

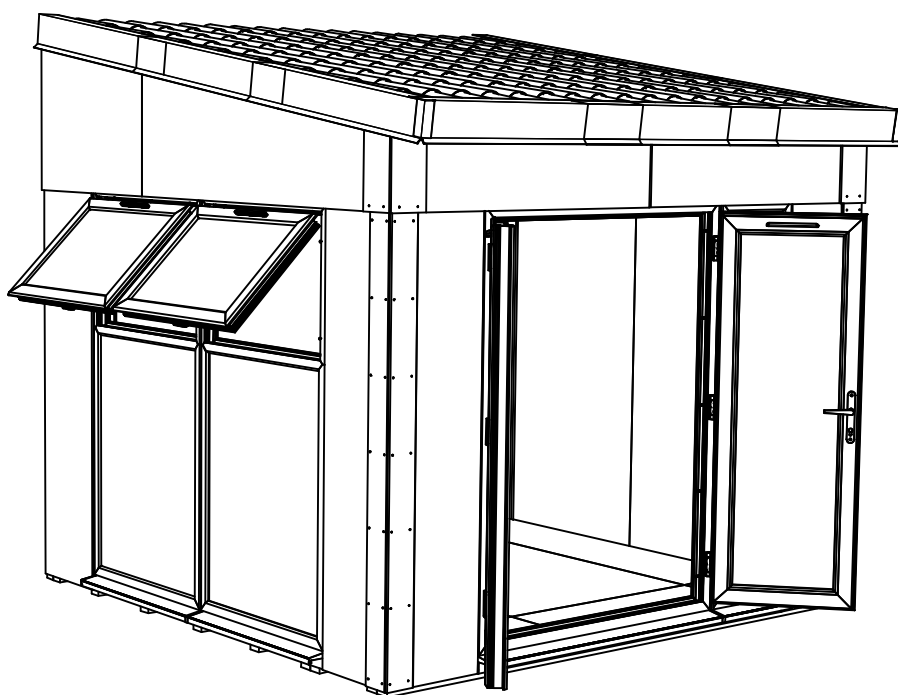


V3

ADDROOM MODULAR

GENERIC MANUAL FOR ALL SIZES AND OPTIONS (3.0M DEPTH)

INSTALLATION MANUAL



Please read this installation manual carefully and in full before proceeding with the construction of your Addroom.

All dimensions are approximate and subject to the limitations of the materials used and the methods of manufacture

Manufacturer:
Dunster House Ltd.
Caxton Road
Bedford
Bedfordshire
England
MK41 0LF

Unique Reference Number

Customer Service:
cs@dunsterhouse.co.uk
www.dunsterhouse.co.uk

Queries Procedure

Important Information

Please retain all documentation with regards to your purchase.

In the unlikely event that you need to contact us, please do so in writing to:

Email: cs@dunsterhouse.co.uk

Post: FAO Customer Services, Dunster House Ltd - Factory 1, Caxton Road, Bedford, MK41 0LF

Our Customer Services department is open 9:00 - 17:00, Monday to Friday. Please include your Sales Order number starting with SO or your postcode so we can locate your order.

All dimensions in this installation manual are approximate and subject to the limitations of the material used and the methods of manufacture.

The Nature of Timber

The timber provided for this product is a soft wood which has been kiln dried. Selected timber parts was pressure treated for protection against rot and insect infestation.

Timber is a natural product and inherent properties can include knots, knot holes, imperfections, cracks and warping. Due to the inherent properties of timber we make no guarantees that the timber you receive for your product will be free from these natural properties. We will not replace any components for any of the following reasons:

- Timber that contains knots where they do not influence the structural stability of the product
- Cosmetics appearances - colour variations
- Timber that has shakes, cracks, gaps or sap which do not influence the structural strength of the product
- Timber that has been covered or buried underground
- Twisted timber that can be installed
- Queries arising from a neglectful manner during assembly or as a result of incorrect assembly
- Queries due to modifications by the owner causing the timber to deform

Any valid queries will be satisfied by the exchange or replacement of the defective parts only on a supply only basis.

Colour Transfer

Selected timber parts has been pressure treated with wood preservative and a brown colour additive. Consideration should be given to the propensity of the material to stain light colour adjacent surfaces, such as paving flags, render or coated timber surfaces. We recommend contact between the timber and these surfaces is limited, and careful consideration to storing the product prior to assembly should be taken in order to prevent such discolouration.

Assembly Preparation

This product has been designed for self-assembly and recommend that assembly is carried out by two DIY competent people. It is important that the assembly instructions are followed carefully and we recommend that the assembly instructions are read through in their entirety prior to assembly to allow you to familiarise yourself first.

Base

A correct base is paramount to installing your Addroom correctly. Only a completely level and square load bearing base will ensure a stable and problem free installation. We recommend you use a concrete base approximately 100-200mm larger from front and sides of your Addroom.

We recommend ensuring that the product is assembled in an appropriate location and on an appropriate base for the product. It is imperative that the product is installed square, level and plumb.

To assemble your product you will need to have the following:

- Stepladder
- Drill + Drill bit set
- Spirit level, Tape measure
- Rubber mallet
- Screwdriver
- Handsaw, Sharp knife, Tin snips
- Gloves - if you wish for extra protection when handling components
- Clear exterior use sealant and caulking gun
- Suitable wall fixings and Flashing

All holes need to be pre-drilled using a suitable drill bit (not supplied) to avoid timber splitting.

Treating and Paint recommendations

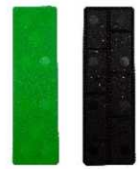
The Addroom is supplied as standard with a neutral colour of WPC for the external panels and bare Fermacell on the internal panels. We do not offer or supply paint or treatment for this product but it can be painted to your preference using a Multi Surface Paint, similar to 'BEDEC Multi Surface Paint'. We have used 'BEDEC Multi Surface Paint' for over eight years and found it had fantastic adhesion, wear and colour fastness.

Glazing Windows and Doors

Sealed glass units are approximately 10mm smaller in length and width than the aperture. This difference in size will be packed using bridge packers (4mm), black shims (2mm), and green shims (1mm). Bridge packers must be used only against the frame, while shims are to be used only next to sealed units. The shims should be used to fill any remaining gap between the sealed unit and bridge packer to ensure a tight fit.



4mm bridge packer



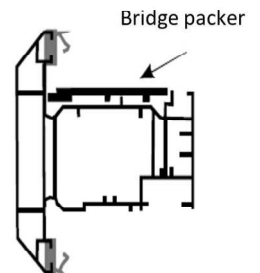
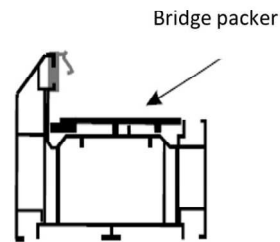
1mm green and 2mm black shims

1. Remove the uPVC glazing beads from the frame one by one and mark on the inside "top", "bottom", "left" and "right" accordingly with a pencil to allow for correct reinstallation.

2. Place the bridge packers on the frame as per drawing so that they lie flat and parallel to the frame, with the channel side towards the frame and the ridge side facing upwards to allow for correct drainage. Packers must not cover drainage holes in frame.

3. Place the sealed unit into the aperture, allowing approximately 5mm around the sealed unit and pack according to window or door type. Use shims to ensure a tight fit.

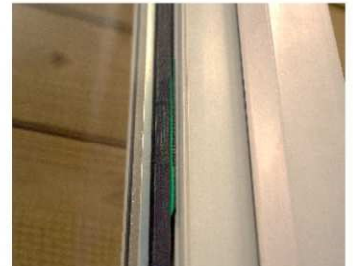
4. Apply silicone (not supplied) to frame, packers and shims to hold them in position. DO NOT apply silicone to bridge packers at the bottom of frame, this could block the drainage holes.



Bridge packers in position



Bridge packers in position



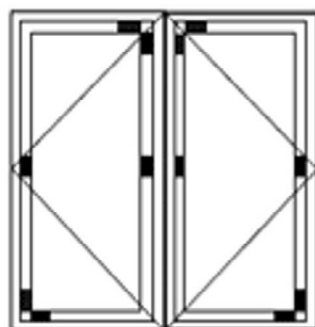
Shims in position

Packer locations

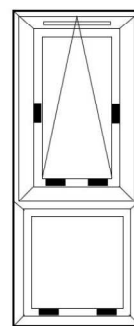
French doors- Place black bridge packers in lower hinged corner and in the upper floating corner (diagonally across) to ensure the unit is correctly heel and toed. French doors should also be packed at the centre of the sealed unit for easy operation and security.

Windows (Top Openings) - It is paramount that these sashes are correctly packed at the sides and bottom

Windows (Fixed units) - Should be correctly packed only at the bottom of sealed units.



French door



Fixed & Top Opener

Glazing Windows and Doors

5. After packing the sealed units correctly, refit the beads in the same position as you removed them; start with the smallest lengths first before inserting the longer lengths. Carefully use a nylon or non-marking rubber mallet to help tap the beads into position, starting at the ends.

Occasionally beads can become slightly difficult to install due to friction. Use a spray bottle to apply a little water to the sealed unit where beads will be installed then carefully tap the beads into position. You should only tap the beads as tapping sealed units may cause damage.

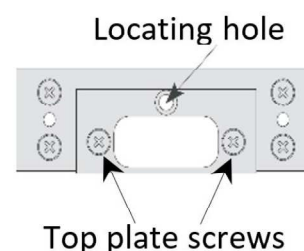


Fitting beads



Example of beads being carefully tapped into place

French doors- Once doors have been fitted and heel and toed correctly, the top and bottom shoot bolt keep may require minor adjustment. Adjust top plate by slightly loosening and retightening the two top plate screws. Finally fasten the top plate through the locating hole using a 19mm x 3mm Philips head countersunk screw (not supplied).



Checking

Make sure all opening sashes work. Should they not work, then it is likely that the sealed unit has been incorrectly packed. The sealed unit must be removed, re-packed and reinstalled. Failure to do this can result in locks not engaging properly, daylight being seen, a lack of weather protection and possible contacting on locks or on the bottom of the sash when closing. If you have any of these problems, to rectify, check:

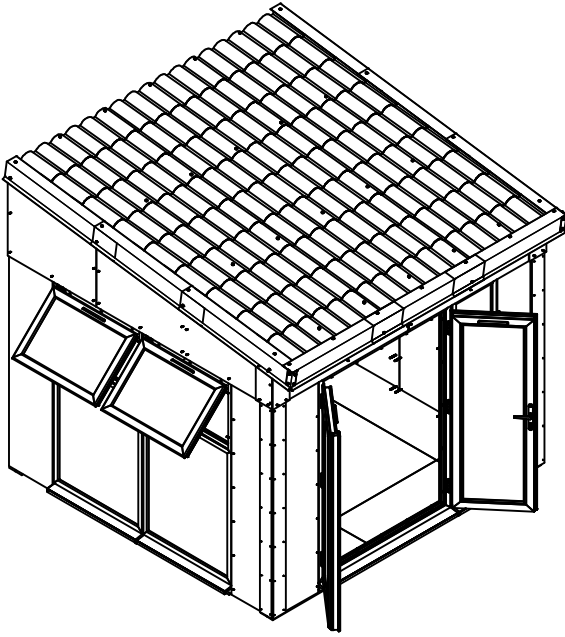
- Your installed item is square, level and plumb in the aperture and is not twisted in any way. Test for squareness by checking that both the frame and any sashes diagonal measurements are equal.
- That the frame has not bowed by over-tightening the screws (especially in a door).
- If minor (mm) adjustments are required after correct glazing, all our hinges have minor adjustment capabilities.
- All our windows and doors have adjustable cams located on the locking strips. Using an Allen key, these can bring the window or door sash tighter or less tight to the frame.
- The small latch plate to the locking mechanism of the door is adjustable by using a Phillips screwdriver and rotating each screw half a turn to loosen the plate. Reposition, then tighten screws.
- Hook bolt latch plates are adjustable by rotating the cams using an Allen Key. Move inwards to tighten the door to the frame to give maximum security.

De-glazing

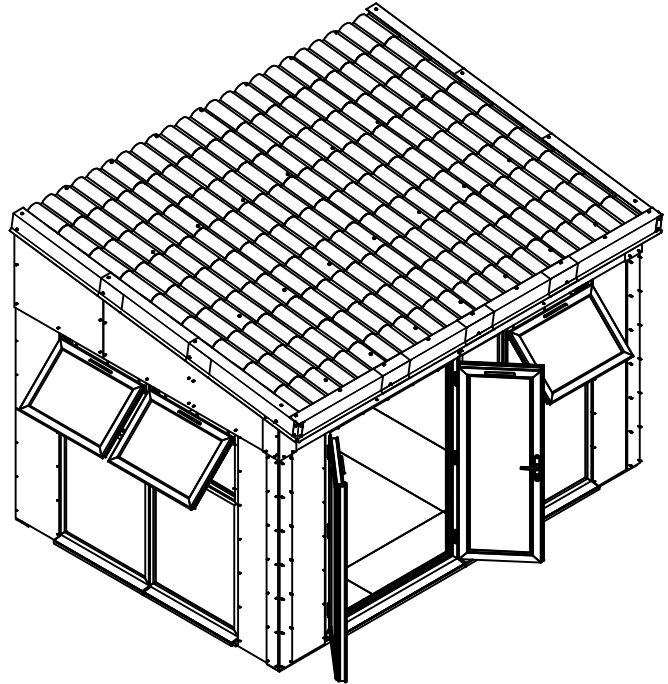
Starting in the **middle** of the longest bead, use a sharp chisel, wide blade spatula or putty knife to apply pressure between bead and frame to separate. Once removed, repeat on adjacent bead.

Having carried out these checks and adjustments if issues still exist, please contact our Customer Services department at cs@dunsterhouse.co.uk with your order number ready to discuss your requirements.

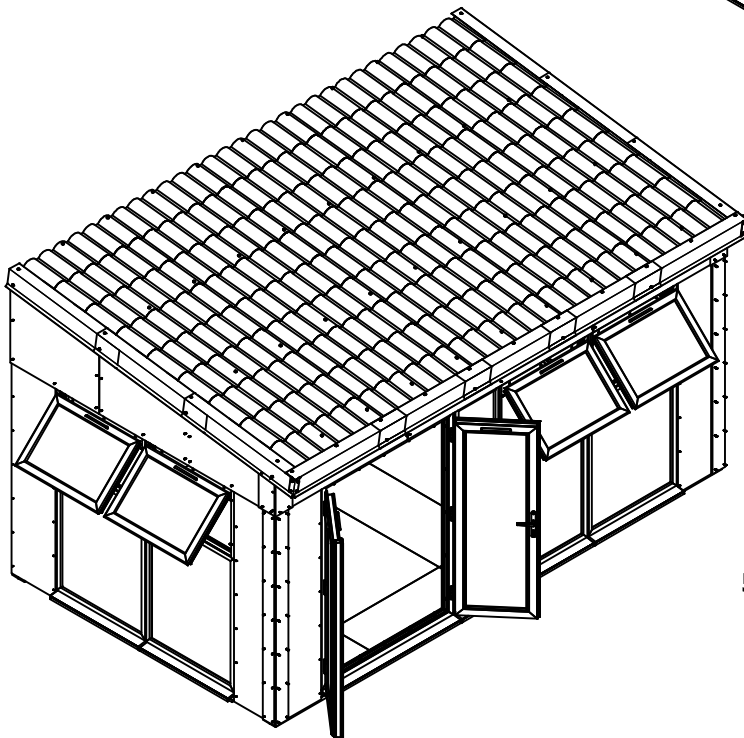
Variants



3.0 x 3.0m ADDROOM MODULAR



4.0 x 3.0m ADDROOM MODULAR



5.0 x 3.0m ADDROOM MODULAR

Please Note

This manual describes the assembly steps for a 3.0 x 3.0m Addroom Modular with a door and window arrangement on the front of the building, one side wall with two full height windows, and one solid wall. The document also mentions the build steps for the optional dwarf wall and references the differences when assembling Addrooms of other sizes. Please ignore these steps if you have not purchased those optional panels or variants.

For other variations on the layout shown, use the same principles described in this document to complete your project. Window and door positions can be interchanged to suit your particular needs. External panels may have patterns that special attention would be needed to ensure orientation and alignment.

Variants

Please use this page to fully plan your Addroom Modular build.

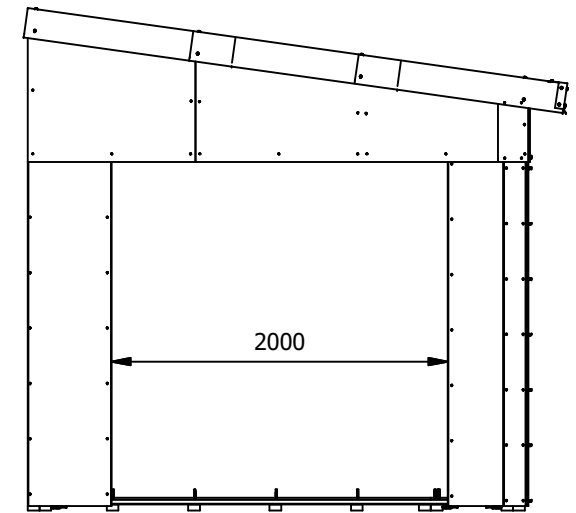
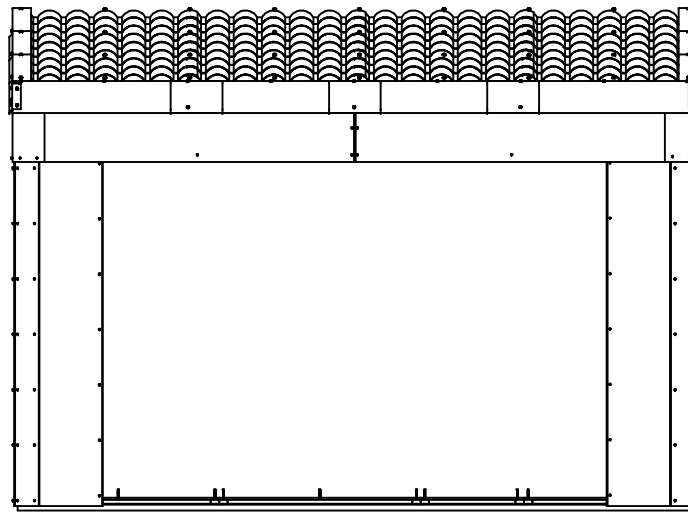
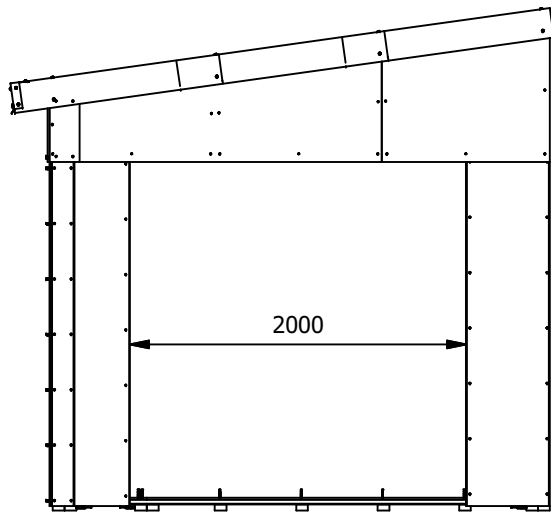
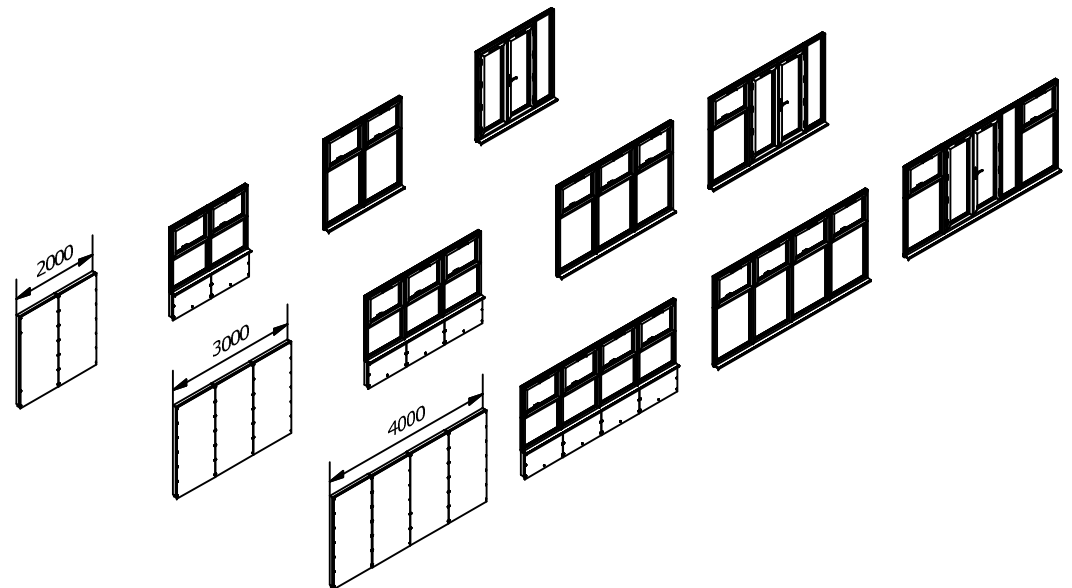
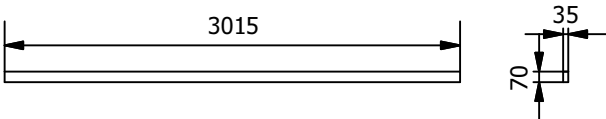
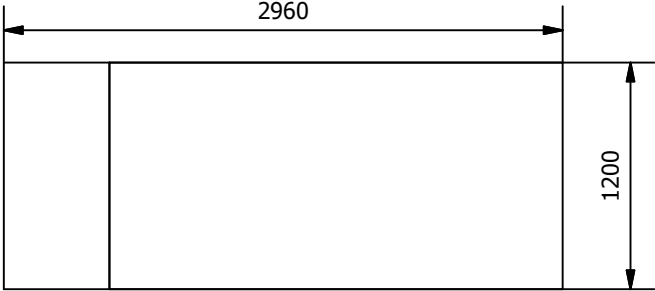
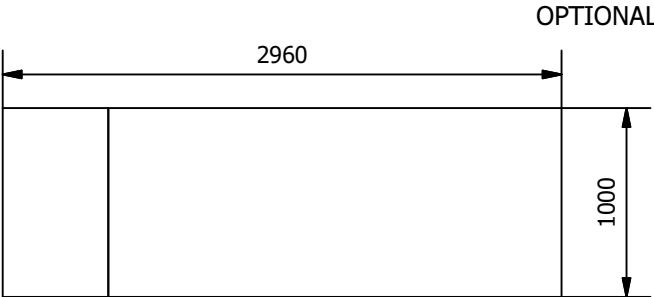
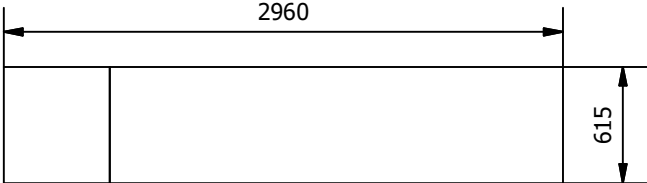
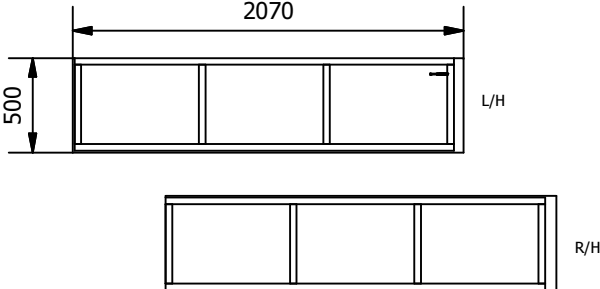
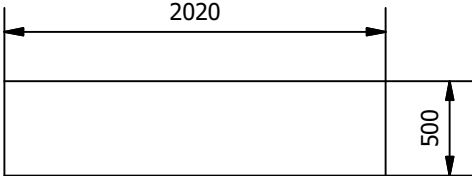
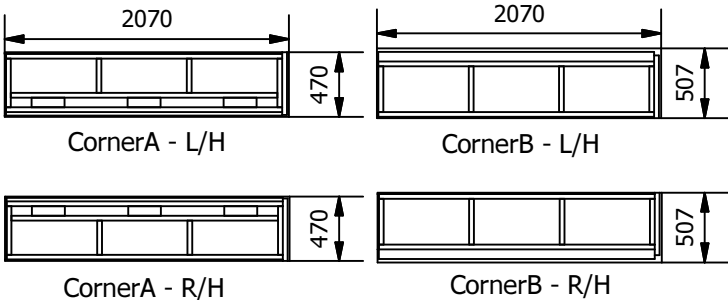
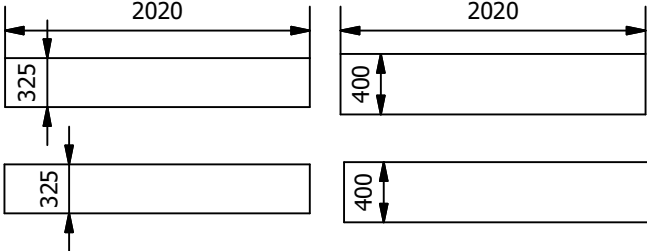
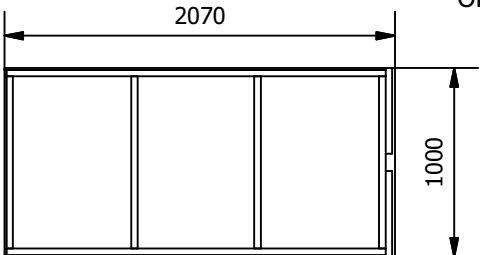
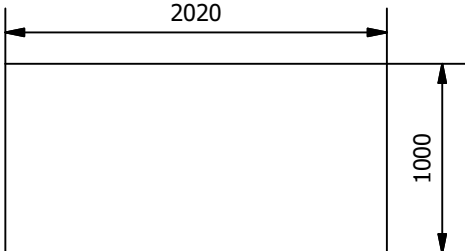
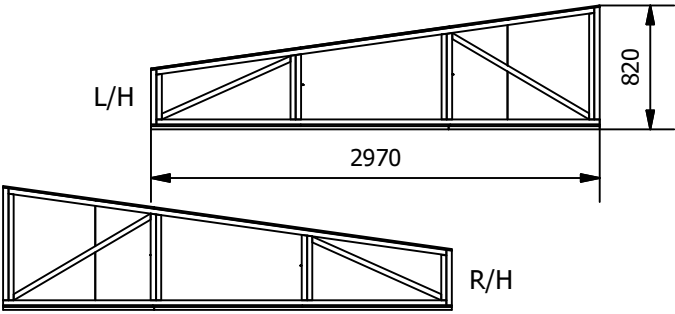
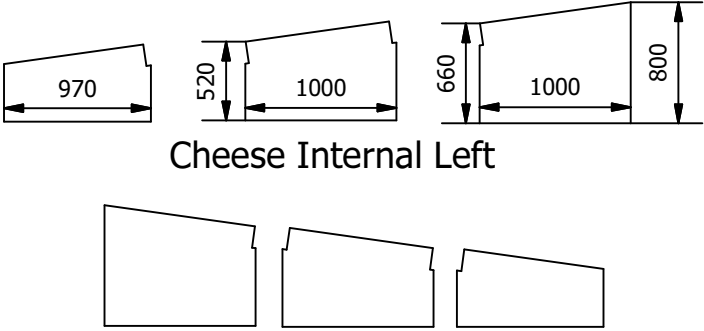
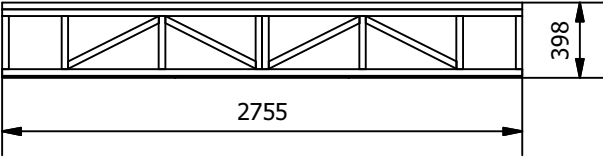
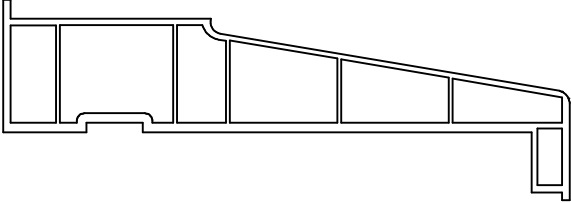
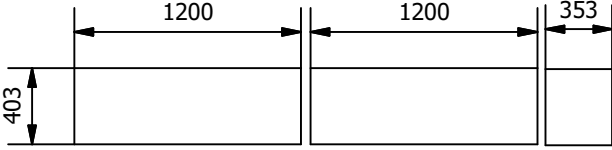
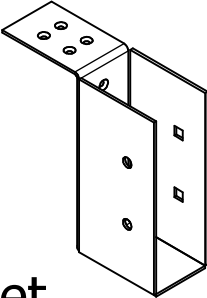
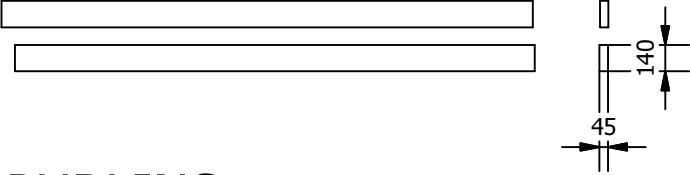
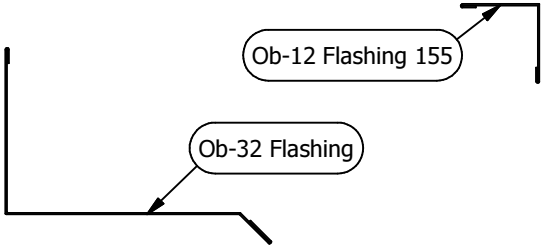
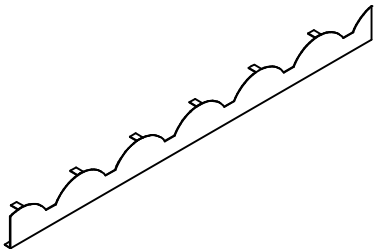


Image shows Addroom Modular 4.0 x 3.0m.
You may use this diagram as an aid to fully plan your specific building layout.

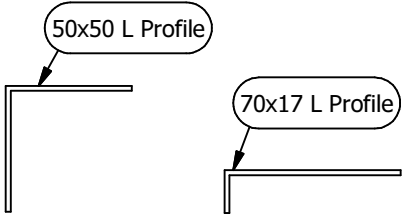
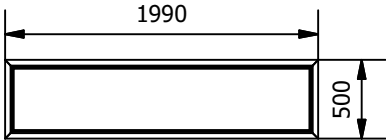
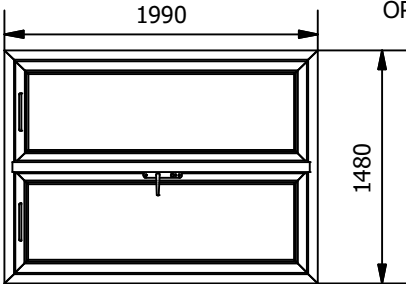
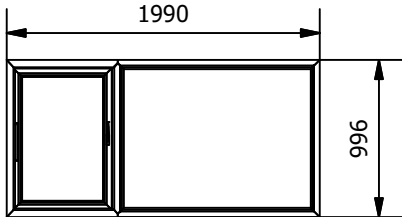
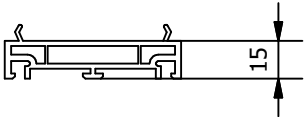
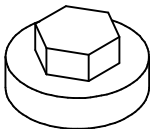
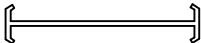
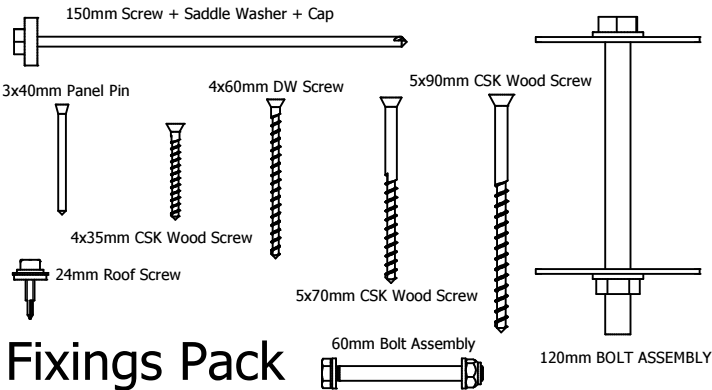
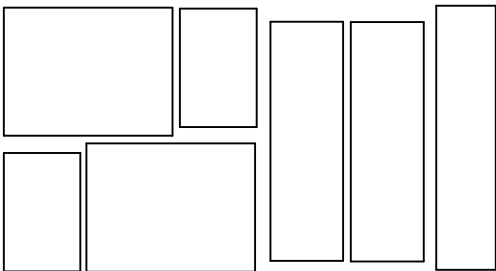
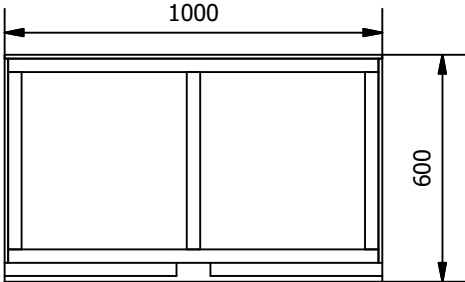
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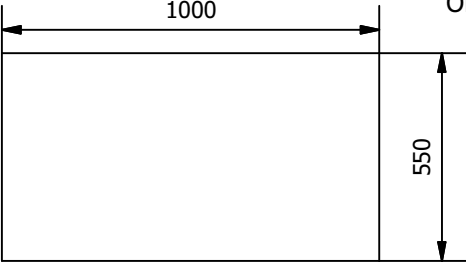
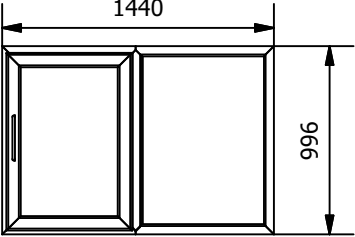
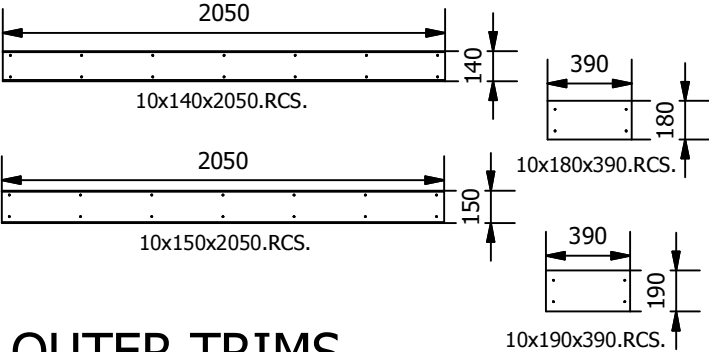


Pack Contents (SEE PACKING LIST FOR QUANTITIES)	
(3M BEARERS PICTURED)  BEARERS	 1200 Floor Panel
 1000 Floor Panel	 615 Floor Panel
 500 Wall Panel	 500 PIR Fermacell
 CORNER PANELS	 CORNER INTERNAL PANELS
 1000 Wall Panel	 1000 Wall PIR Fermacell

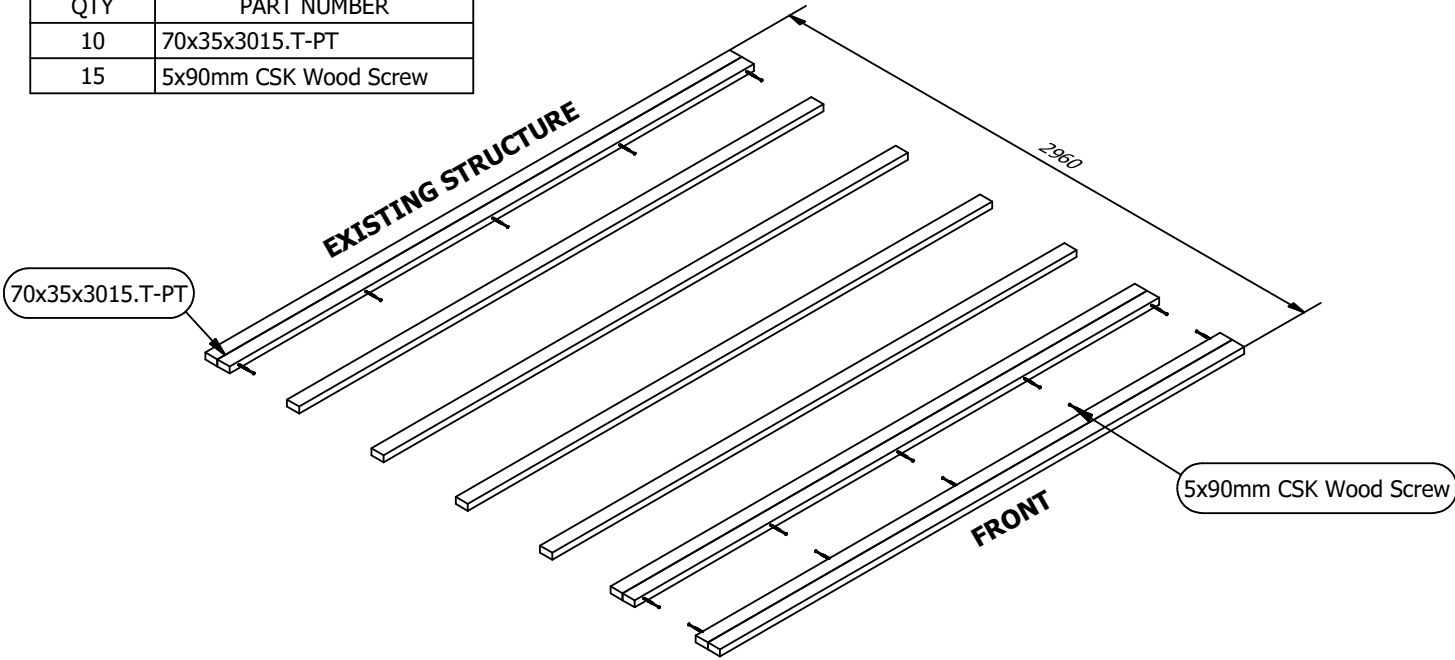
Pack Contents		(SEE PACKING LIST FOR QUANTITIES)
 Cheese Panel	 Cheese Internal Left Cheese Internal Right	
(3M LINTEL PICTURED)  LINTEL	OPTIONAL  WINDOW CILL 150	
(3M LINTEL PICTURED)  LINTEL INSULATION	 Purlin Bracket	
 PURLINS	 FLASHING PROFILES	
 ROOF PANEL 3150x1015mm  ROOF PANEL 3150x1015mm END	 FRONT FASCIA	

(SOME PANELS HAVE REMOVABLE PROTECTIVE TIMBERS)

Pack Contents (SEE PACKING LIST FOR QUANTITIES)	
 uPVC TRIM	OPTIONAL  500 Window Assembly
 DOOR FRAME 1480x1990mm	OPTIONAL  996X1990 FRAME
OPTIONAL  15mm Frame Widener	 HEXAGON SCREW CAP 19mm
OPTIONAL  WINDOW CONNECTOR	 Fixings Pack
OPTIONAL  GLASS PACK	OPTIONAL  1000 Dwarf Wall Panel

Pack Contents (SEE PACKING LIST FOR QUANTITIES)	
 OPTIONAL 1000 Dwarf Wall PIR Fermacell	 OPTIONAL Window Frame 996x1440mm
 OUTER TRIMS	

PARTS LIST	
QTY	PART NUMBER
10	70x35x3015.T-PT
15	5x90mm CSK Wood Screw

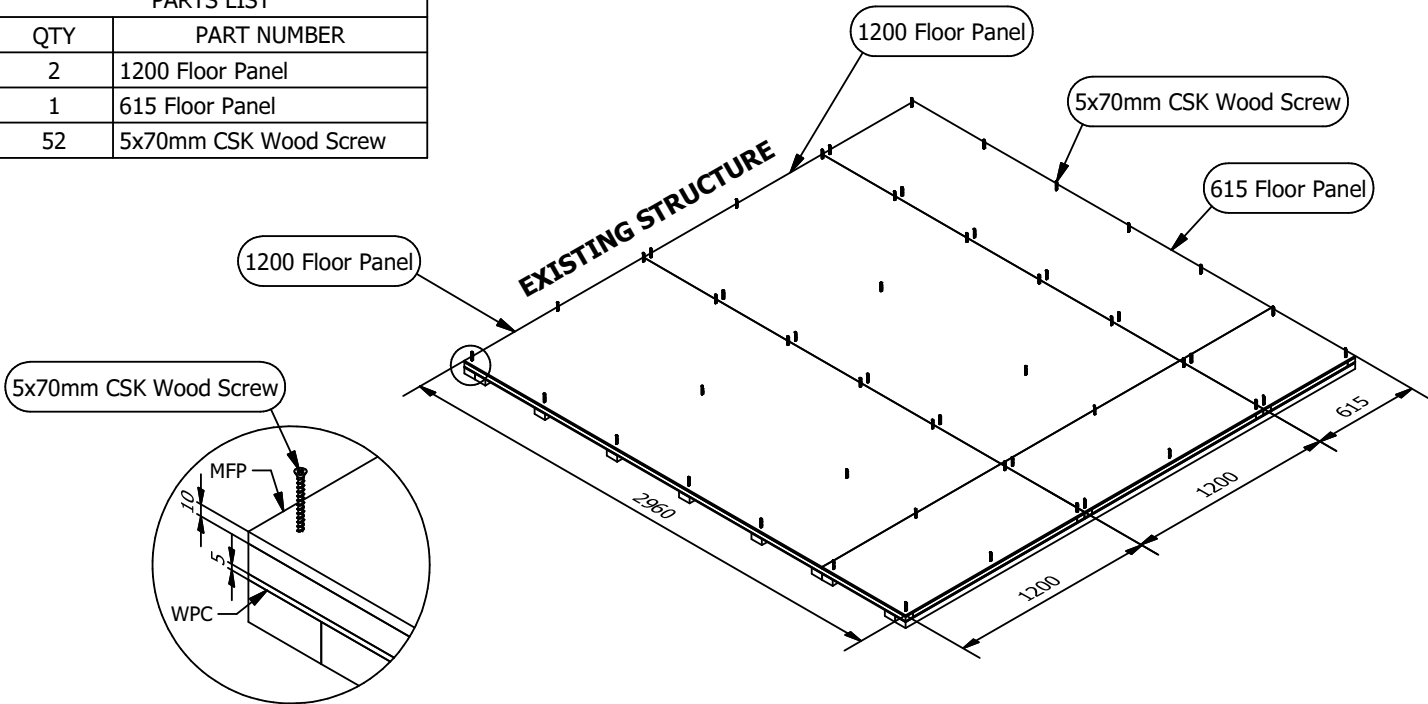


PRE-DRILL HOLES AND USE THE SCREWS PROVIDED TO FIX BEARERS TOGETHER AS SHOWN.

LAY OUT THE BEARERS ON YOUR CHOSEN AREA TO THE MAXIMUM DIMENSIONS INDICATED. ENSURE THAT THEY ARE EVENLY SPACED WITH DOUBLE BEARERS AT EACH END WITH AN ADDITIONAL PAIR AT THE FRONT. MAKE SURE THE SURFACE IS FLAT, LEVEL AND SQUARE TO THE EXISTING STRUCTURE.

PRE-DRILL & SCREW

PARTS LIST	
QTY	PART NUMBER
2	1200 Floor Panel
1	615 Floor Panel
52	5x70mm CSK Wood Screw



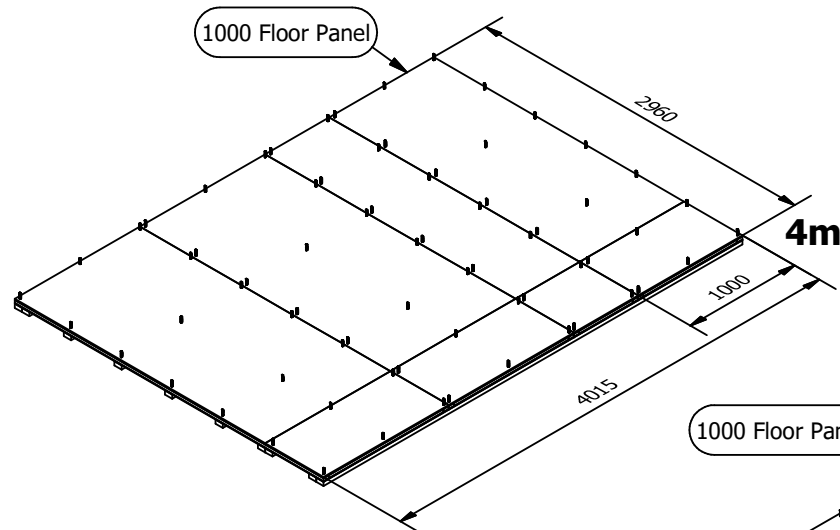
LAY THE FLOOR PANELS ON TOP OF THE BEARERS AND FIX USING THE SCREWS AS SHOWN.

BEARERS TO BE FLUSH TO THE FRONT, SIDES AND BACK OF THE FLOOR PANELS, AND THE FLOOR PANELS TO BE FITTED TIGHT UP NEXT TO EACHOTHER.

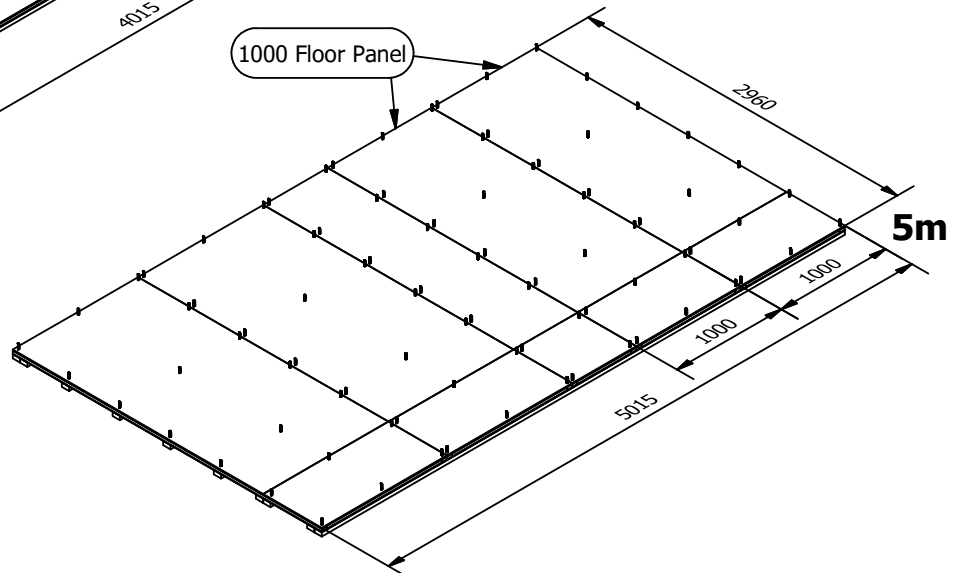
PRE-DRILL AND SCREW THE FIXINGS THROUGH THE FLOOR INTO THE BEARERS ONLY.



IF YOU HAVE PURCHASED EITHER THE 4 X 3 OR 5 X 3 METRE MODELS, PLEASE ARRANGE YOUR FLOOR PANELS AS SHOWN HERE, FOLLOWING THE METHOD SHOWN IN PREVIOUS STEPS.

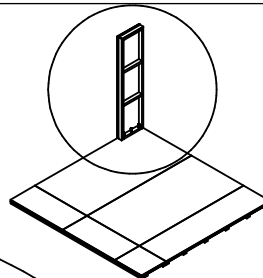


ADDITIONAL FLOOR PANELS ARE SUPPLIED SEPARATELY.



STEP 4 of 42

PARTS LIST	
QTY	PART NUMBER
1	500 Wall Panel Frame
3	5x70mm CSK Wood Screw

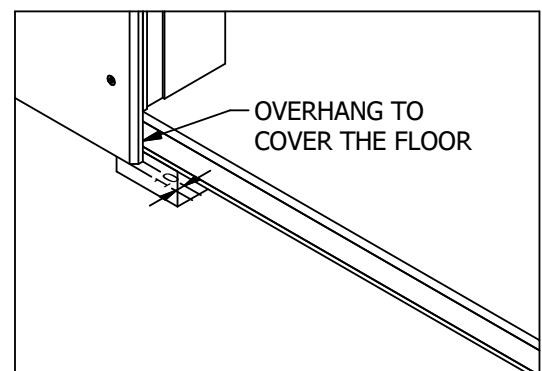
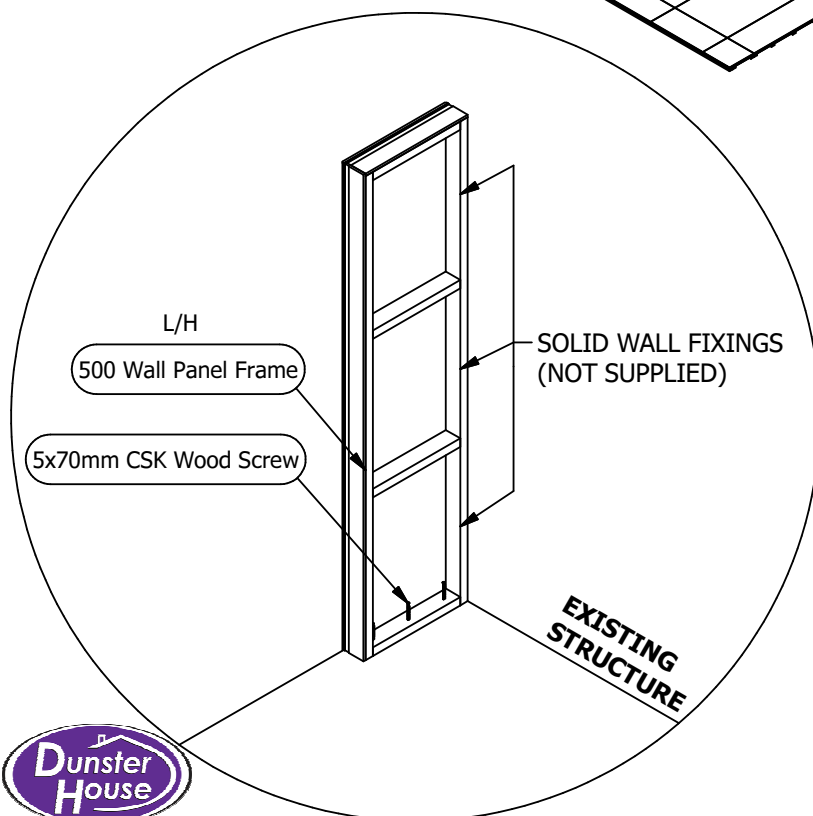


POSITION THE PANEL WITH THE OVERHANG AGAINST THE FLOOR'S SIDE (AS SHOWN BELOW).

ENSURE THE PANEL IS SQUARE TO THE EXISTING STRUCTURE, AND ALIGNED WITH THE REAR OF THE FLOOR.

AFFIX THE PANEL TO THE FLOOR WITH SCREWS AS INDICATED.

CHECK THE WALL IS VERTICAL BEFORE SECURING TO THE EXISTING STRUCTURE.



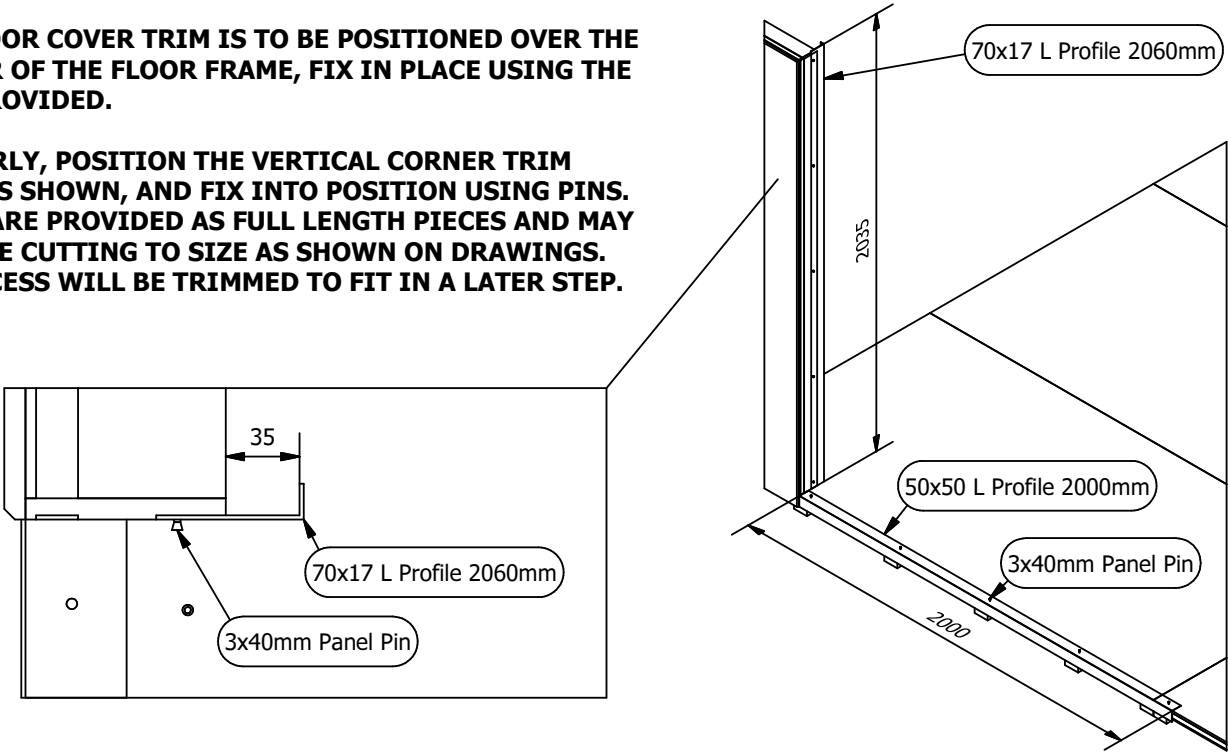
PARTS LIST	
QTY	PART NUMBER
1	70x17 L Profile 2060mm
1	50x50 L Profile 2000mm
10	3x40mm Panel Pin

IF YOU WISH TO HAVE YOUR SOLID WALL INSTALLED ON THIS SIDE, SKIP TO STEP 12 AND USE THE METHOD SHOWN.

IF YOU WISH TO INSTALL A DWARF WALL, REFER TO STEP 14. IF YOU ARE INSTALLING YOUR DOOR UNIT ON THE SIDE OF THE BUILDING, FOLLOW STEPS 20-24.

THE FLOOR COVER TRIM IS TO BE POSITIONED OVER THE CORNER OF THE FLOOR FRAME, FIX IN PLACE USING THE PINS PROVIDED.

SIMILARLY, POSITION THE VERTICAL CORNER TRIM PIECE AS SHOWN, AND FIX INTO POSITION USING PINS. TRIMS ARE PROVIDED AS FULL LENGTH PIECES AND MAY REQUIRE CUTTING TO SIZE AS SHOWN ON DRAWINGS. THE EXCESS WILL BE TRIMMED TO FIT IN A LATER STEP.



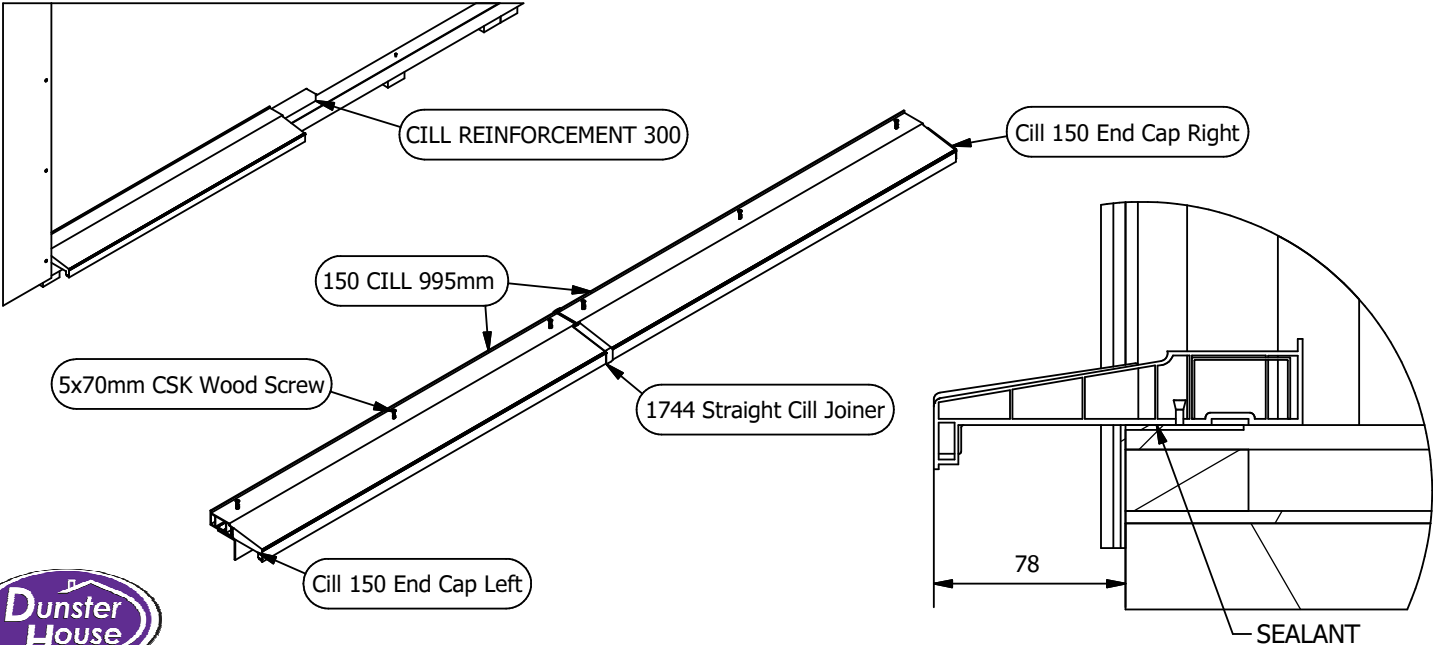
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PARTS LIST	
QTY	PART NUMBER
2	150 CILL 995mm
1	CILL REINFORCEMENT 300
1	1744 Straight Cill Joiner
1	Cill 150 End Cap Right
1	Cill 150 End Cap Left
6	5x70mm CSK Wood Screw

IT IS RECOMMENDED TO RUN A LINE OF SEALANT BETWEEN THE FLOOR TRIM AND THE CILL TO ENSURE A WATERPROOF CONNECTION.

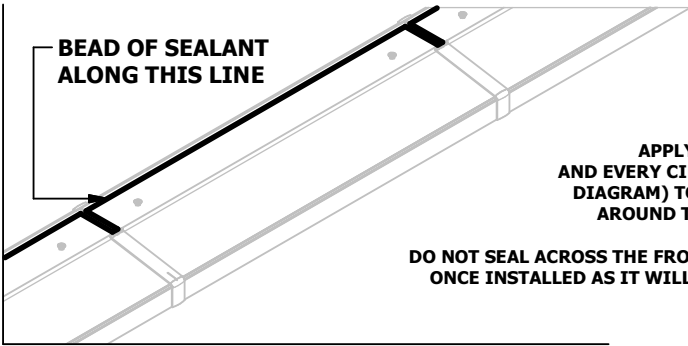
INSTALL THE REINFORCEMENT IN POSITION SO IT CAN EVENLY BRIDGE ANY CILL JOINS. PRE-DRILL HOLES BEFORE FASTENING SCREWS.

DO NOT OVER-TIGHTEN THE SCREWS, THE SCREW'S HEAD MUST NOT GO MUCH BEYOND FLUSH WITH THE CILL'S TOP SURFACE.



C:\VaultWorkspace\Designs\Garden Room (2021)\ADDRESS ROOM MODULAR\G6-ADDMOD - INSTALLATION MANUAL v3.idw

PARTS LIST	
QTY	PART NUMBER
1	996X1990 FRAME
3	5x90mm CSK Wood Screw
5	5x50mm CSK Wood Screw



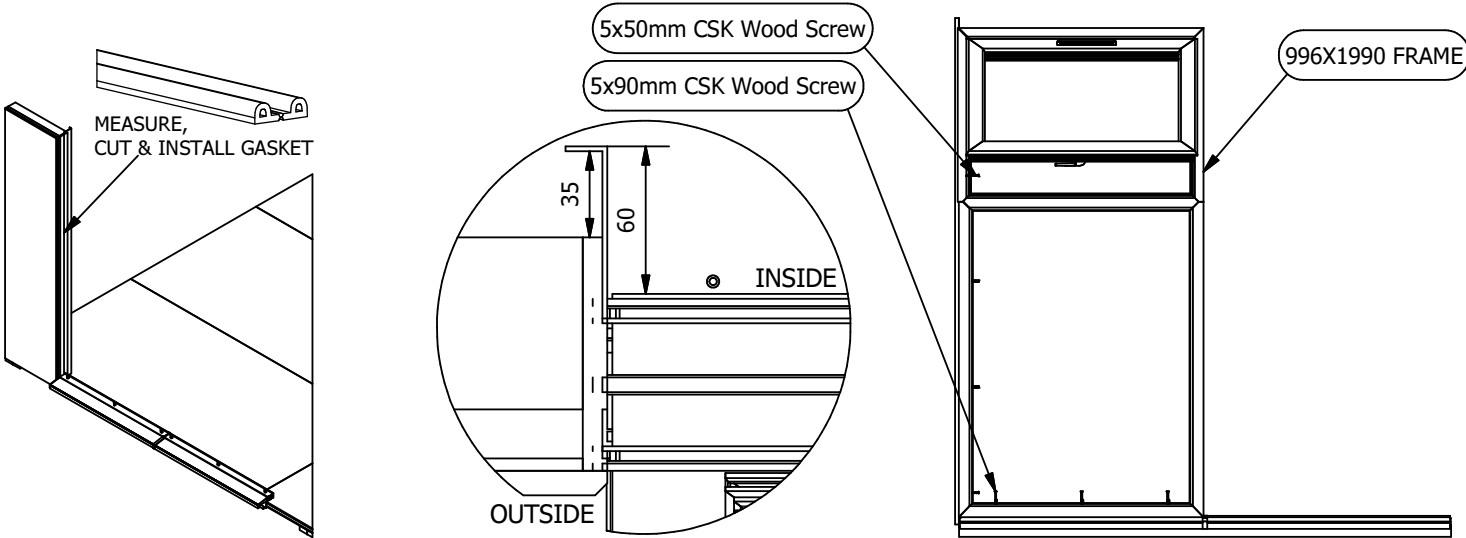
IMPORTANT

APPLY SEALANT ON TOP OF EACH
AND EVERY CILL UNIT (AS SHOWN IN THE
DIAGRAM) TO PREVENT WATER INGRESS
AROUND THE WINDOWS AND DOORS.

DO NOT SEAL ACROSS THE FRONTS OF YOUR UPVC FRAMES
ONCE INSTALLED AS IT WILL PREVENT TRAPPED WATER
FROM DRAINING.

MEASURE, CUT AND INSTALL THE SELF ADHESIVE GASKET STRIP INTO THE CHANNEL ON THE SIDE WALL AS SHOWN.

PLACE THE WINDOW FRAME UNIT ONTO THE CILL AND MAKE SURE IT IS TIGHT UP AGAINST THE SIDE WALL AND
VERTICAL. THE SEAL STRIP WILL COMPRESS WHEN FASTENING THE SCREWS PROVIDED.

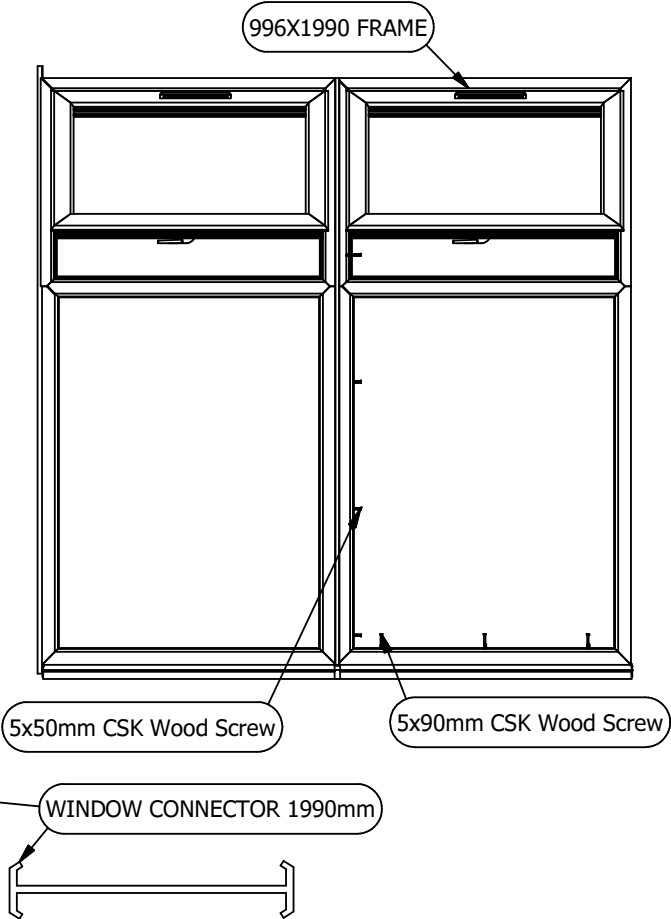
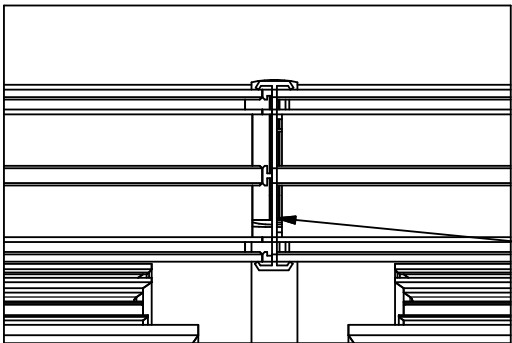


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PARTS LIST	
QTY	PART NUMBER
1	996X1990 FRAME
1	WINDOW CONNECTOR 1990mm
3	5x90mm CSK Wood Screw
5	5x50mm CSK Wood Screw

POSITION THE SECOND WINDOW FRAME AND
CONNECTOR TIGHT UP NEXT TO THE FIRST WINDOW
INSTALLED.

THE CONNECTOR ENSURES ALIGNMENT OF THE
WINDOW FRAMES.



STEP 9 of 42

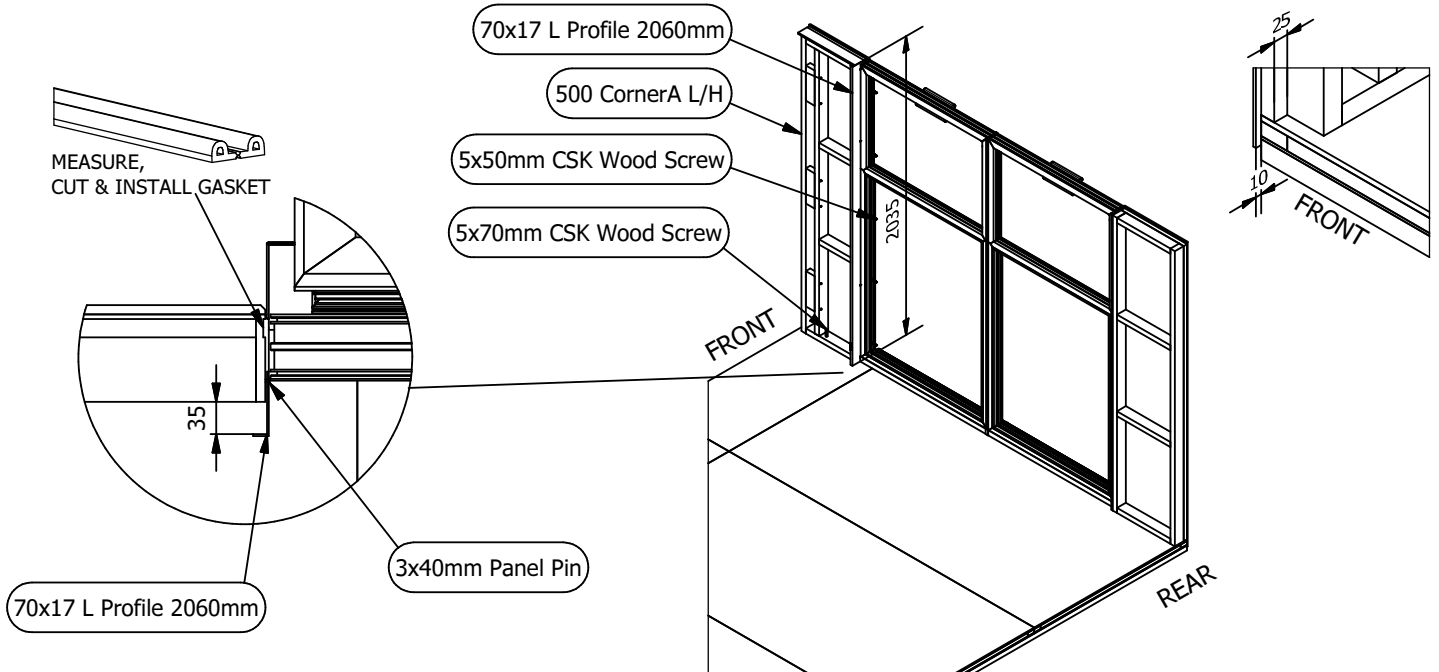
PARTS LIST	
QTY	PART NUMBER
1	500 CornerA L/H
1	70x17 L Profile 2060mm
2	5x70mm CSK Wood Screw
5	5x50mm CSK Wood Screw
5	3x40mm Panel Pin

MEASURE, CUT AND AFFIX WEATHER SEAL INTO THE BORDER'S CHANNEL.

PLACE THE WALL PANEL SO THE FRAME IS FLUSH TO THE FLOOR FRONT AND THE OVERHANG TIGHT TO THE FLOOR EDGE.

PRE-DRILL HOLES THROUGH THE FRAME AND SECURE TO THE FLOOR USING THE SCREWS PROVIDED.

FIX THE WINDOW FRAME TO THE WALL PANEL.



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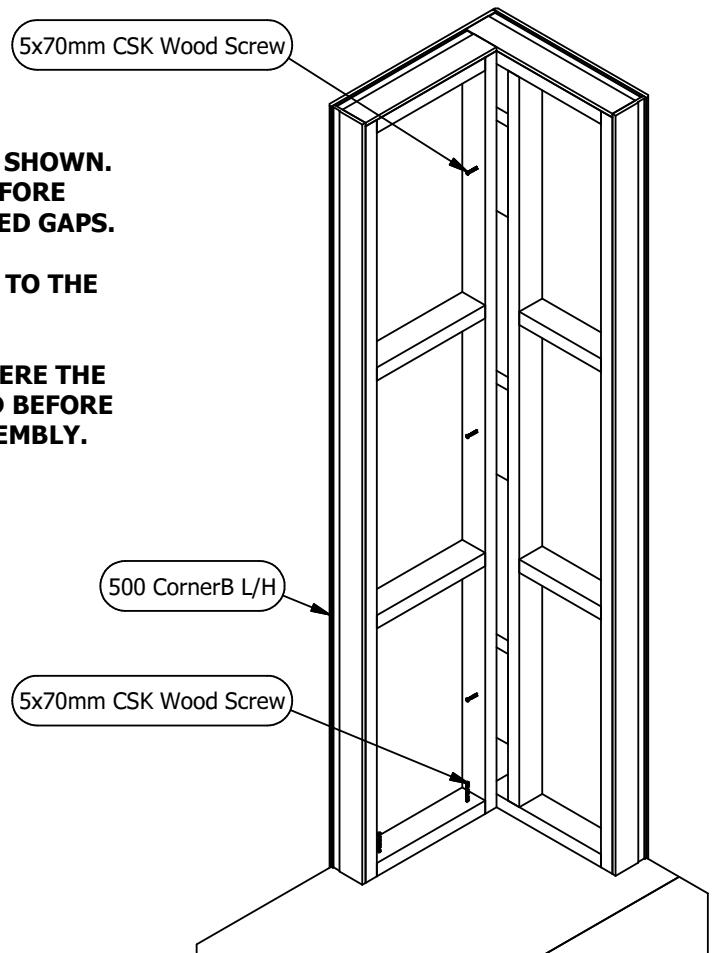
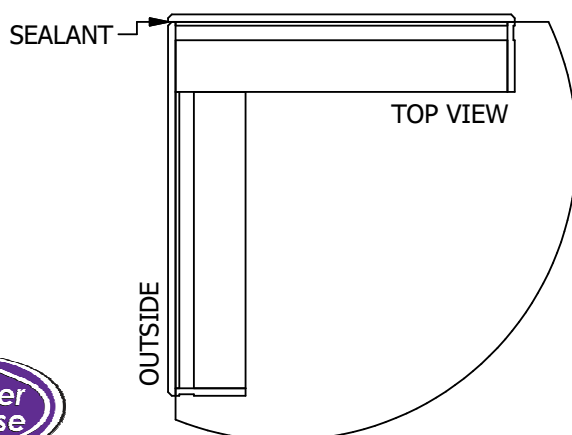
STEP 10 of 42

PARTS LIST	
QTY	PART NUMBER
1	500 CornerB L/H
5	5x70mm CSK Wood Screw

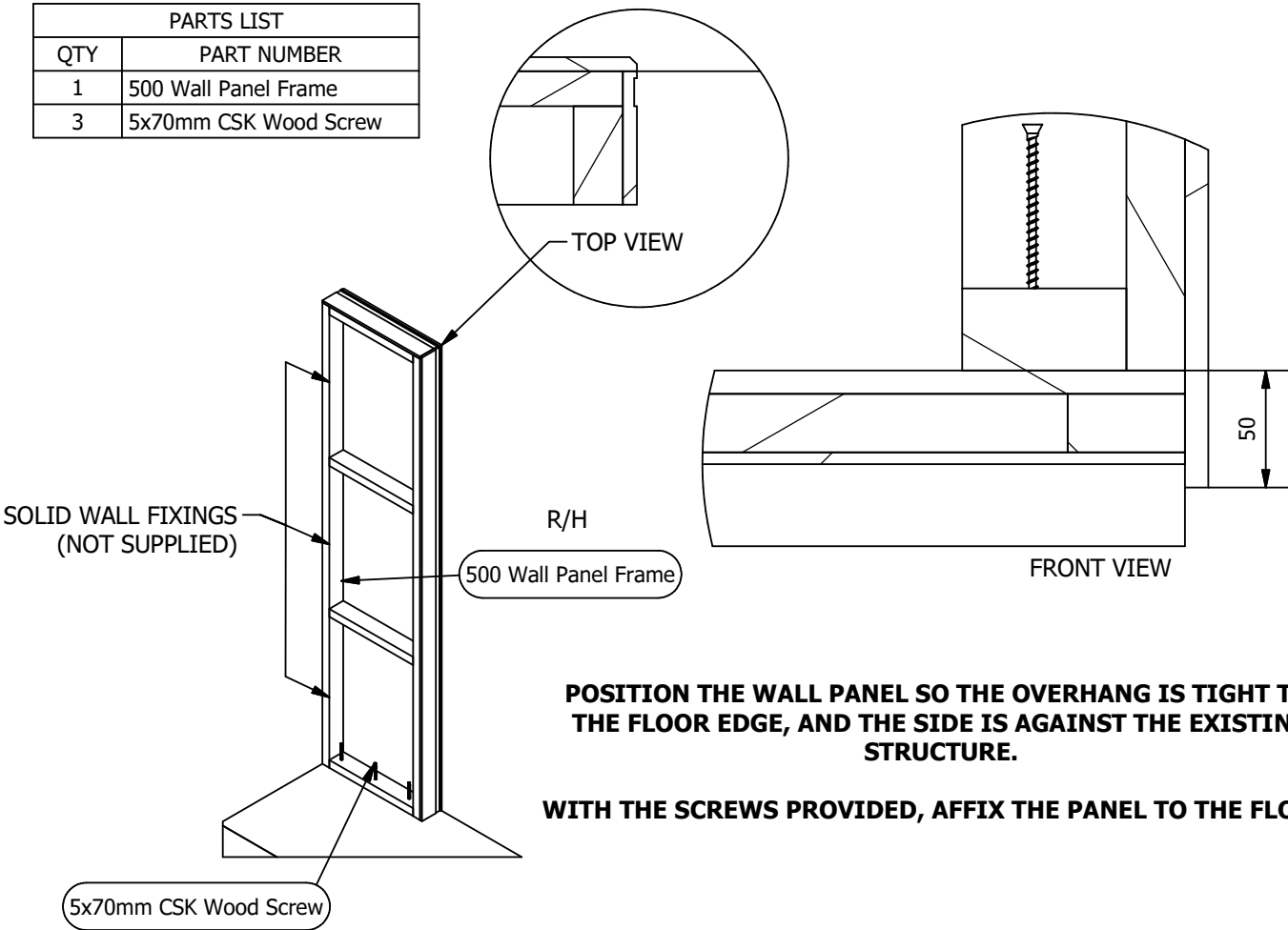
POSITION THE SECOND HALF OF THE CORNER UNIT AS SHOWN. MAKE SURE THE PANEL IS MEASURED VERTICAL BEFORE INSTALLING. NOT CHECKING MAY RESULT IN UNWANTED GAPS.

USING THE SCREWS PROVIDED, FIX THE WALL PANEL TO THE FLOOR AND SIDE WALL.

IT IS RECOMMENDED TO RUN A BEAD OF SEALANT WHERE THE FOAM MEETS THE OUTER MATERIAL. TO BE COMPLETED BEFORE INSTALLING THE SECOND HALF OF THE CORNER ASSEMBLY.



PARTS LIST	
QTY	PART NUMBER
1	500 Wall Panel Frame
3	5x70mm CSK Wood Screw



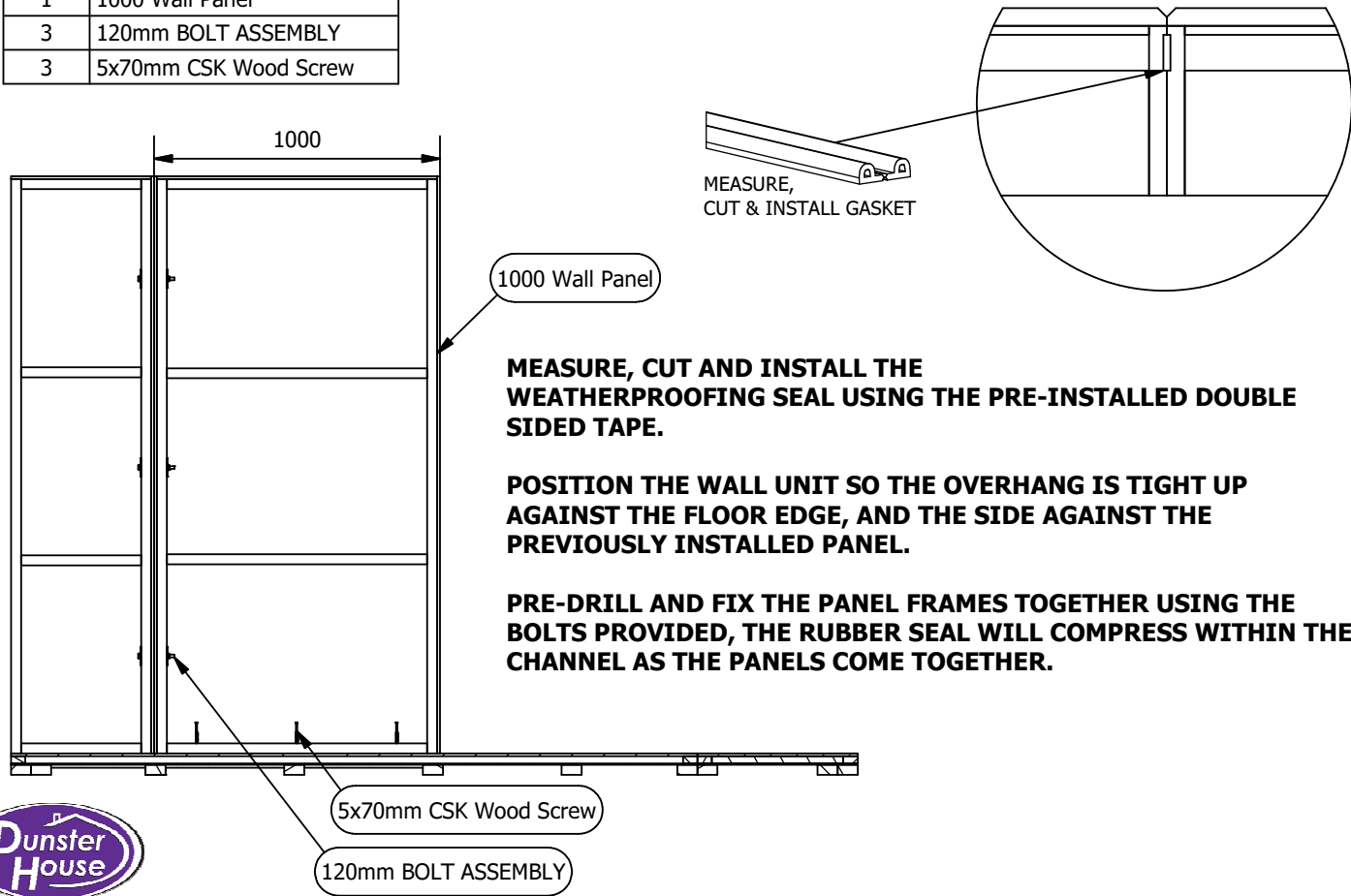
POSITION THE WALL PANEL SO THE OVERHANG IS TIGHT TO THE FLOOR EDGE, AND THE SIDE IS AGAINST THE EXISTING STRUCTURE.

WITH THE SCREWS PROVIDED, AFFIX THE PANEL TO THE FLOOR.

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PARTS LIST	
QTY	PART NUMBER
1	1000 Wall Panel
3	120mm BOLT ASSEMBLY
3	5x70mm CSK Wood Screw

IF YOU PURCHASED THE DWARF WALL SIDE WINDOW, REFER TO STEP 14. TO INSTALL YOUR DOOR UNIT ON THE SIDE OF THE BUILDING, FOLLOW STEPS 20-24.



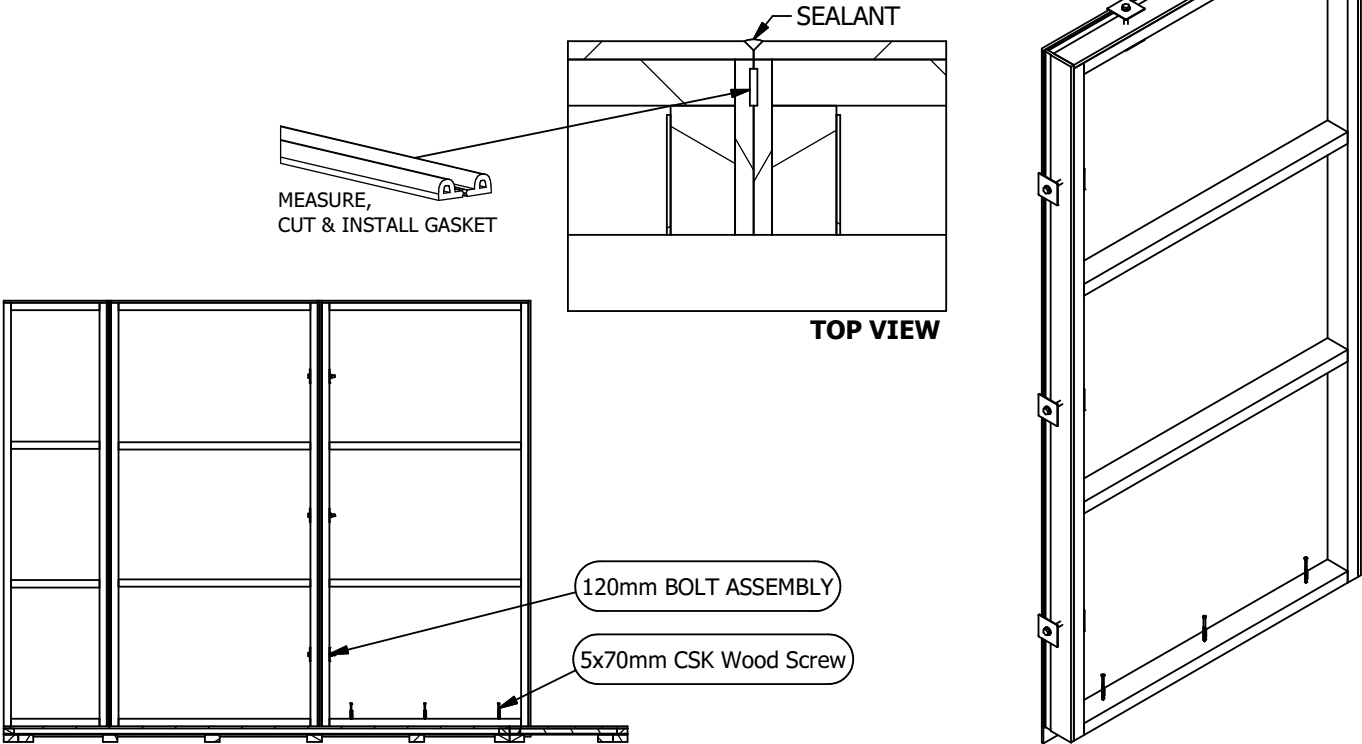
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PARTS LIST	
QTY	PART NUMBER
1	1000 Wall Panel
3	120mm BOLT ASSEMBLY
3	5x70mm CSK Wood Screw

REPEAT RELEVANT INSTRUCTIONS FROM STEP 12

PRE-DRILL & SCREW THE FLOOR SCREWS AND BOLTED FIXINGS

APPLY A LARGE BEAD OF SEALANT (NOT SUPPLIED) ALONG THE CHANNELS WHERE TWO WALLS MEET.



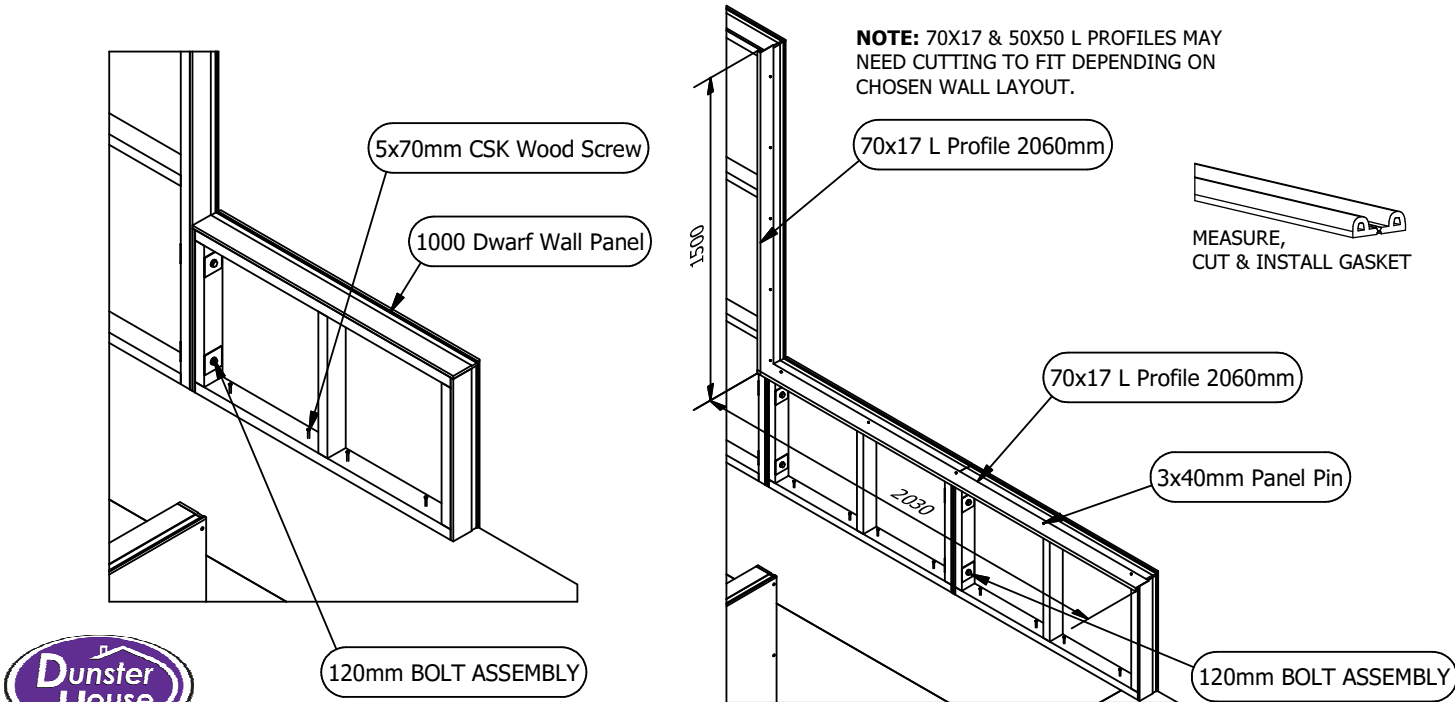
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PARTS LIST	
QTY	PART NUMBER
2	1000 Dwarf Wall Panel
2	70x17 L Profile 2060mm
4	120mm BOLT ASSEMBLY
8	5x70mm CSK Wood Screw
10	3x40mm Panel Pin

OPTIONAL DWARF WALL INSTALLATION

INSTALL THE FIRST DWARF WALL IN THE SAME WAY DESCRIBED IN STEP 13, USING THE BOLTS AND SCREWS SHOWN.

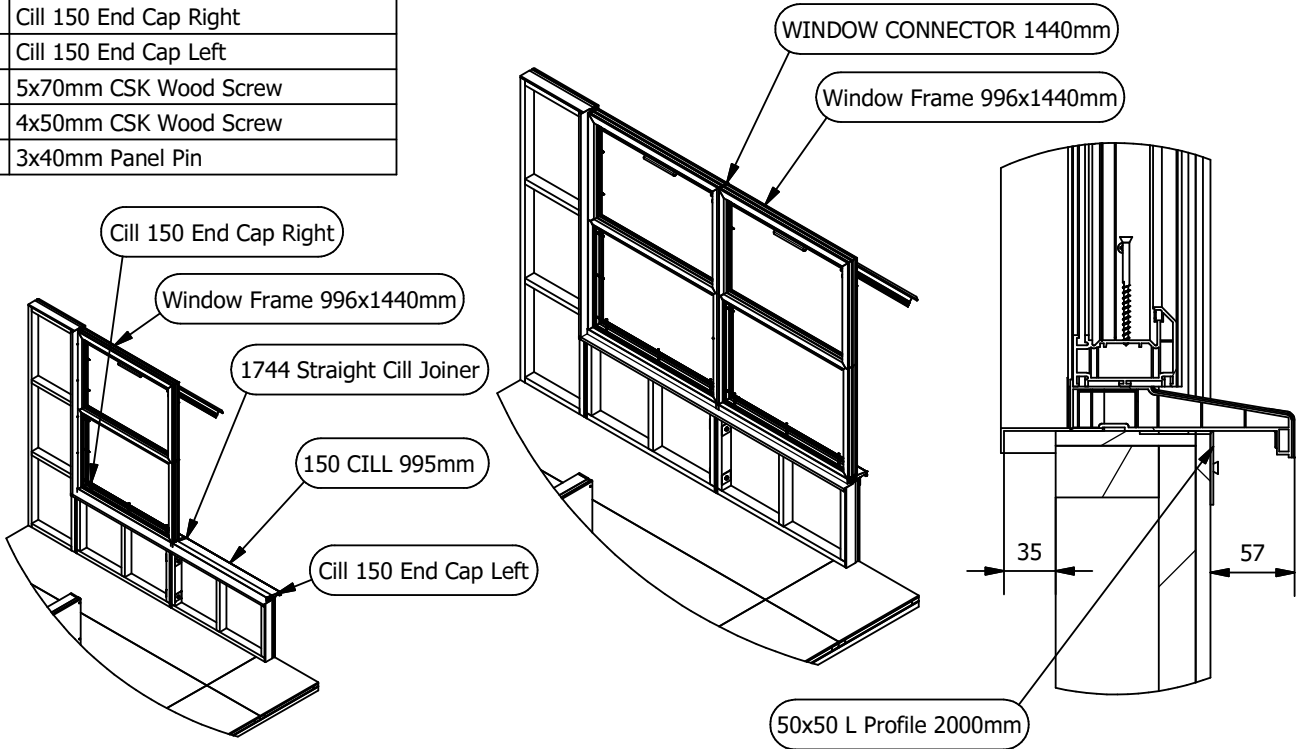
THE SECOND WALL SECTION IS INSTALLED IN A SIMILAR FASHION. MAKE SURE TO INCLUDE THE WEATHER SEAL LENGTHS ALONG ALL THE VERTICAL WALL CHANNELS PRIOR TO DWARF WALL INSTALLATION.



OPTIONAL DWARF WALL WINDOW INSTALLATION

PARTS LIST	
QTY	PART NUMBER
2	Window Frame 996x1440mm
1	50x50 L Profile 2000mm
1	WINDOW CONNECTOR 1440mm
2	150 CILL 995mm
1	CILL REINFORCEMENT 300
1	1744 Straight Cill Joiner
1	Cill 150 End Cap Right
1	Cill 150 End Cap Left
12	5x70mm CSK Wood Screw
10	4x50mm CSK Wood Screw
5	3x40mm Panel Pin

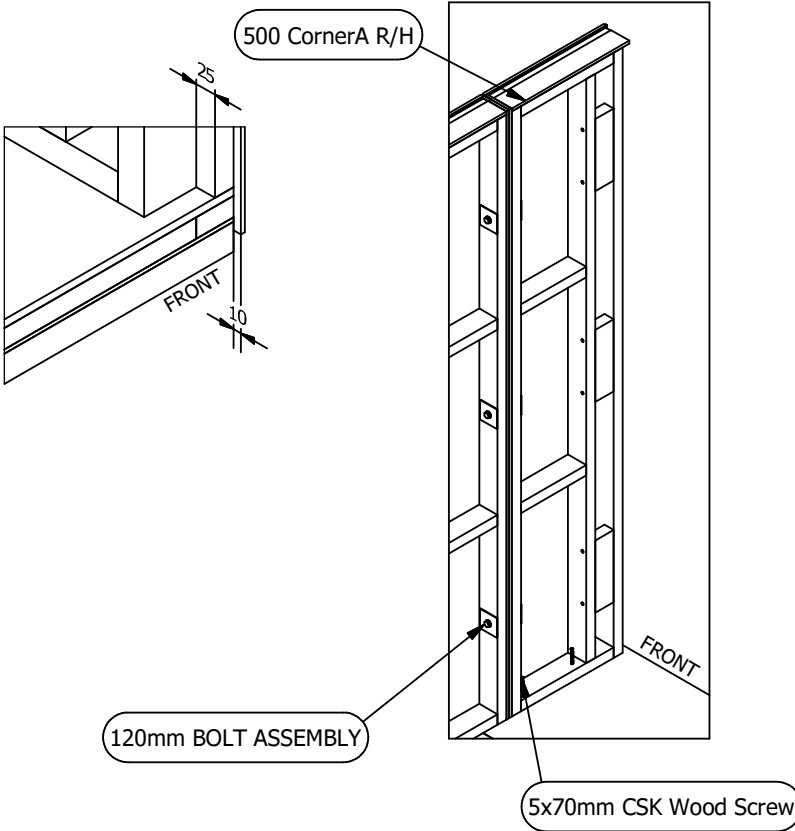
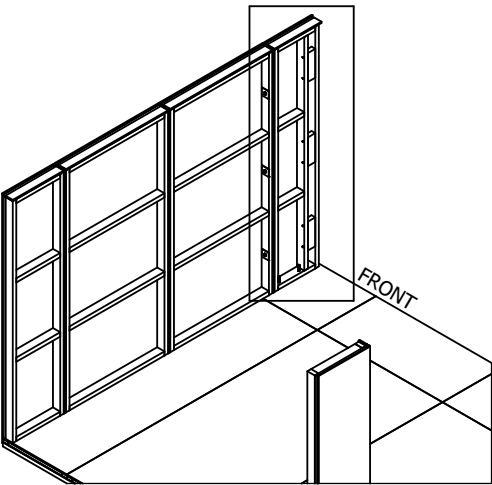
ASSEMBLE THE CILL WITH TWO LENGTHS IN THE SAME ORIENTATION, A CAP ON EACH END, A JOINER IN THE MIDDLE AS SHOWN. USE SCREWS TO FIX THIS IN POSITION, AND FIX THE WINDOW FRAMES IN PLACE WITH A JOINER IN BETWEEN. MAKE SURE TO HAVE THE WINDOW FRAMES OPEN WHEN INSTALLING SCREWS.



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PARTS LIST	
QTY	PART NUMBER
1	500 CornerA L/H
3	120mm BOLT ASSEMBLY
2	5x70mm CSK Wood Screw

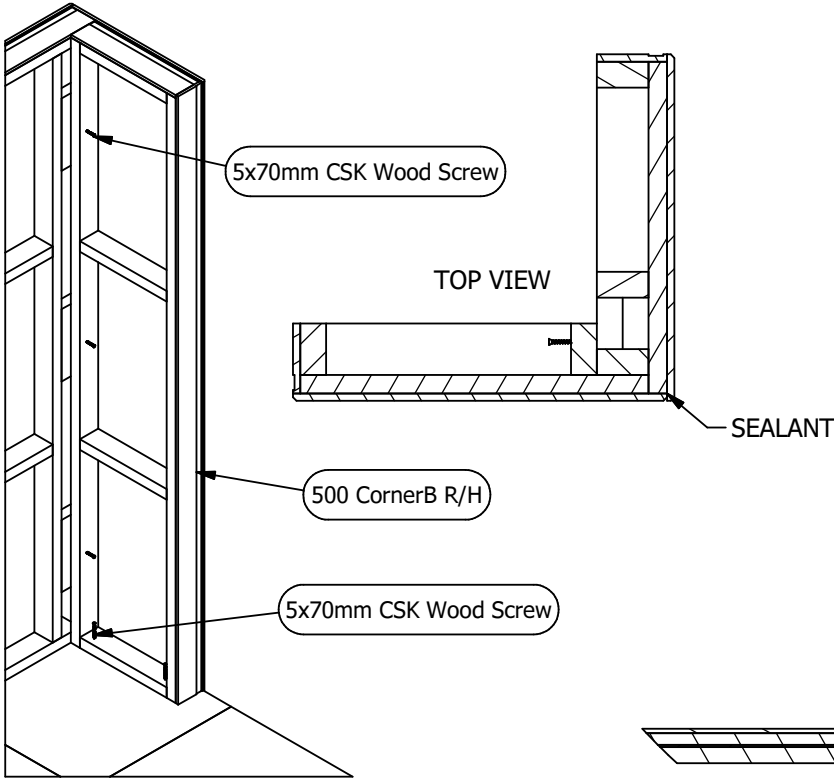
PRE-DRILL AND AFFIX FLOOR SCREWS AND BOLTED FIXINGS. INSTALL AND TIGHTEN BOLTS FIRST, THEN FLOOR SCREWS TO HELP KEEP PANELS ALIGNED



STEP 17 of 42

PARTS LIST	
QTY	PART NUMBER
1	500 CornerB R/H
5	5x70mm CSK Wood Screw

MIRRORING STEP 10, INSTALL THE 'CORNER B' PART ONTO 'CORNER A' USING THE SCREWS PROVIDED. BE SURE TO INCLUDE THE SEALANT BEAD, REMOVING AND SMOOTHING EXCESS AS THE JOINT COMES TOGETHER.



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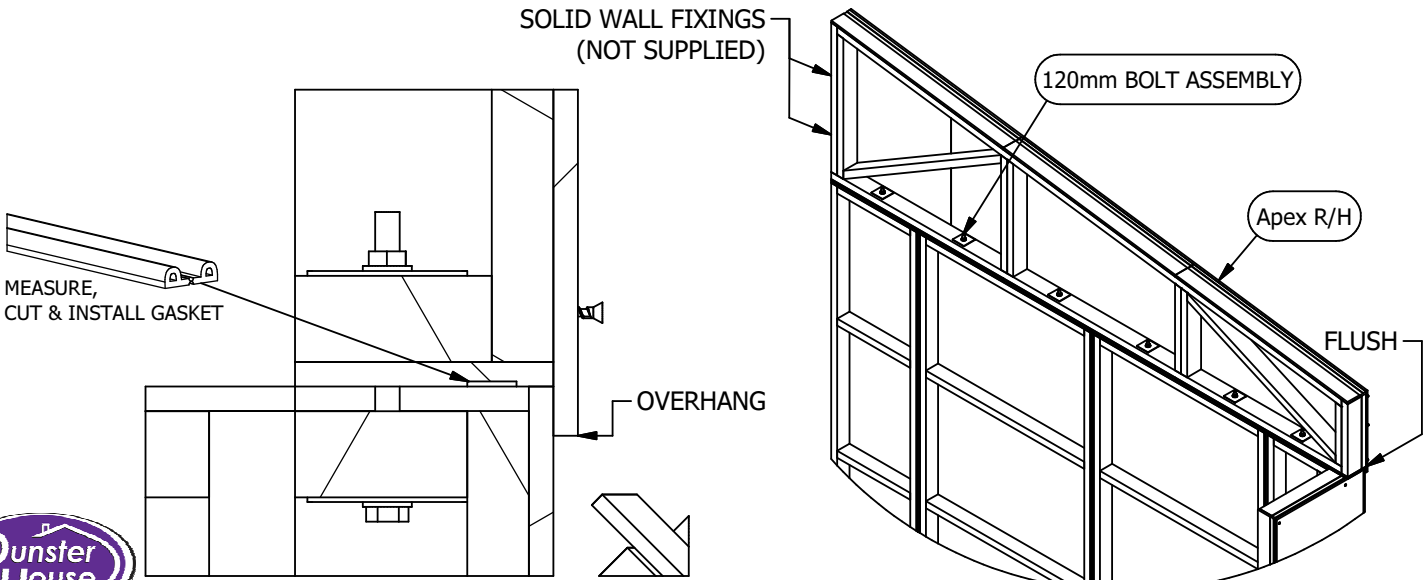
STEP 18 of 42

PARTS LIST	
QTY	PART NUMBER
1	Apex R/H
6	120mm BOLT ASSEMBLY

INSTALL THE WEATHER SEAL PRIOR TO LIFTING THE PART.

INSTALL THE ANGLED ROOF SECTION USING THE BOLTS PROVIDED AS SHOWN BELOW. FIX THE FRAME BOLTS PRIOR TO INSTALLING YOUR OWN SOLID WALL FIXINGS.

IT IS ADVISED YOU HAVE ASSISTANCE FOR THIS STEP, AND TAKE EXTRA CARE TO NOT DAMAGE THE OVERHANG. ONCE POSITIONED, USE CLAMPS TO HOLD THE PANEL WHILST INSTALLING SCREWS AND FIXINGS. ENSURE THE OVERHANG IS TIGHT TO THE WALL BELOW.

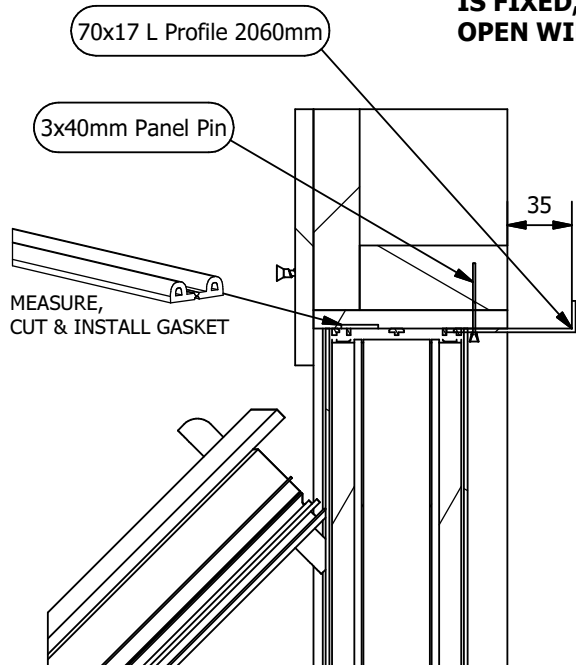


INSTALL THE WEATHER SEAL PRIOR TO LIFTING THE PART. STEP 19 of 42

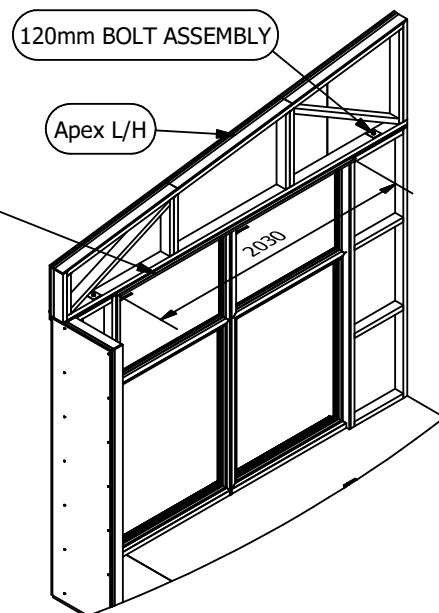
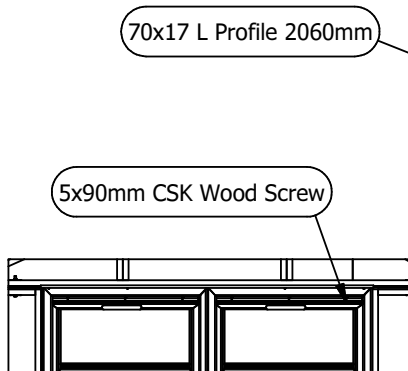
SIMILAR TO THE STEP PRIOR, INSTALL THE ANGLED ROOF SECTION USING THE SCREWS AND BOLTS PROVIDED, AS SHOWN BELOW.

IT IS ADVISED YOU HAVE ASSISTANCE FOR THIS STEP, AND TAKE EXTRA CARE TO NOT DAMAGE THE OVERHANG. ONCE POSITIONED, USE CLAMPS TO HOLD THE PANEL WHILST INSTALLING SCREWS AND FIXINGS.

WHEN INSTALLING THIS PANEL OVER WINDOWS OR DOORS, INSTALL THE INTERNAL TRIM WHEN THE PART IS LOOSELY POSITIONED. ONCE THE PANEL IS FIXED, USE SCREWS TO FIX UPWARD INTO THE TIMBER THROUGH THE OPEN WINDOW/ DOOR FRAMES.



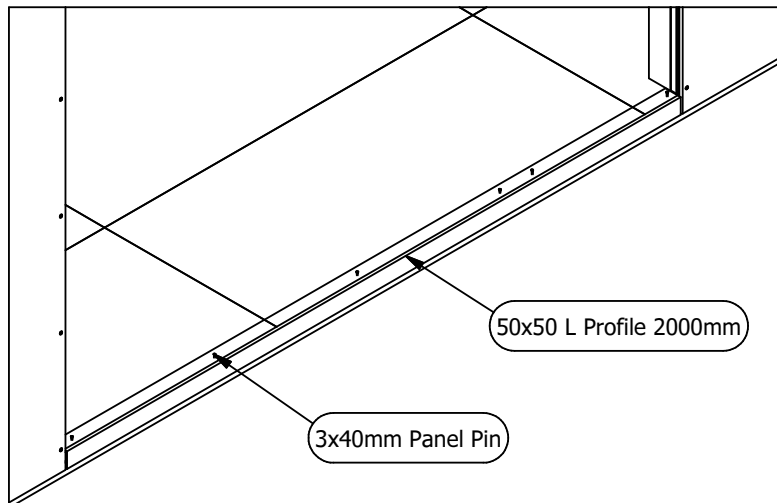
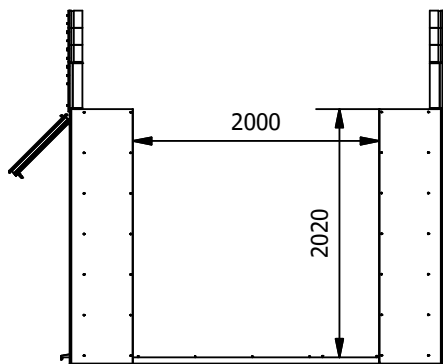
NOTE: EXCESS VERTICAL PLASTIC TRIM CAN BE FASHIONED INTO A CORNER JOINT AT THIS STAGE



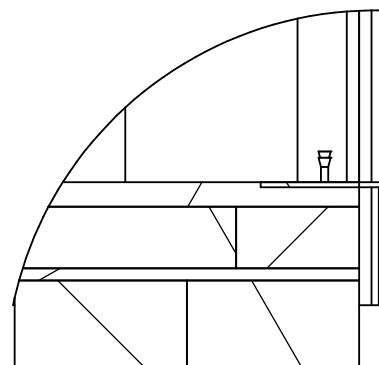
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PARTS LIST	
QTY	PART NUMBER
1	50x50 L Profile 2000mm
6	3x40mm Panel Pin



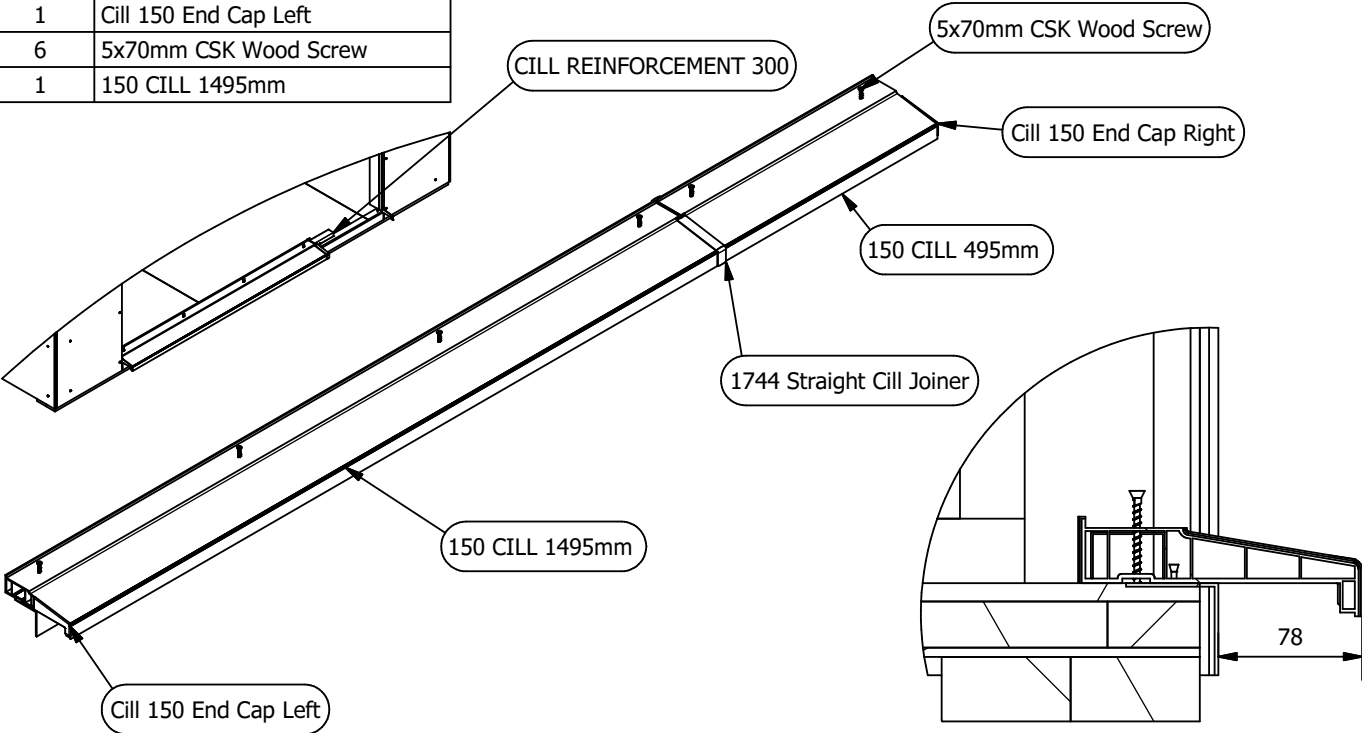
INSTALL THE UNDER-CILL PROFILE WITHIN THE APERTURE AS SHOWN. USE THE PINS PROVIDED TO FIX THE PROFILE IN POSITION.



PARTS LIST	
QTY	PART NUMBER
1	150 CILL 495mm
1	1744 Straight Cill Joiner
1	CILL REINFORCEMENT 300
1	Cill 150 End Cap Right
1	Cill 150 End Cap Left
6	5x70mm CSK Wood Screw
1	150 CILL 1495mm

REINFORCEMENT BAR TO BE INSTALLED IN THE INTERNAL CHANNEL OF THE CILL. POSITION THE CILL JOINER BETWEEN THE CILL PROFILES.

PLACE THE COMPLETE CILL ASSEMBLY IN POSITION AS SHOWN, INCLUDING THE CILL END CAPS. PRE-DRILL AND USE THE SCREWS PROVIDED TO FIX TO THE FLOOR.



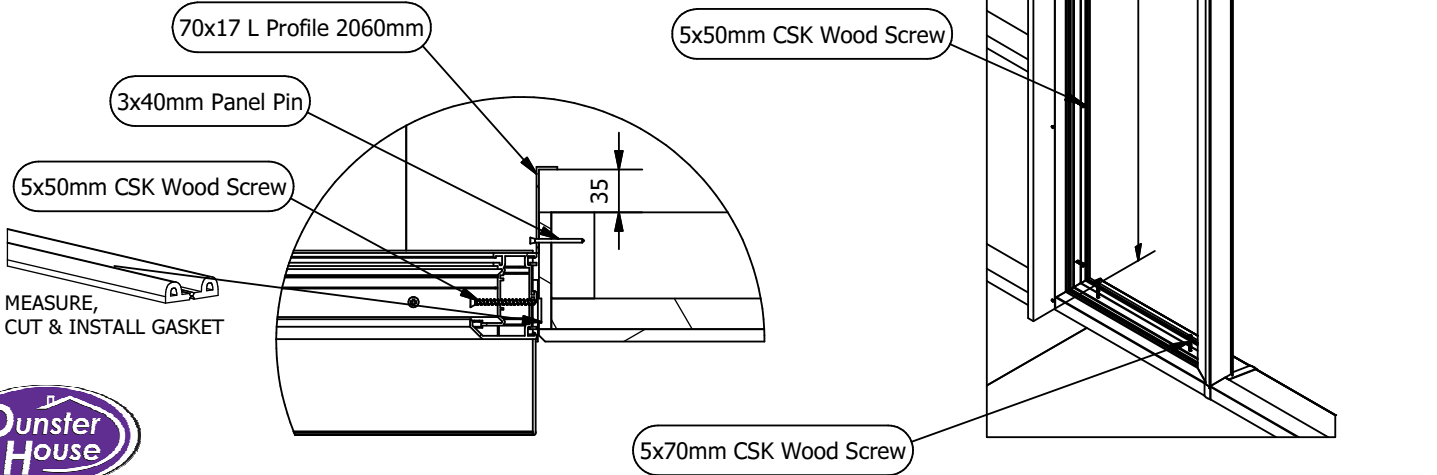
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PARTS LIST	
QTY	PART NUMBER
1	500 Window Assembly
1	70x17 L Profile 2060mm
5	3x40mm Panel Pin
2	5x70mm CSK Wood Screw
5	5x50mm CSK Wood Screw

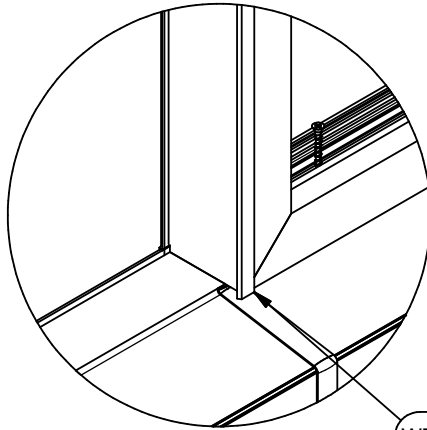
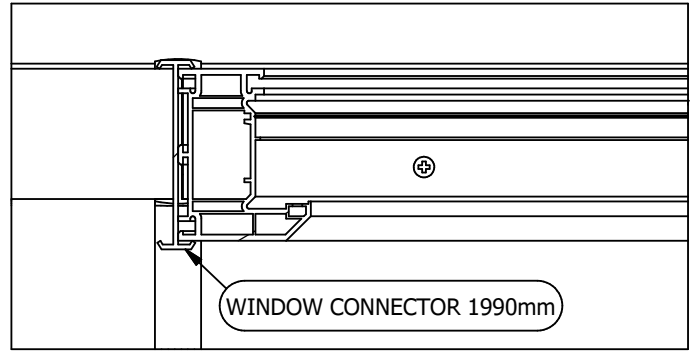
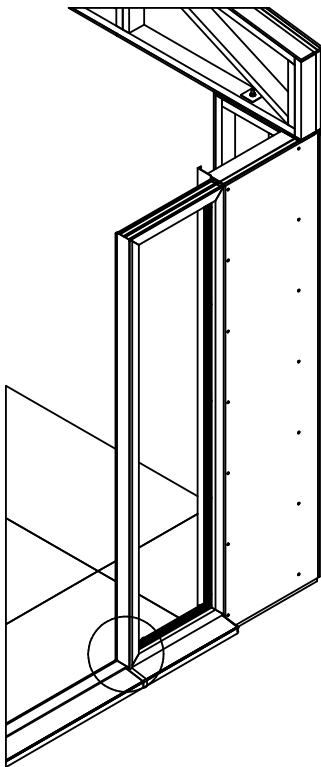
AS DEPICTED ON STEP 7, APPLY SEALANT ALONG THE CILL'S TOP SURFACE PRIOR TO WINDOW OR DOOR INSTALLATION.

INSTALL THE WEATHER SEAL ALONG THE VERTICAL CHANNEL AND POSITION THE INTERNAL VERTICAL AND HORIZONTAL L-PROFILE PLASTIC TRIMS BEFORE FITTING THE WINDOW UNIT.

CHECK THE FRAME IS VERTICAL WITH A LEVEL BEFORE FIXING IN PLACE.



PARTS LIST	
QTY	PART NUMBER
1	WINDOW CONNECTOR 1990mm



THE WINDOW CONNECTOR HELPS KEEP WINDOW AND DOOR FRAMES ALIGNED DURING CONSTRUCTION.

THE CONNECTOR WILL ALSO HELP COVER ANY TOLERANCE BETWEEN THE WINDOW AND DOOR FRAMES.

SOME TRIMMING MAY BE REQUIRED TO FIT THE CONNECTOR FLUSH ON THE CILL.

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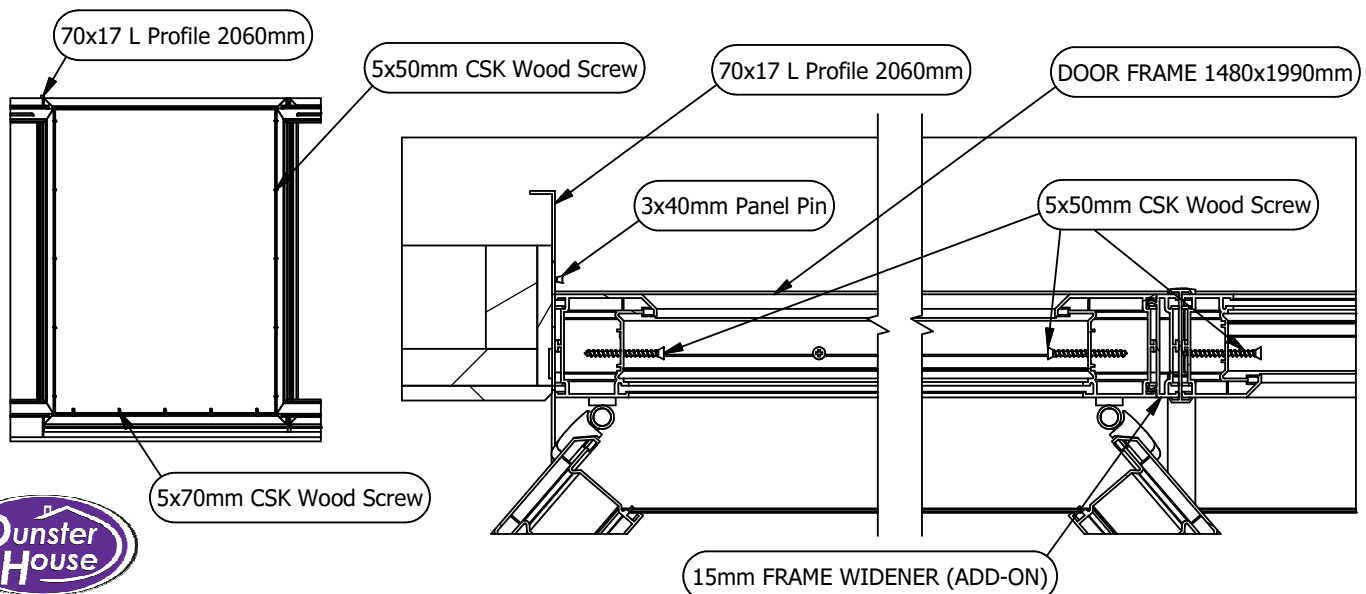
PARTS LIST	
QTY	PART NUMBER
1	DOOR FRAME 1480x1990mm
1	15mm FRAME WIDENER (ADD-ON)
1	70x17 L Profile 2060mm
5	3x40mm Panel Pin
5	5x70mm CSK Wood Screw
15	5x50mm CSK Wood Screw

REMOVE THE PRE-INSTALLED DOOR HANDLES BEFORE FITTING THE UNIT IN POSITION.

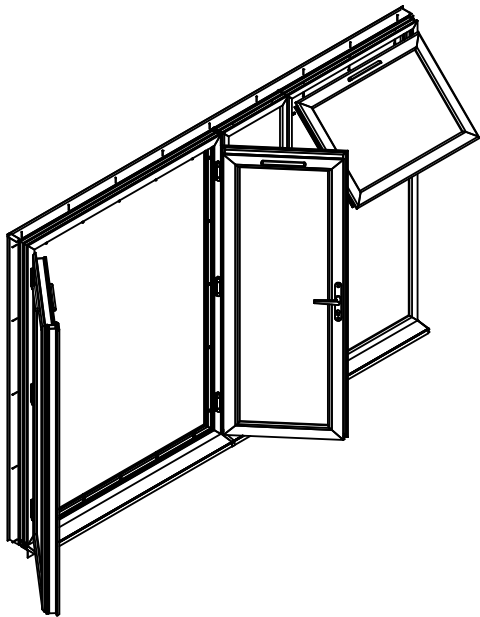
INSTALL THE WEATHER SEAL AND PLASTIC INTERNAL TRIMS BEFORE FITTING THE FRAME WIDENER & DOOR UNIT.

WHEN INSTALLING THE DOOR FRAME SCREWS, BE SURE TO FIT ALL THE VERTICAL SIDE SCREWS BEFORE FIXING ANY SCREWS ALONG THE FLOOR OR LINTEL.

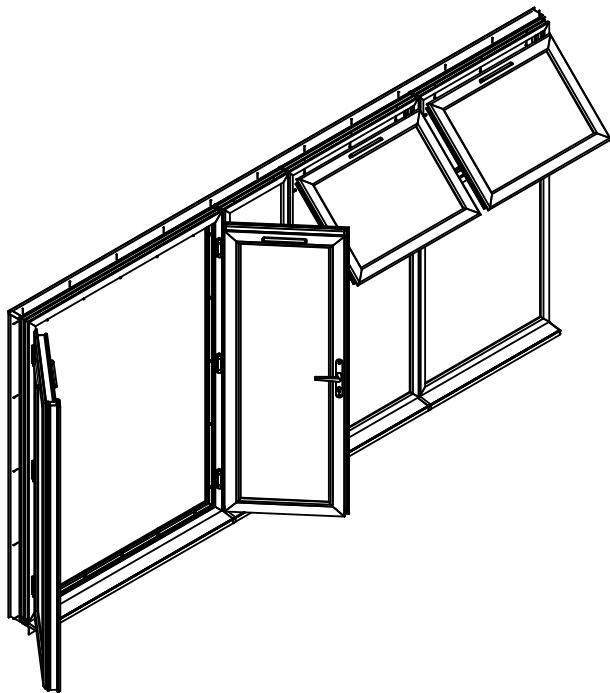
MAKE SURE TO INSTALL THE DOORS WITH THE VENTS AT THE TOP, WITH THE DOORS OPENING OUTWARD.



IF YOU HAVE PURCHASED A 4 OR 5 METRE WIDTH ADDROOM MODULAR AND WISH TO INSTALL A DOOR ARRANGEMENT ON THE FRONT, PLEASE USE THE SAME INSTALLATION METHOD AS SHOWN IN PREVIOUS STEPS.



WINDOWS & DOORS CAN BE ARRANGED TO YOUR PREFERENCE, IT IS NOT A REQUIREMENT FOR THE DOOR TO BE ON THE LEFT.



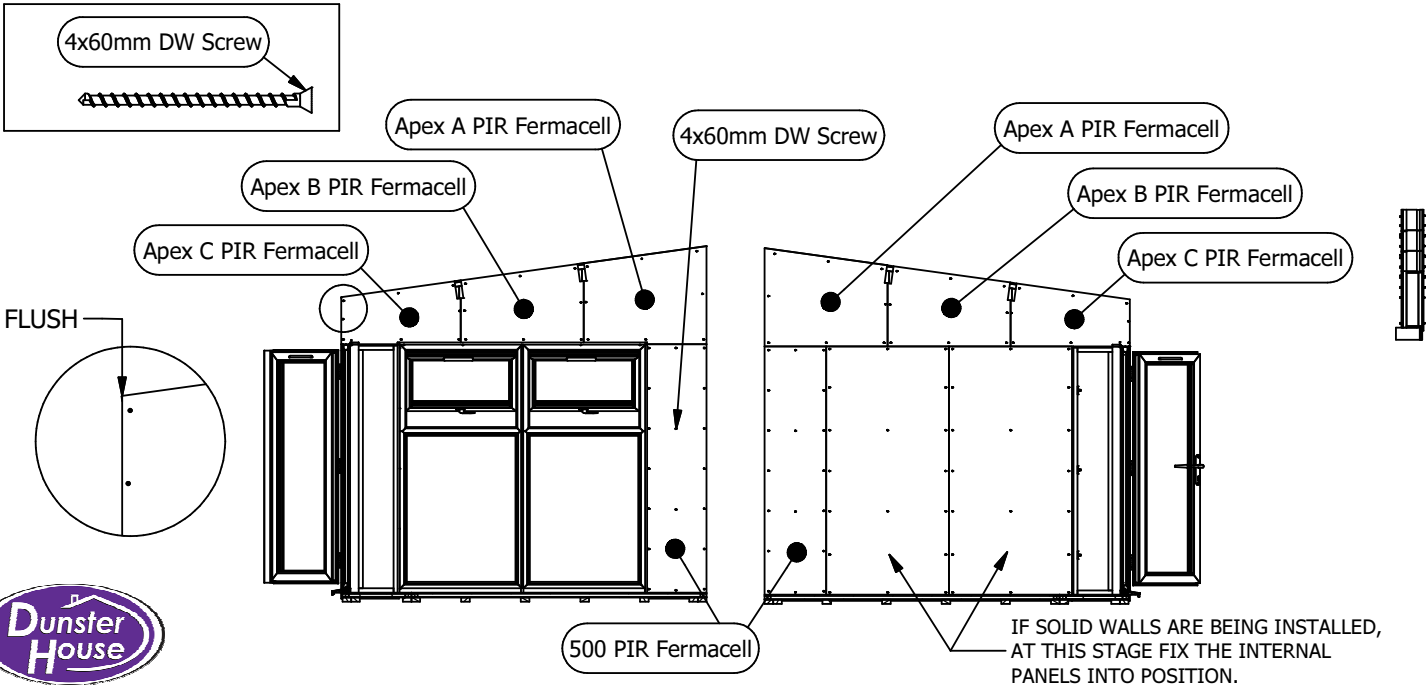
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PARTS LIST	
QTY	PART NUMBER
2	Apex A PIR Fermacell
2	Apex B PIR Fermacell
2	Apex C PIR Fermacell
2	500 PIR Fermacell
120	4x60mm DW Screw

INSTALL ALL INSULATION AND INTERNAL LAYERS TO THEIR RESPECTIVE PANEL FRAMES (EXCEPT THE FRONT CORNERS). INSTALL WITH THE FOIL FOAM LAYER FACING THE FRAMES AND THE FERMACELL BOARD FACING INTO THE BUILDING.

USE THE SCREWS PROVIDED IN THE LOCATIONS SHOWN. BE SURE TO ONLY SCREW INTO POINTS WHERE THE TIMBER FRAME IS BEHIND.

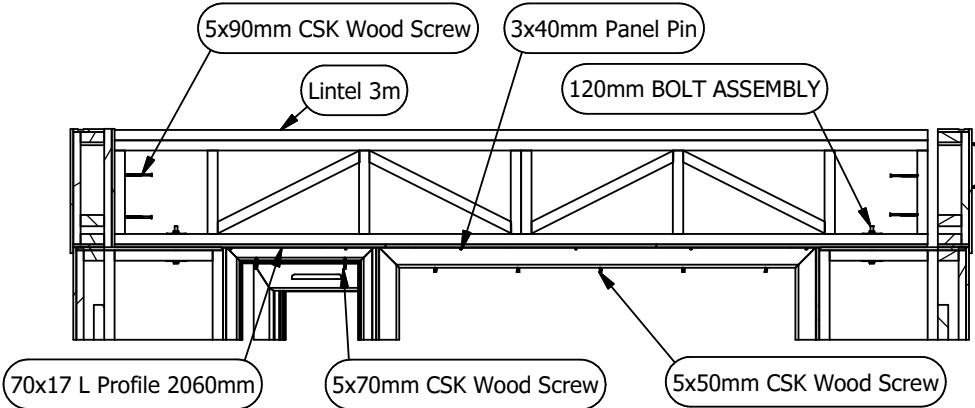
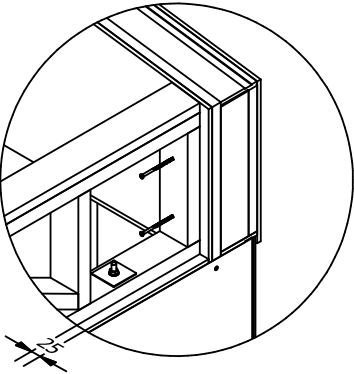


PARTS LIST	
QTY	PART NUMBER
1	Lintel 3m
1	70x17 L Profile 2060mm
2	120mm BOLT ASSEMBLY
4	5x90mm CSK Wood Screw
2	5x70mm CSK Wood Screw
5	5x50mm CSK Wood Screw
6	3x40mm Panel Pin

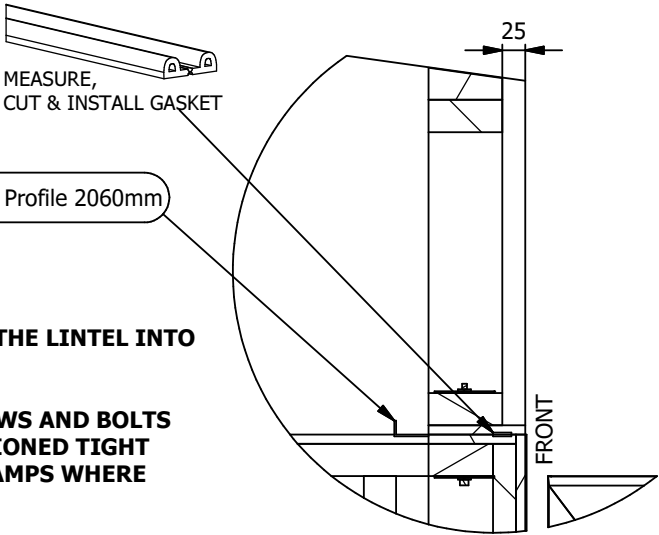
INSTALL A WEATHER SEAL ALONG THE CHANNEL BEFORE LIFTING THE LINTEL INTO POSITION.

PLACE THE LINTEL ONTO THE FRONT CORNERS AND USE THE SCREWS AND BOLTS PROVIDED TO FIX IN POSITION, MAKE SURE THE LINTEL IS POSITIONED TIGHT AGAINST THE FRONT OF THE BUILDING. IT IS ADVISED TO USE CLAMPS WHERE POSSIBLE DURING THIS STEP.

APPLY SEALANT BEHIND THE WALL OVERLAPS ON EACH SIDE. THIS WILL BE COVERED BY TRIMS IN A LATER STEP.



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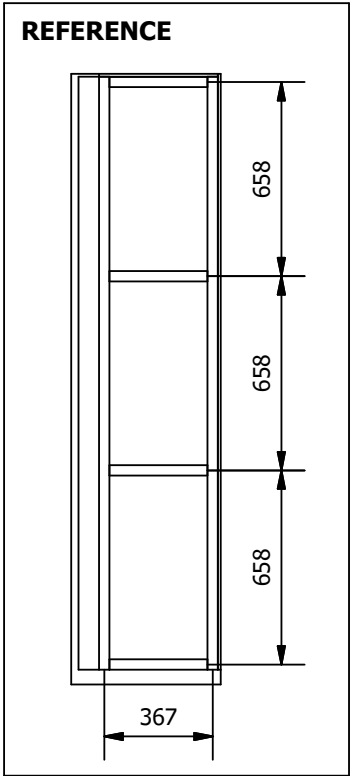
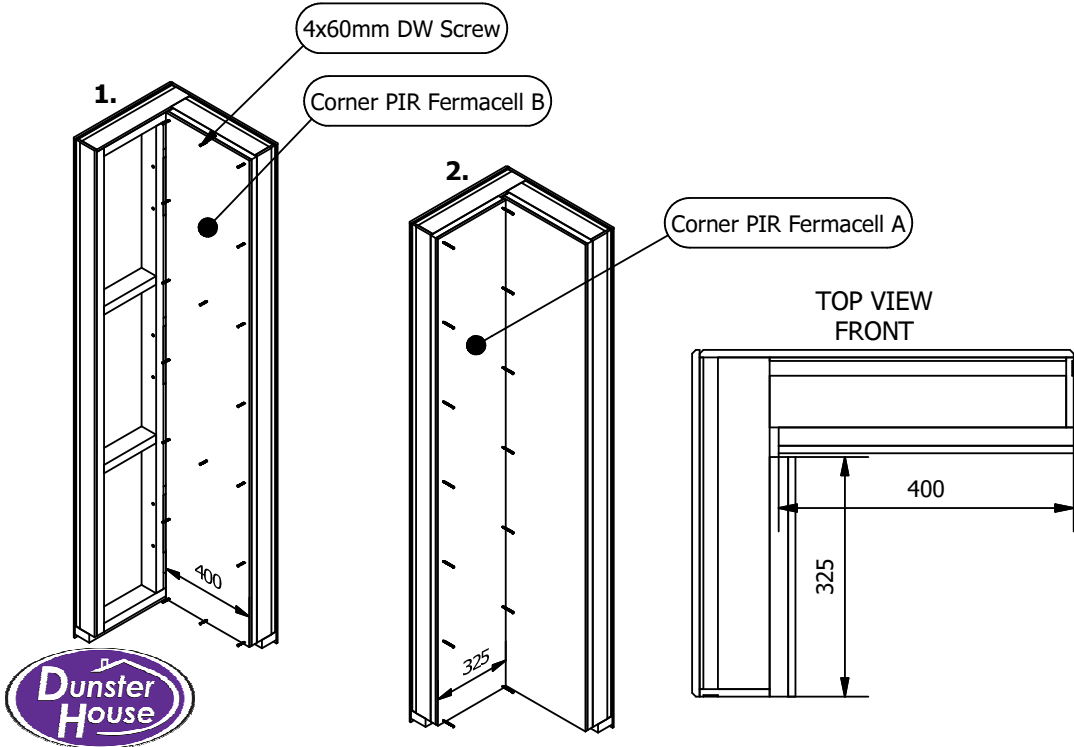
STEP 28 of 42

PARTS LIST	
QTY	PART NUMBER
2	Corner PIR Fermacell A
2	Corner PIR Fermacell B
64	4x60mm DW Screw

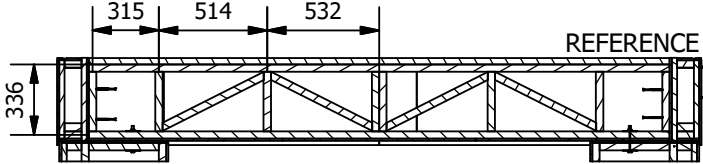
USE THE SCREWS PROVIDED TO ATTACH THE INSULATION AND INNER LAYERS TO THE FRONT CORNERS.

USE THE REFERENCE TO ENSURE TO ONLY DRIVE SCREWS INTO THE TIMBER FRAME.

REPEAT PROCESS FOR BOTH CORNERS



PARTS LIST	
QTY	PART NUMBER
1	Lintel 3m A
1	Lintel 3m B
2	Lintel A PIR+FERMACELL
1	Lintel B PIR+FERMACELL
18	5x70mm CSK Wood Screw
20	4x60mm DW Screw

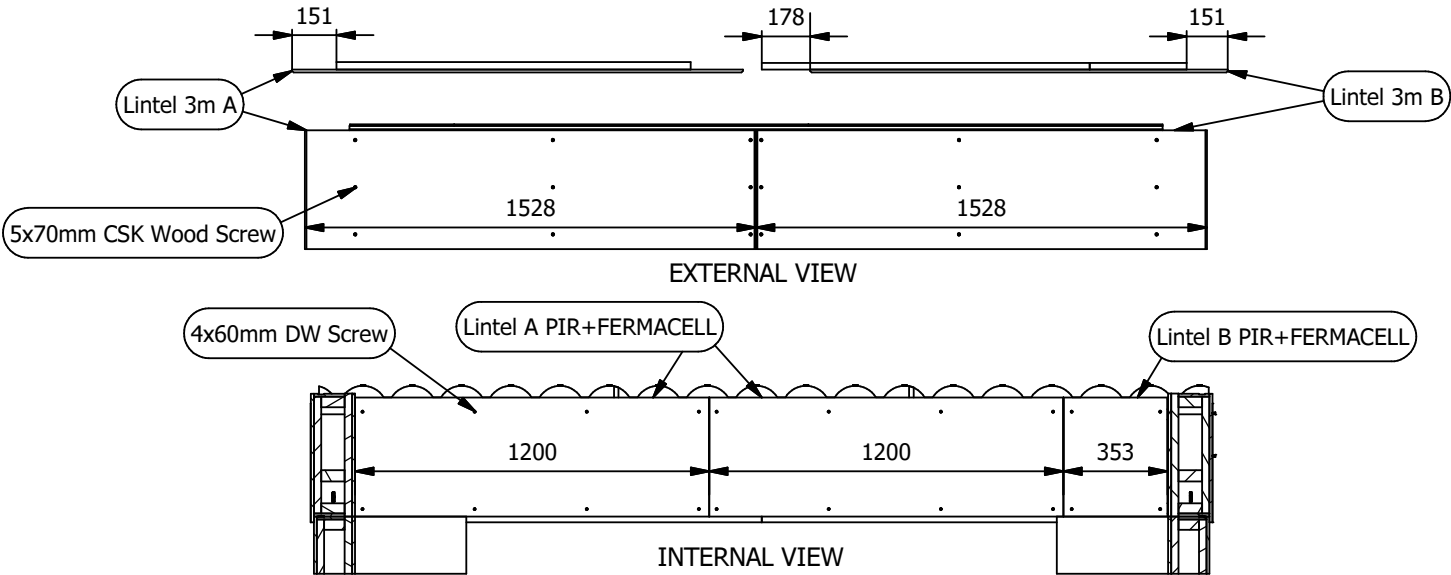


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INSTALL INSULATION AND INTERNAL LAYER USING THE SCREWS PROVIDED.

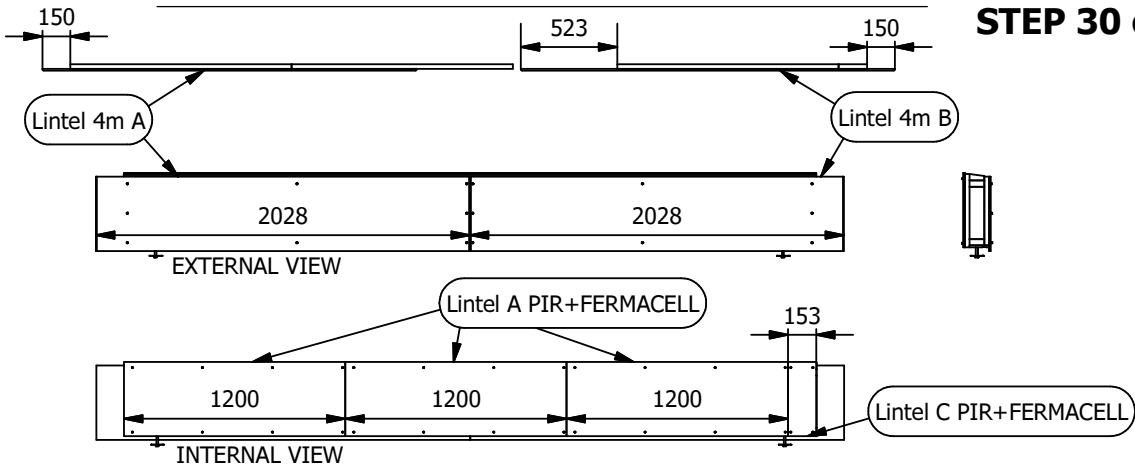
ONLY USE SCREWS IN LOCATIONS WHERE TIMBER FRAME IS PRESENT AS SHOWN.

FOR LARGER SIZE VARIANTS, FOLLOW THE DIAGRAMS ON THE NEXT STEP.

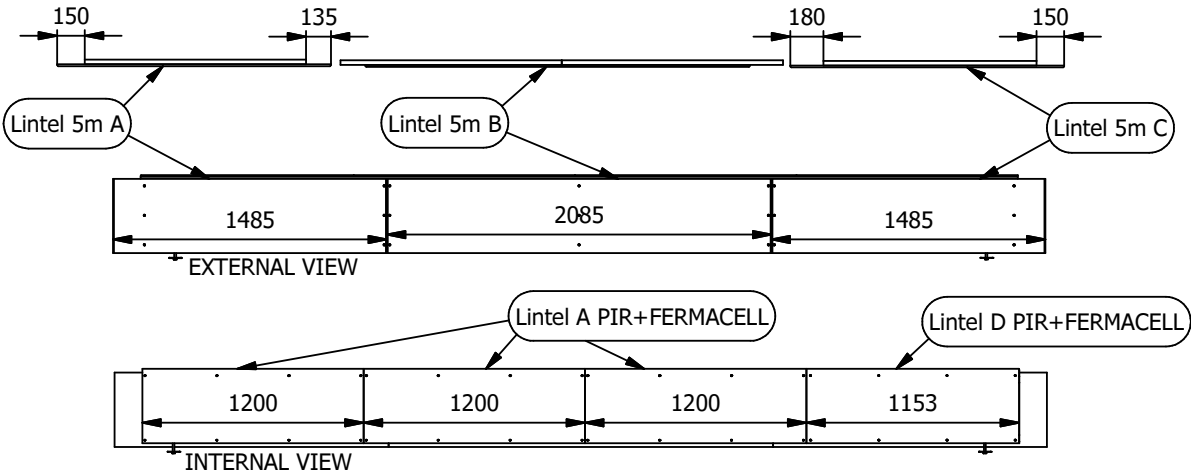


4M LINTEL

STEP 30 of 42

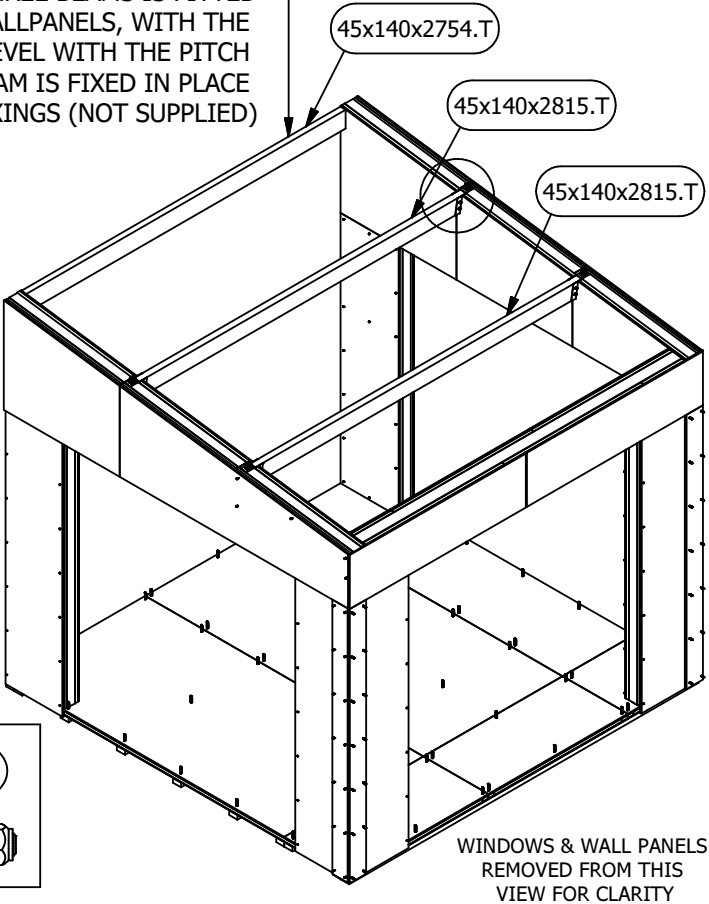
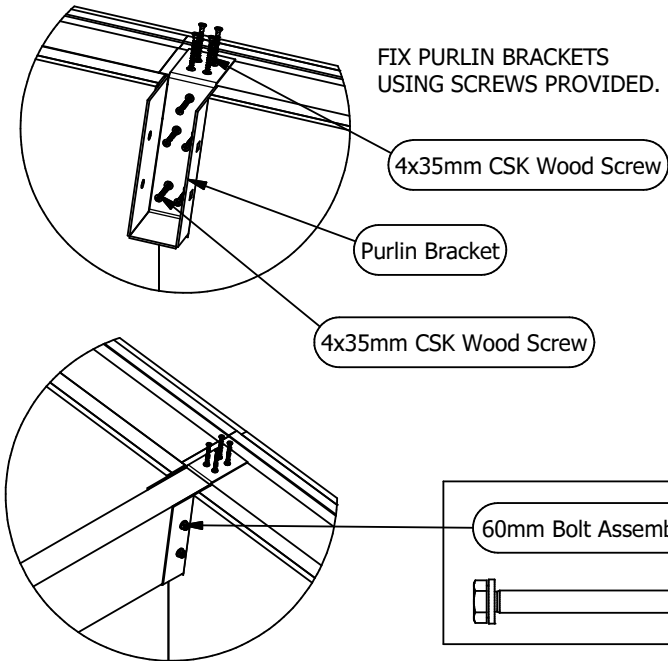


5M LINTEL



PARTS LIST	
QTY	PART NUMBER
2	45x140x2815.T
1	45x140x2754.T
4	Purlin Bracket
8	60mm Bolt Assembly
36	4x35mm CSK Wood Screw

THE SHORTER OF THE THREE BEAMS IS FITTED BETWEEN THE TWO WALLPANELS, WITH THE TOP OF THE TIMBER LEVEL WITH THE PITCH OF THE ROOF. THE BEAM IS FIXED IN PLACE USING SOLID WALL FIXINGS (NOT SUPPLIED)

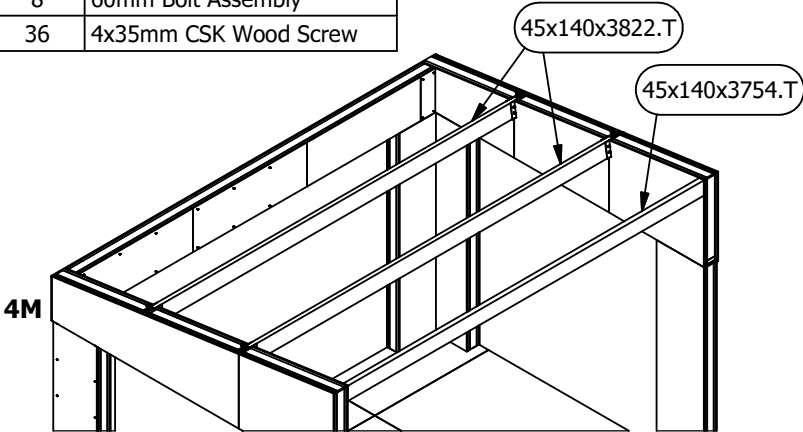
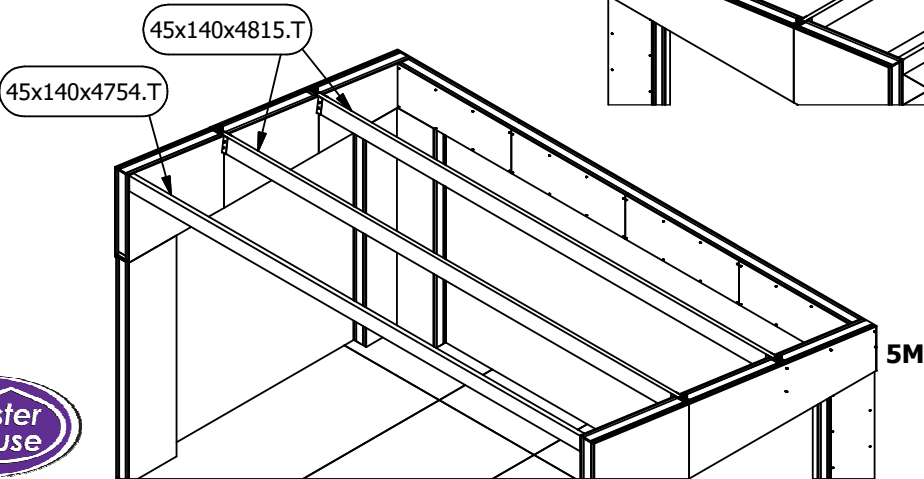


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IF YOU HAVE PURCHASED EITHER THE 4 OR 5 METRE WIDTH ADDROOM MODULAR, PLEASE USE THE METHOD SHOWN IN PREVIOUS STEPS BUT USING THE PARTS FOR YOUR VARIANT SHOWN HERE.

PARTS LIST		5m
QTY	PART NUMBER	
2	45x140x4815.T	
1	45x140x4754.T	
4	Purlin Bracket	
8	60mm Bolt Assembly	
36	4x35mm CSK Wood Screw	
4	5x90mm CSK Wood Screw	

PARTS LIST		4m
QTY	PART NUMBER	
2	45x140x3822.T	
1	45x140x3754.T	
4	Purlin Bracket	
8	60mm Bolt Assembly	
36	4x35mm CSK Wood Screw	

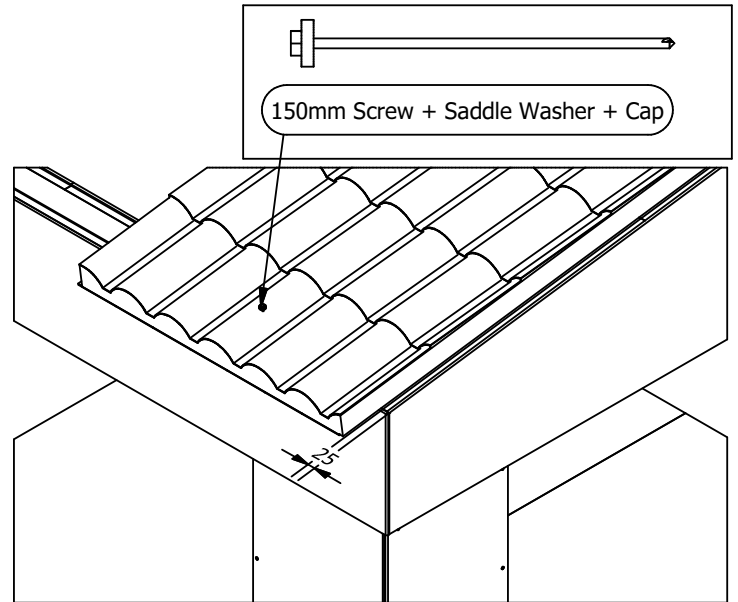
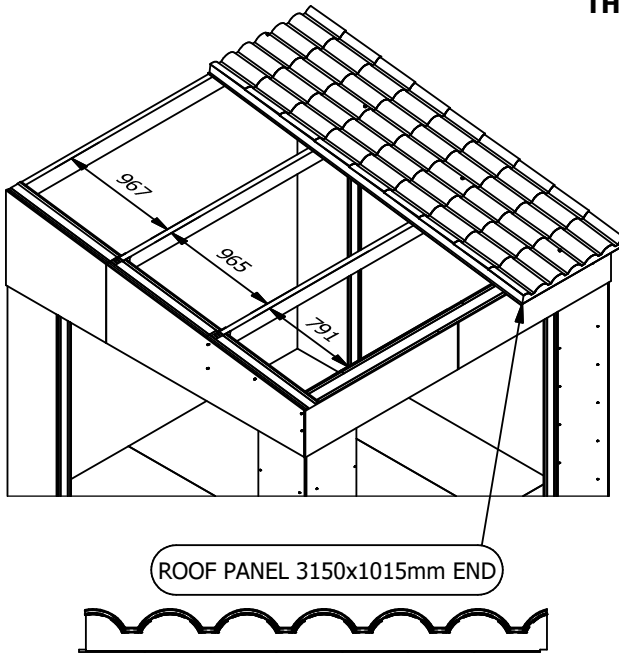


STEP 33 of 42

PARTS LIST	
QTY	PART NUMBER
1	ROOF PANEL 3150x1015mm END
4	150mm Screw + Saddle Washer + Cap

POSITION THE ROOF PANEL AS SHOWN BELOW, MAKING SURE TO HAVE THE PATTERN OF THE ROOF TILE STEPPING DOWN WITH THE PITCH OF THE ROOF.

BE CONSCIOUS TO ALIGN SCREWS WITH THE BEAMS BELOW, AND TO ONLY POSITION SCREWS ON THE HIGH POINTS OF THE ARCHES ROOF'S TILE EFFECT.

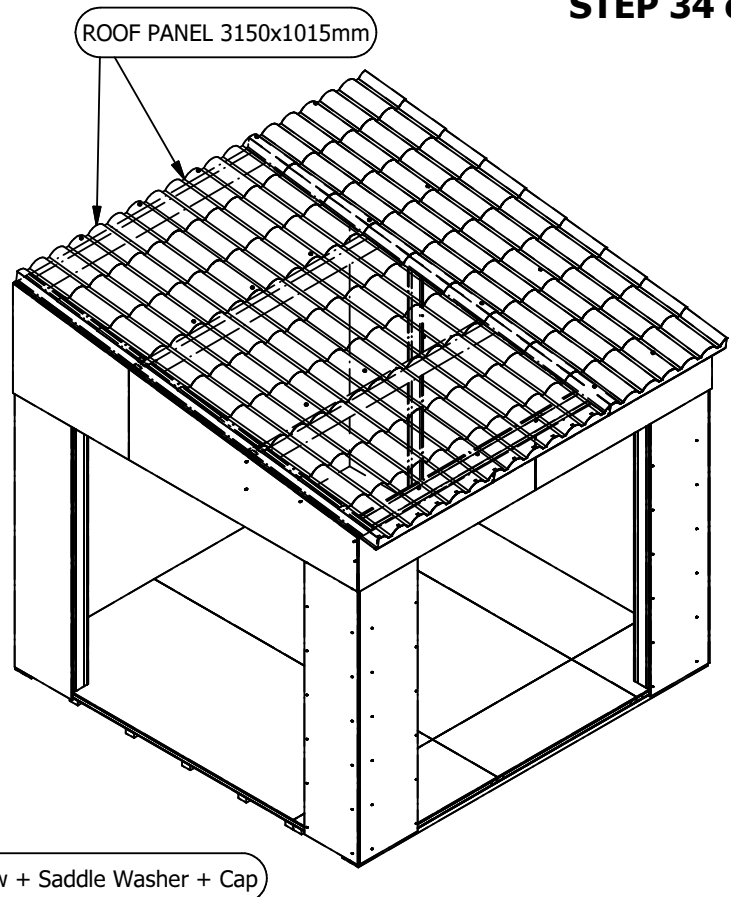
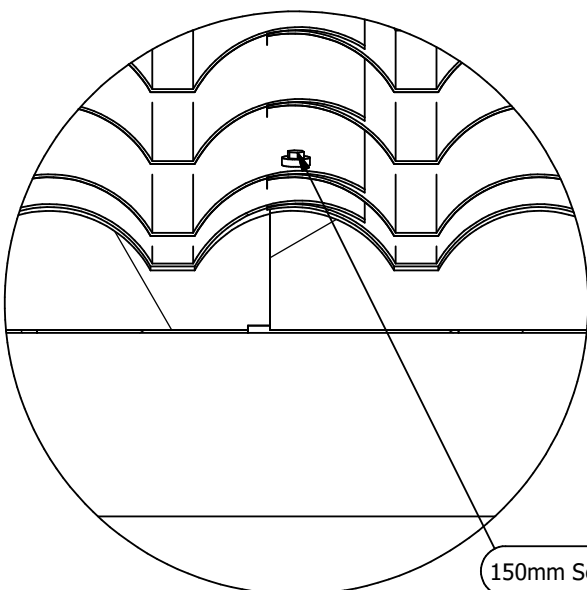


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STEP 34 of 42

PARTS LIST	
QTY	PART NUMBER
2	ROOF PANEL 3150x1015mm
16	150mm Screw + Saddle Washer + Cap

INSTALL ADDITIONAL ROOF PANELS USING THIS METHOD FOR LARGER SIZE VARIANTS.

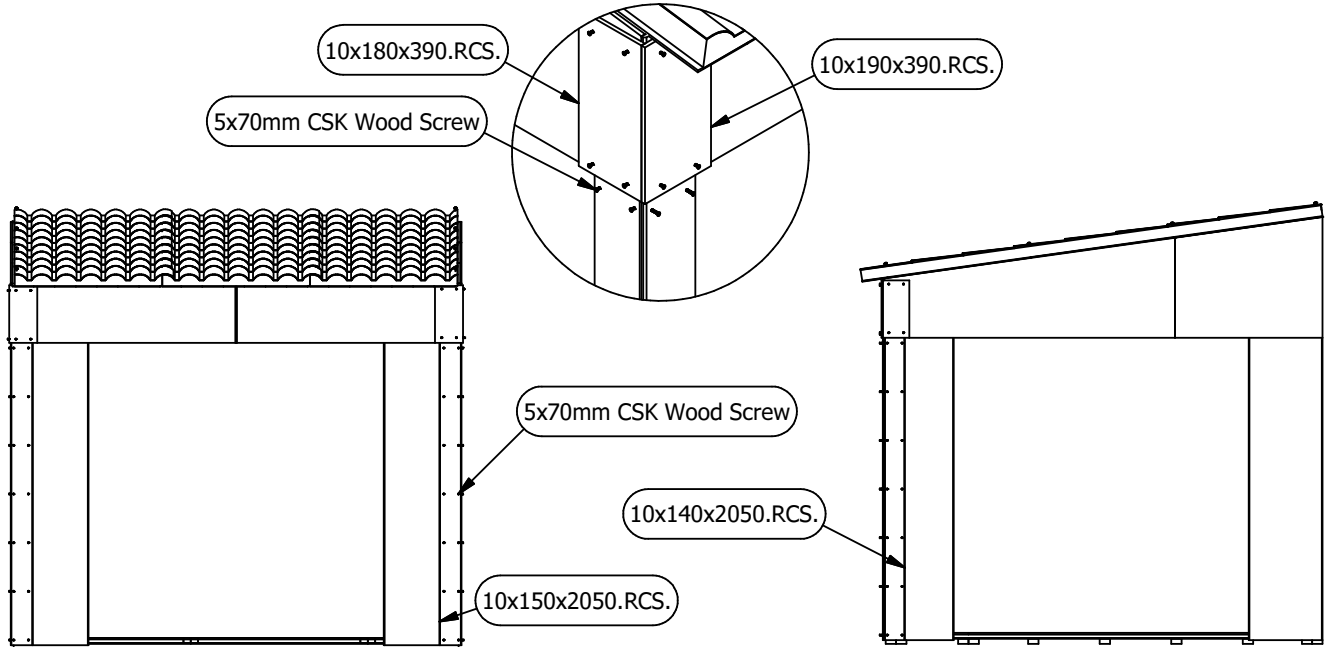


FLASHING TO SEAL THE TOP OF THE ROOF TO THE WALL IS NOT SUPPLIED, BUT IS RECOMMENDED TO BE INSTALLED AFTER THIS STAGE. INSTALL FLASHING THAT IS APPROPRIATE TO YOUR EXISTING STRUCTURE AND IS WATERTIGHT.

PARTS LIST	
QTY	PART NUMBER
2	10x150x2050.RCS.
2	10x140x2050.RCS.
2	10x190x390.RCS.
2	10x180x390.RCS.
72	5x70mm CSK Wood Screw

WHEREVER A WINDOW PANEL MEETS A WALL, AN OPTIONAL WALL TRIM CAN BE INSTALLED.

WHERE TWO WALL PANELS MEET, FILL THE VERTICAL CHANNEL WITH SILICONE SEALANT, SMOOTH DOWN THE SEALANT USING A WETTED TOOL OR FINGER.



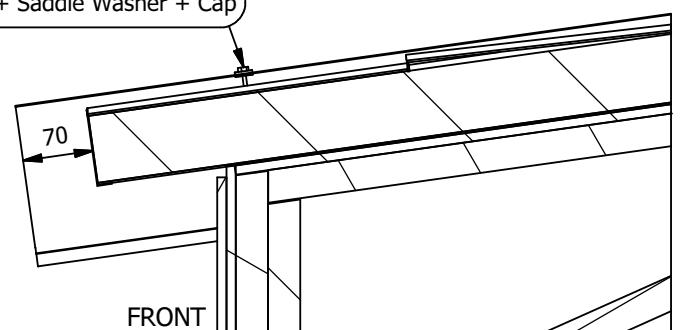
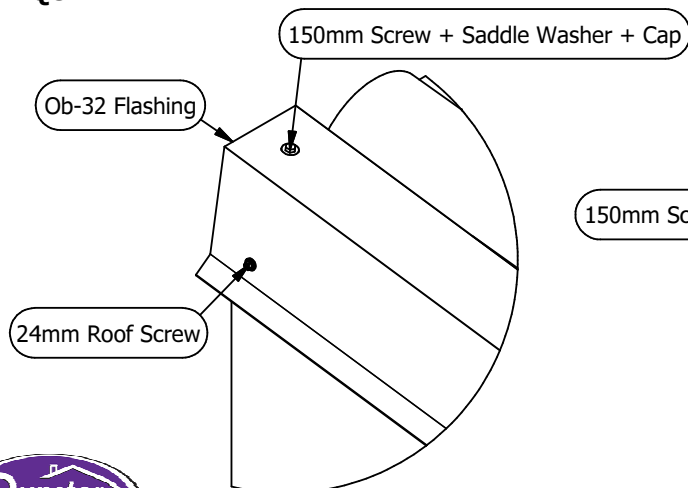
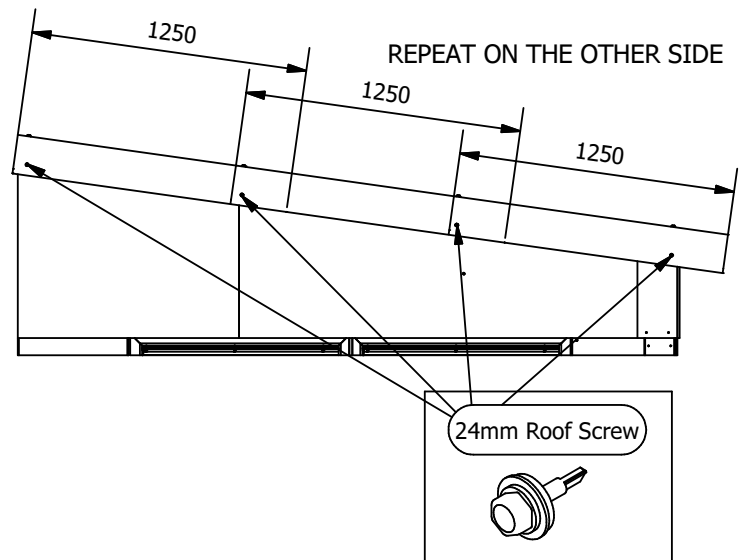
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STEP 36 of 42

PARTS LIST	
QTY	PART NUMBER
6	Ob-32 Flashing
8	150mm Screw + Saddle Washer + Cap
8	24mm Roof Screw

POSITION THE FLASHING PROFILES AS SHOWN AND FIX IN PLACE USING THE ROOF SCREWS PROVIDED.

PROFILE CLOSEST THE FRONT IS FIXED IN POSITION FIRST, OVERLAPPING AS YOU MOVE UP THE ROOF'S EDGE. SOME TRIMMING MAY BE REQUIRED.



PARTS LIST	
QTY	PART NUMBER
3	FRONT FASCIA

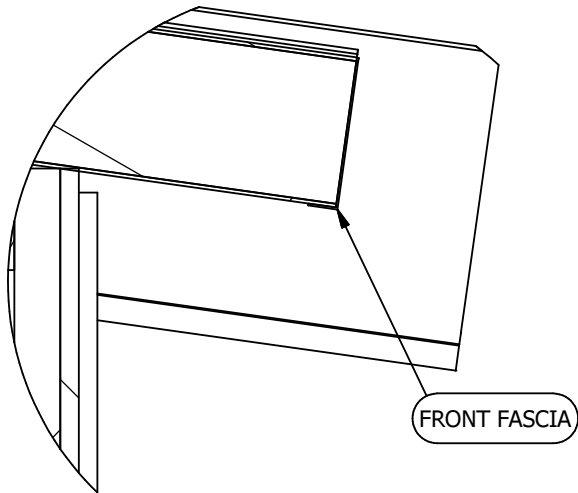
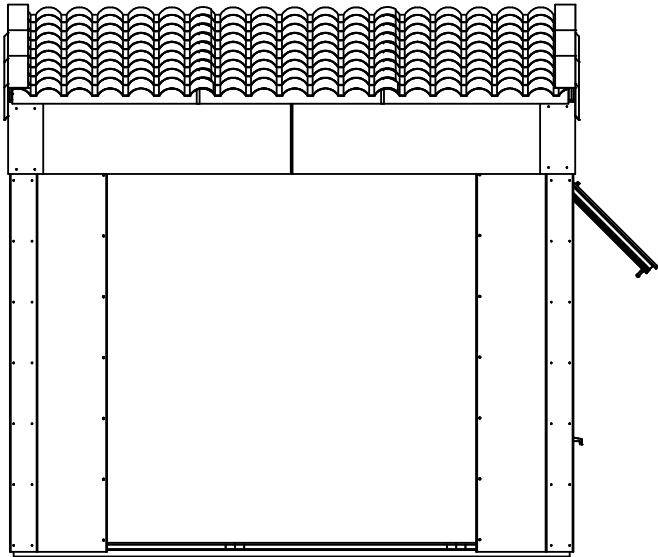
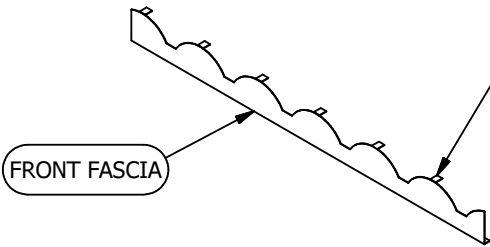
ARRANGE THE FASCIAS TO ALIGN WITH THE PATTERN OF THE ROOF.

THE BOTTOM RIDGE FITS TIGHTLY UNDER THE FRONT, AND THE TABS PUSH FIT OVER THE TOP TO HOLD THE PANEL TO THE FACE.

IT IS RECOMMENDED YOU WEAR APPROPRIATE HAND PROTECTION WHEN HANDLING THE METAL, AS SHARP EDGES MAY BE PRESENT.

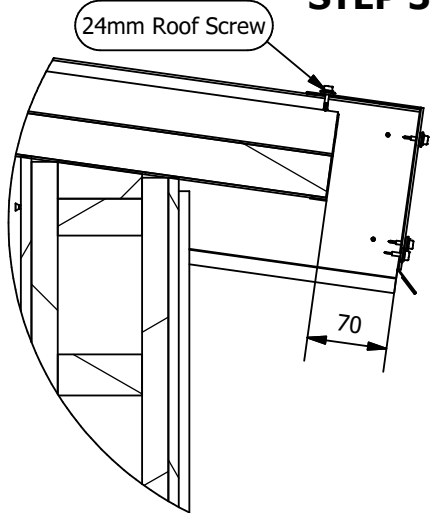
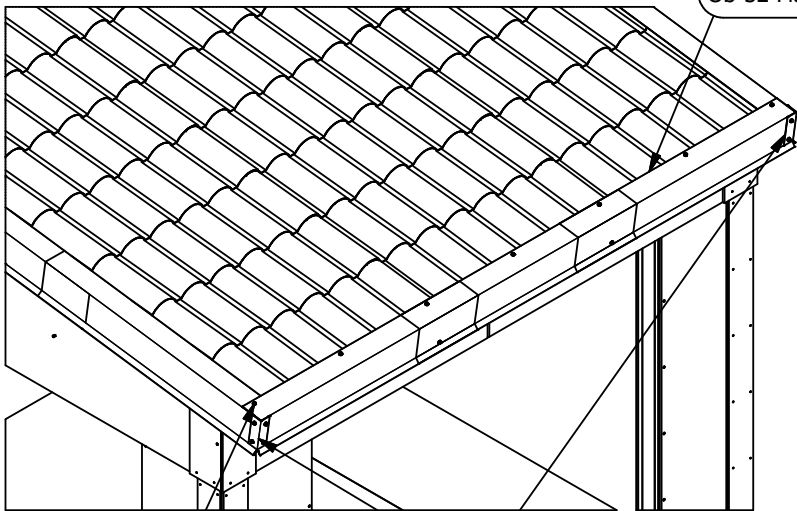
ADDITIONAL TRIMS ARE SUPPLIED WITH LARGER VARIANTS

FASCIAS TO BE FIXED IN THE NEXT STEP



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PARTS LIST	
QTY	PART NUMBER
3	Ob-32 Flashing
2	Ob-12 Flashing 155
17	24mm Roof Screw



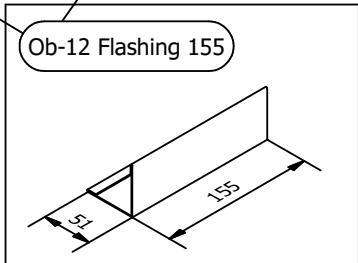
OVERLAP THE FASCIA PROFILES TO COMPLETELY COVER THE FRONT OF THE ROOF, USE THE SCREWS PROVIDED TO FIX THESE, AND THE PROFILES FROM THE PREVIOUS STEP IN POSITION.

ADDITIONAL TRIMS ARE SUPPLIED WITH LARGER VARIANTS.

IT IS RECOMMENDED TO PERIODICALLY INSPECT THE ROOF AND TRIMS FOR DEBRIS THAT MAY IMPEDE WATER DRAINAGE.

24mm Roof Screw

Ob-12 Flashing 155

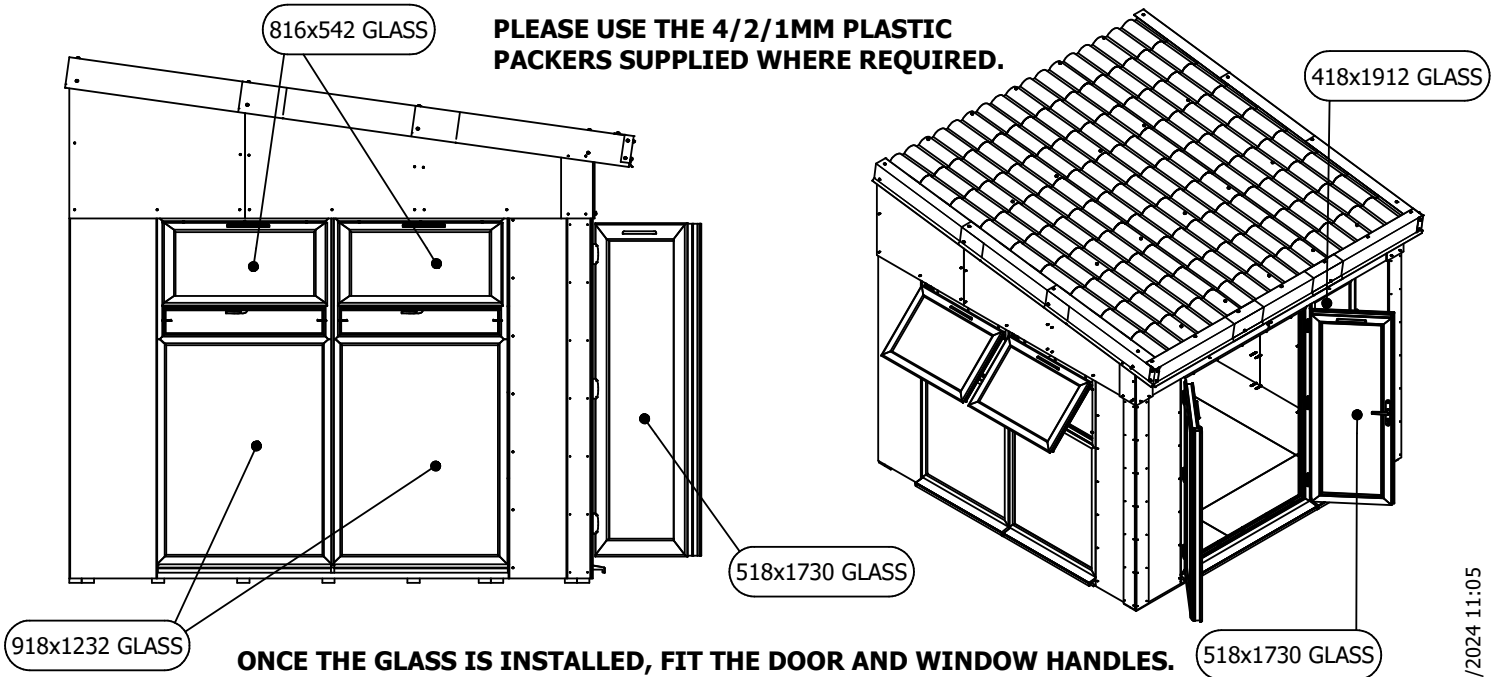


PARTS LIST	
QTY	PART NUMBER
1	418x1912 GLASS
2	518x1730 GLASS
2	918x1232 GLASS
2	816x542 GLASS

INSTALL THE SEALED GLASS UNITS USING THE INSTRUCTIONS GIVEN AT THE START OF THIS MANUAL.

MAKE SURE TO 'HEEL AND TOE' YOUR DOOR FRAMES AS PER THE INSTRUCTIONS. IF THESE ARE NOT FOLLOWED CORRECTLY, THE FRAMES MAY NOT OPERATE AS INTENDED. THIS STEP MAY NEED TO BE REVISITED IN THE FUTURE AFTER THE BUILDING HAS SETTLED.

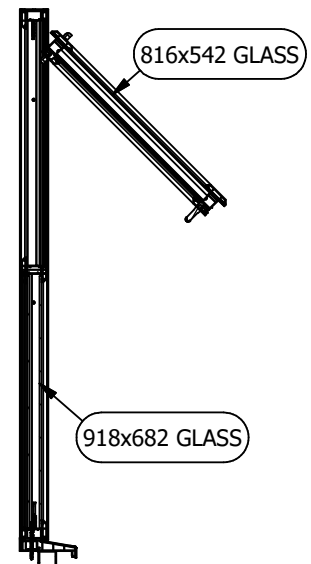
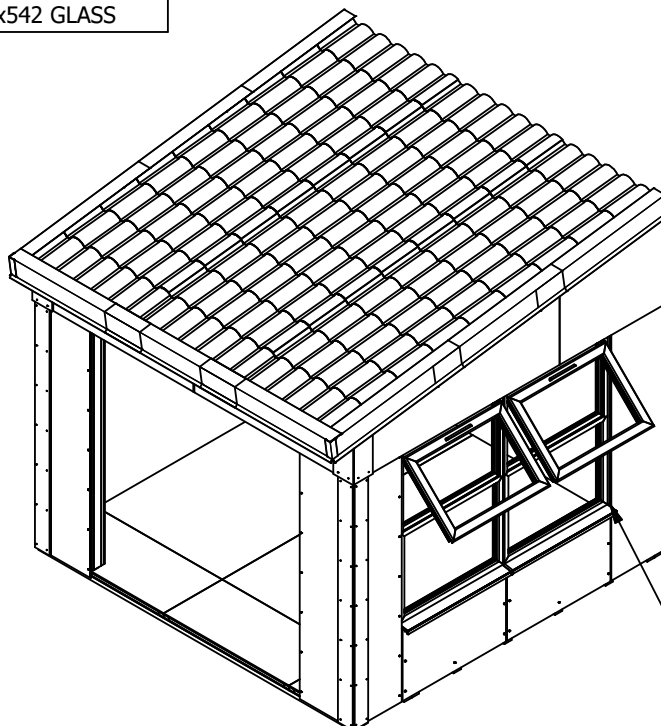
PLEASE USE THE 4/2/1MM PLASTIC PACKERS SUPPLIED WHERE REQUIRED.



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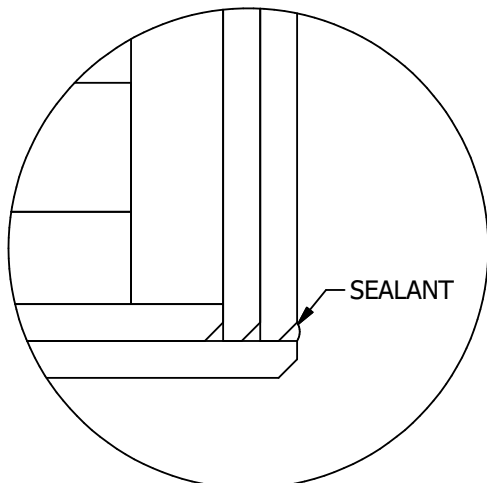
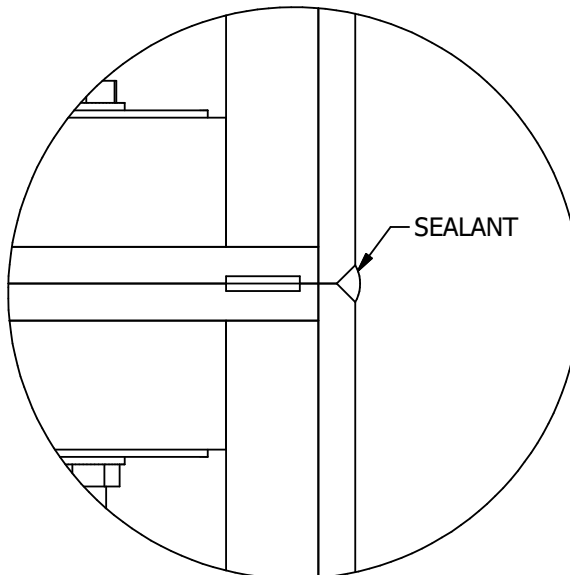
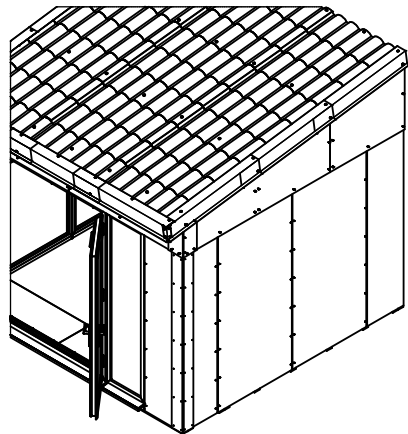
OPTIONAL DWARF WALL GLASS INSTALL

PARTS LIST	
QTY	PART NUMBER
2	918x682 GLASS
2	816x542 GLASS



INSTALL AS PER THE GUIDE SPECIFIC TO GLASS INSTALLATION FOUND NEAR THE FRONT OF THIS MANUAL.

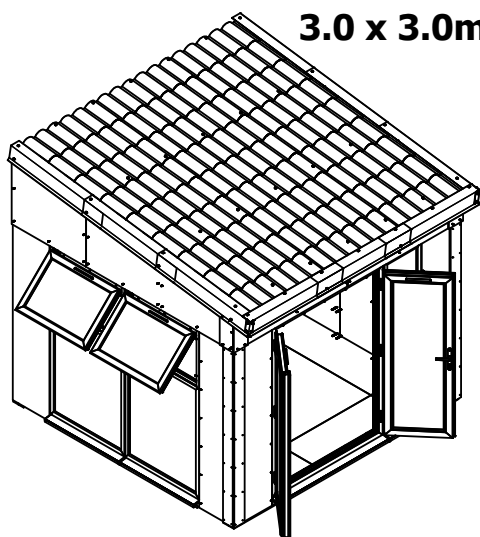
ONCE THE GLASS IS INSTALLED, FIT THE DOOR AND WINDOW HANDLES.



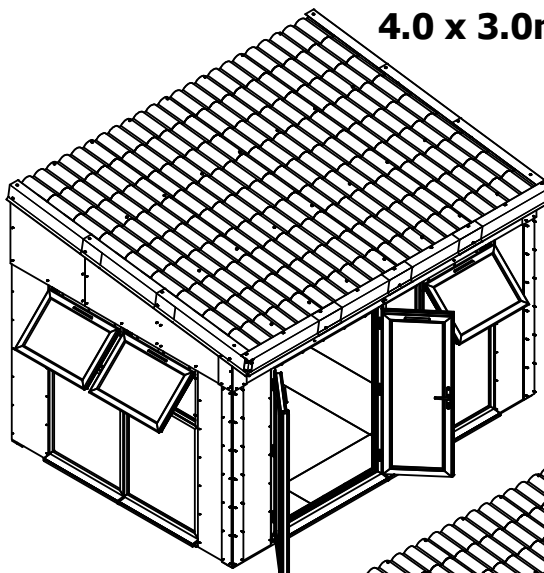
APPLY A LARGE BEAD OF SEALANT (NOT SUPPLIED) ALONG THE CHANNELS WHERE TWO WALL PANELS, OR TWO CORNER FACES MEET. SMOOTH DOWN THE APPLIED SEALANT USING A WETTED TOOL FOR COMPLETE COVERAGE.

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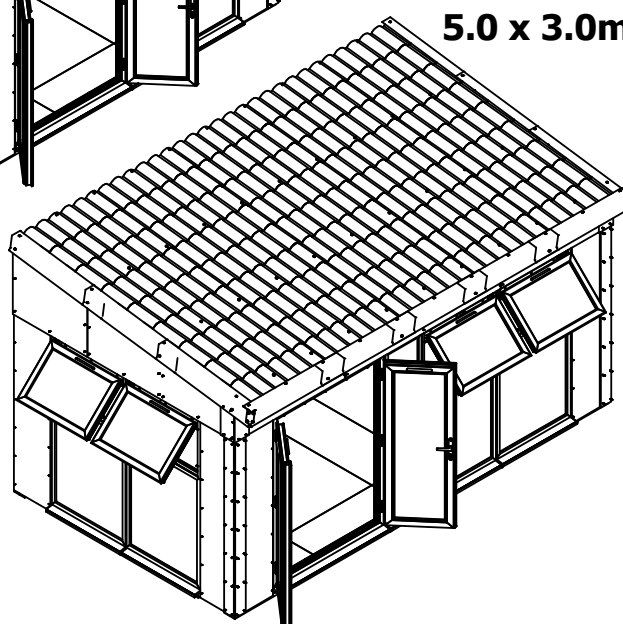
3.0 x 3.0m



4.0 x 3.0m



5.0 x 3.0m



CONGRATULATIONS, YOUR ADDROOM IS NOW COMPLETE.

We would like to take this opportunity to say thank you so much for your purchase of your new

Addroom, we hope it brings many years of happiness. If you feel as proud of your Addroom as we are, feel free to share photos on social media and tag us:

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