

BASEWORKS INFORMATION

for

PASSMORE GARDEN BUILDINGS

RESPONSIBILITY FOR BASE PREPARATION RESTS WITH THE CUSTOMER

We require a firm surface which is level to a tolerance of $\pm 12\text{mm}$ ($\frac{1}{2}$ "). Your building can be adversely affected by an unlevel or oversize base. Typical problems can include deflecting floor, binding door, cracked glass, water leakage.

If you have paid to have your building erected, this is carried out at time of delivery so please prepare the base before our arrival.

When setting out allow a clearance of 300mm (12") all round to provide access for erection and maintenance.

FOR BASE SIZE SEE PRICE LIST. Buildings are constructed to metric sizes, i.e. the correct size for an 8' x 6' shed is 2.4m x 1.8m, not 8' x 6'.

Do not make the base larger than the shed. This is because heavy rain will bounce off an oversize base, causing saturation of the lower timbers.

To accommodate a Garden Room ordered with verandah, add 0.7m to the width measurement.

Delivery Date We will notify you in advance by post. If the date is inconvenient please let us know as soon as you can and we will re-schedule delivery on the next lorry travelling to your area.

Panel Carrying We can carry panels up to 50 paces from lorry. For longer carry please provide able-bodied assistance or discuss with Passmores before delivery.

Access Most panels will not pass through the house or via side gate with fixed head rail. For safety reasons please do not ask our erectors to lift buildings over fences or work on a base which is over 1M (3' 3") above ground level. Please discuss problems with Passmores before delivery.

Earth Base Suits smaller buildings ordered with floor and bearers. Level and compact the earth over an area equal to the size of the building. An earth base is unsuitable for buildings longer than 3.0m (10').

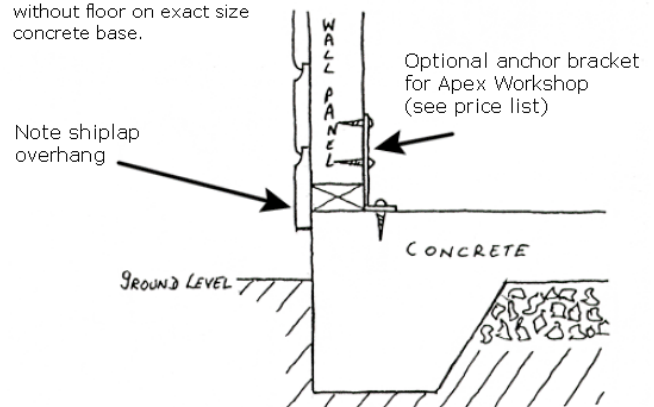
Paving Slab Base Suits a building ordered with floor. Lay slabs continuous, i.e. without gaps, over an area equal to the size of building. Levelling is easier if slabs are bedded on sand. Chipped/damaged second grade slabs can be used and are usually available from the local garden centre. To achieve required size, cut slabs and turn cut edge to face inwards. Specify bearers if base is oversize.

Concrete Base Suits a building ordered with or without floor. Excavate a 200mm (8") perimeter trench and lay and compact hardcore, set up edge forms with spirit level, to the size of shed, check that diagonals are equal and lay concrete to a minimum thickness of 75mm (3").

On buildings over 3.0m x 2.4m (10' x 8') increase concrete thickness whilst maintaining accurate dimensions and levels. Keep ground level 75-100mm (3"-4") below top of concrete. Specify floor and bearers if base is oversize.

Important If ordering a building without floor, ensure that the base is laid accurately. This is because the bottom shiplap board is designed to overlap the edge of the base to provide weathering - see fig. 1

Fig 1 Section showing building without floor on exact size concrete base.



A ground anchoring service is available for Apex Workshops purchased without floors, to be erected onto concrete foundations, providing 240 volt, 13 amp. electricity is available on site - see fig. 1

Existing Concrete or Patio Suits a building ordered with floor and bearers.

Avoid siting in a hollow, i.e. where water gathers and specify bearers to raise the building. (This helps to minimise rain bounce back which can cause saturation of the lower timbers).

How we deal with inadequate foundations If the foundation is unlevel or wrongly sized, we always erect if practical using temporary timber packing. It is the customer's responsibility to make good. This may involve permanent packing under the floor or screeding inside a building ordered without floor.

If we are asked to erect very close to another building or other obstruction, we may not be able to fix bargeboards or nail the felt at eaves. (We recommend allowing 300mm (12") clearance all round. This provides the necessary access for our erector).

If the foundation is such that we cannot erect, we will either deliver only and credit the erecting charge or return by arrangement after the customer has rectified the base for which there is a £20.00 return visit surcharge