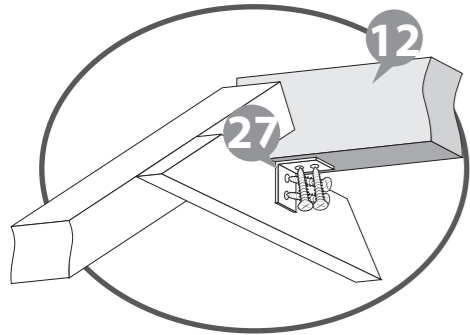
7 x 60mm screws

Step 8

Line the support block up with the gable framing, use 40mm screws to fix.



Place the roof support bar on top of the support block and using corner braces fix with 30mm screws.

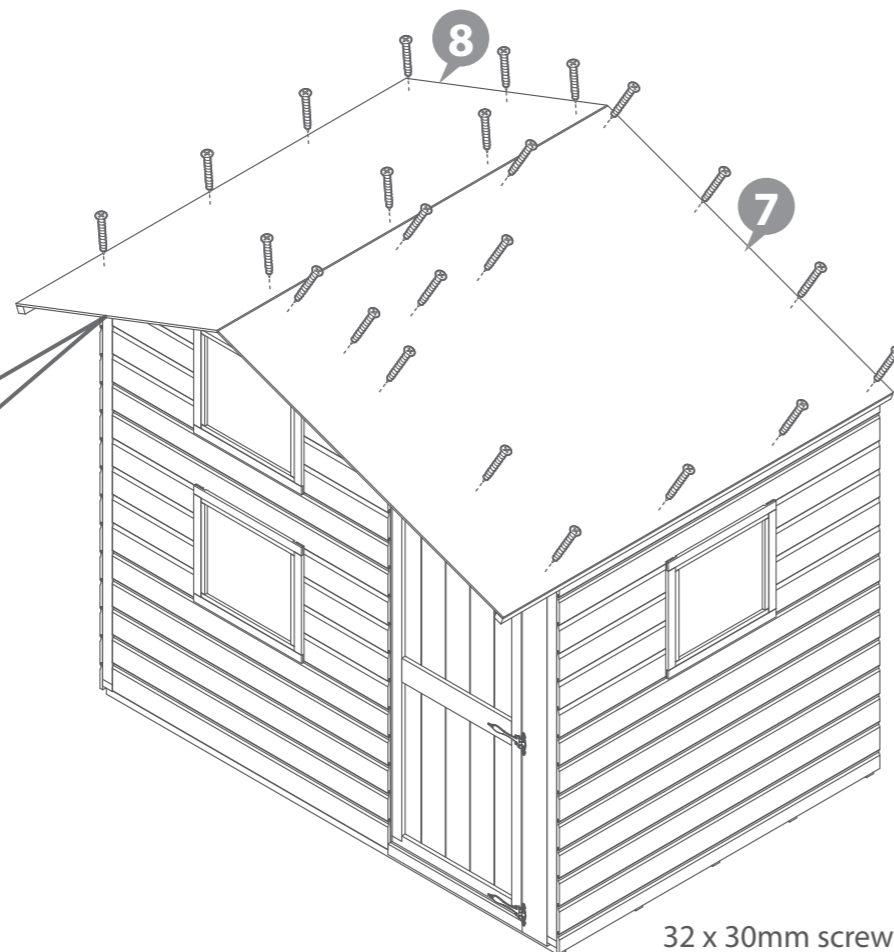
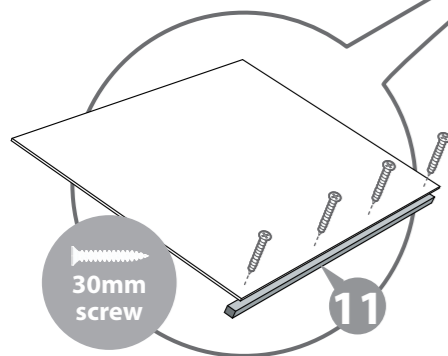


8 x 30mm screws
8 x 40mm screws

Step 9

Fix a roof eave to each roof sheet using 30mm screws.

Position the roof sheets on the building and fix to the roof support bar the rail guard and the sides of the building using 30mm screws.

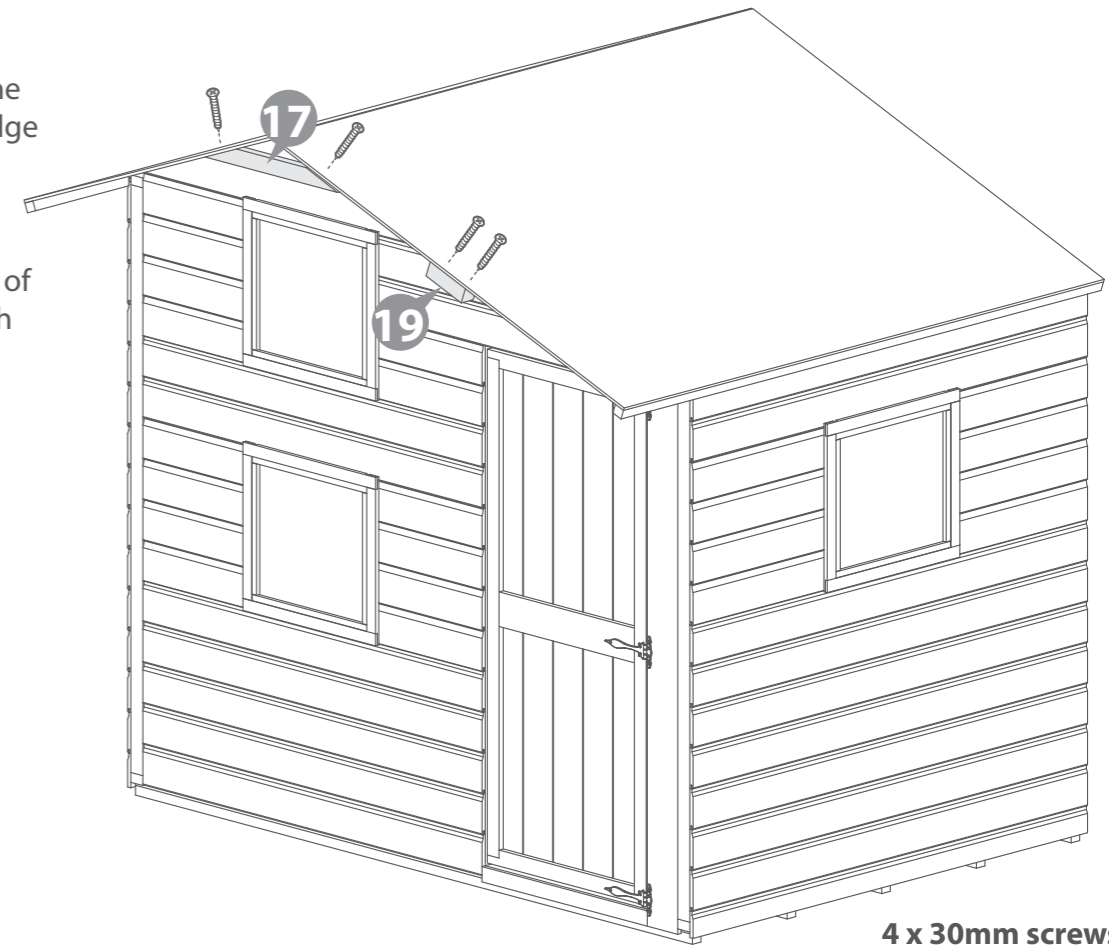


32 x 30mm screws

Step 10

Fix the support block between the apex of the roof flush with the edge of the roof sheets using 30mm screws.

Fix the fascia block in the middle of the the large roof sheet flush with the edge using 30mm screws.

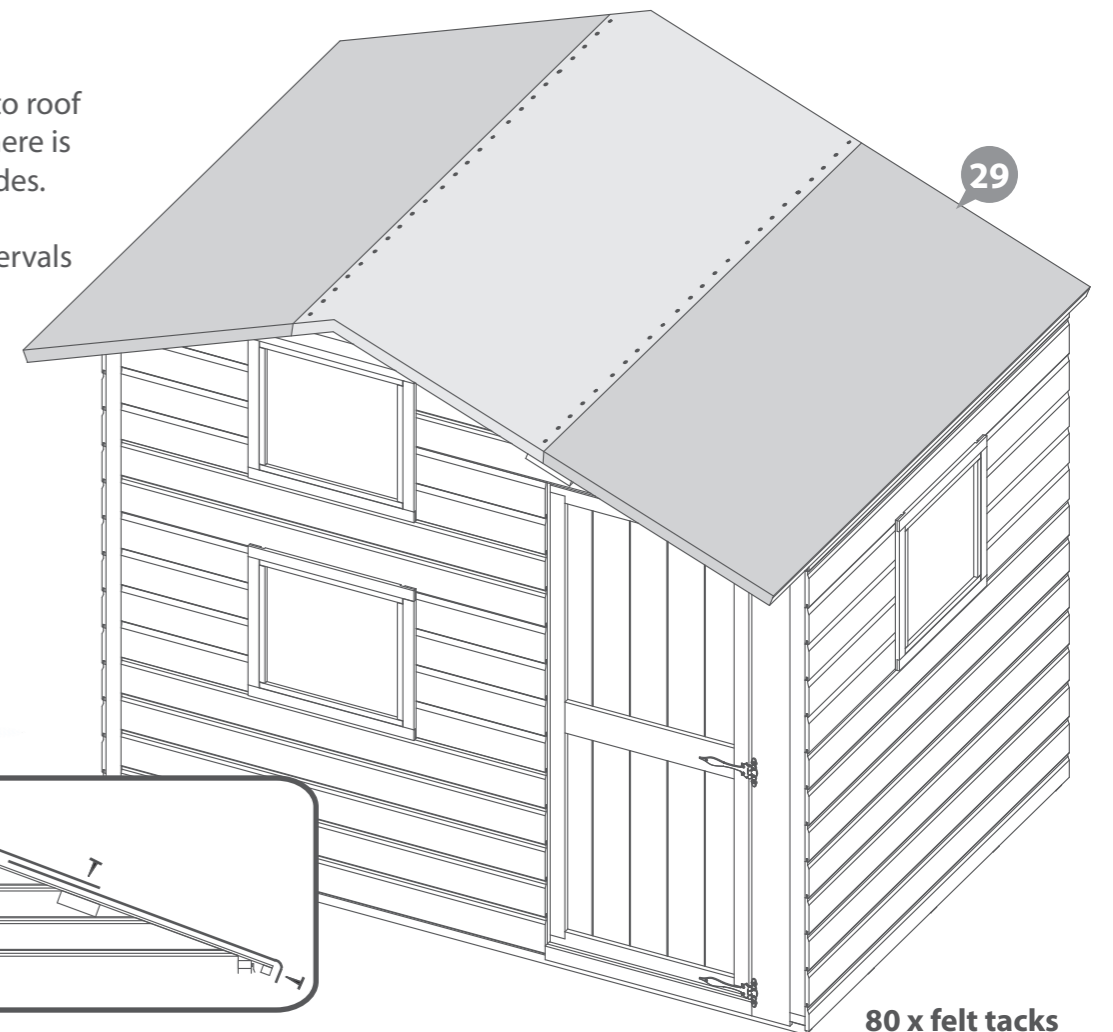
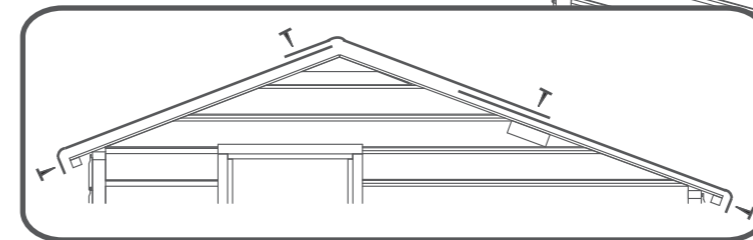
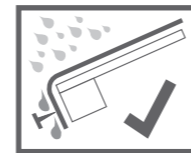


4 x 30mm screws

Step 11

Cut felt into 3 sheets and lay onto roof as shown in diagram ensuring there is a 50mm overhang around the sides.

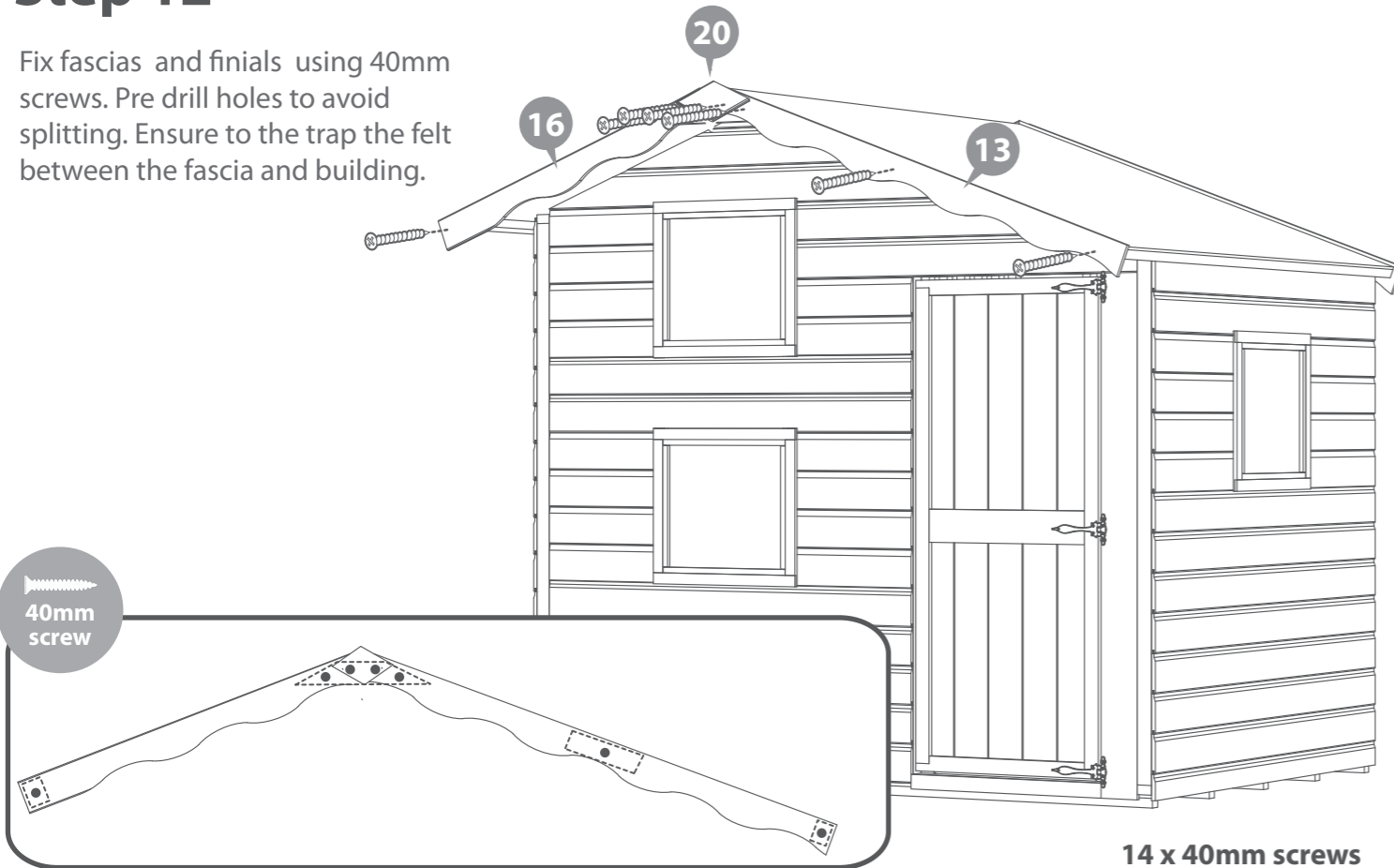
Fix using felt tacks at 100mm intervals



80 x felt tacks

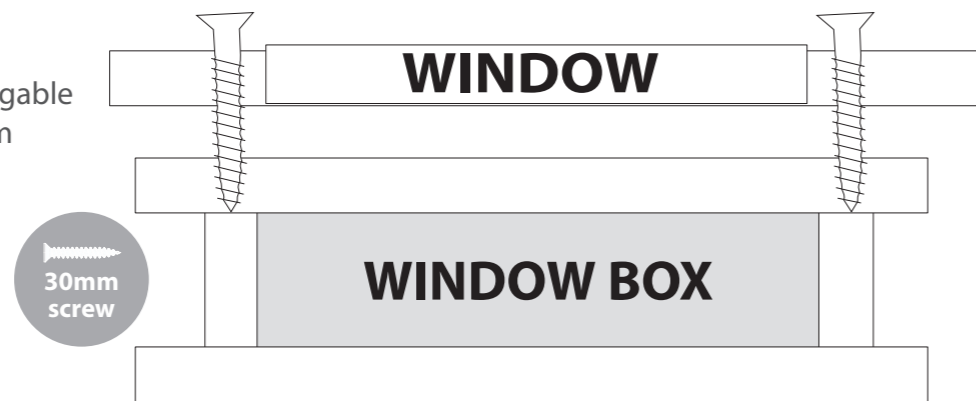
Step 12

Fix fascias and finials using 40mm screws. Pre drill holes to avoid splitting. Ensure to trap the felt between the fascia and building.

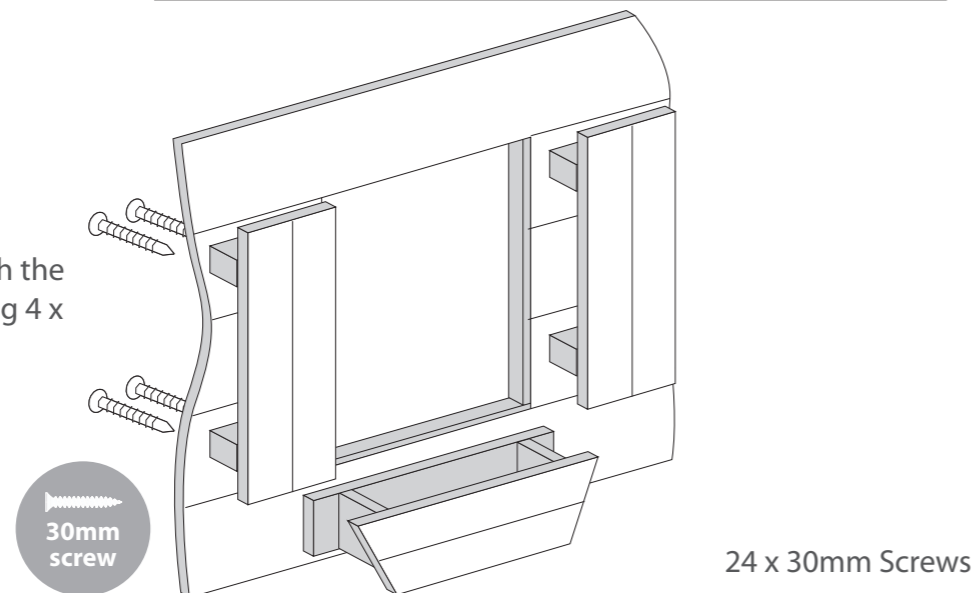


Step 13

Fix the window box underneath the window screwing through the door gable into the window box using 4 x 30mm screws.



Fix the window shutters through the door gable into the shutter using 4 x 30mm screws per shutter.



Step 14

Place a window frame cross against the inside of each window. Position the frame centrally to the window and fix using 4x20mm screws per frame.

Place the wooden door handle on the outside of the door and use a 60mm screw from the inside to secure. Pre drill hole first to avoid splitting.

On the inside of the door opening fix the ply triangle door stop to the bottom left corner using 3x20mm screws.

Fix the butterfly onto to the door using 4 x 10mm screws. Pre drill to avoid splitting.

