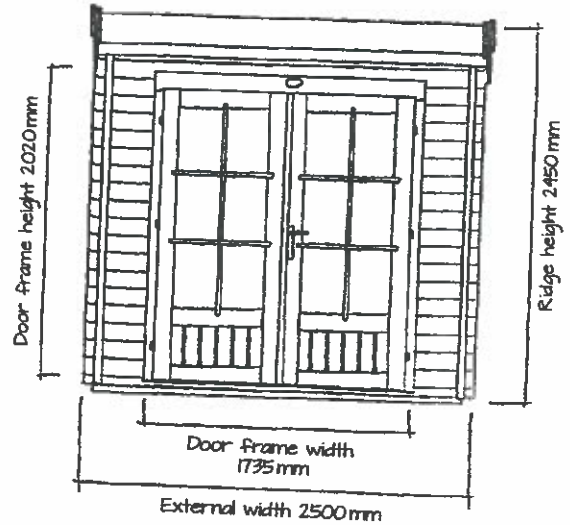


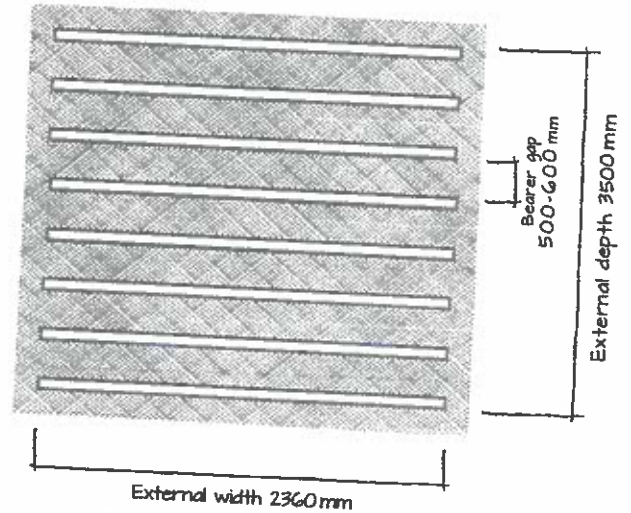
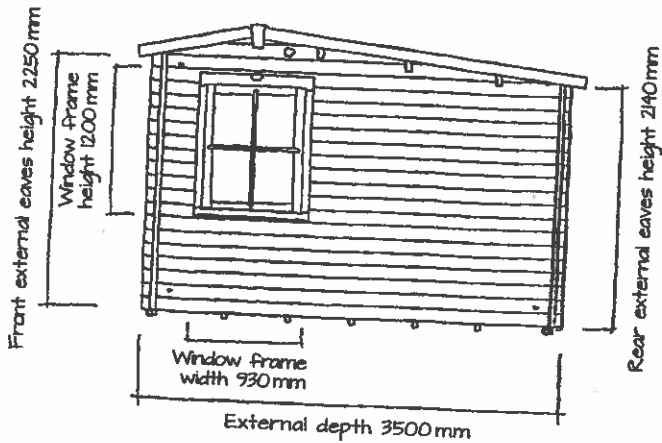


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# PremiumPlus Xela W2.5m x D3.5m



Use a flat level base allowing 100mm all around in addition to external cabin measurements.



## DIMENSIONS:

- External width 2500mm (8'2")
- External depth 3500mm (11'5")
- Ridge height 2450mm (8'0")
- Front internal eaves height 2190mm (7'2")\*
- Rear internal eaves height 2080mm (6'9")\*

- Door walkthrough height 1860mm (6'1")\*\*
- Door opening size 1550mm x 1820mm (5'1" x 5'11")
- Window opening size 750mm x 970mm (2'5" x 3'2")

\*Heights for 28mm/45mm walls.

\*\*Assuming a 19mm floor.

## WALL OPTIONS

28mm Tongue & Groove

45mm Tongue & Groove

Internal width	2300mm (7'6")
Internal depth	3300mm (10'9")
Internal area (m <sup>2</sup> )	7.61m <sup>2</sup>
Wall U-VALUE*	2.59

Internal width	2270mm (7'5")
Internal depth	3270mm (10'8")
Internal area (m <sup>2</sup> )	7.42m <sup>2</sup>
Wall U-VALUE*	1.93

## FEATURES:

- Windows: 1 Opening
- Walls: Spruce
- Glazing material: 4mm Toughened Glass
- Glazing options: Single or Double (24mm)
- Roof covering options: None, felt or shingles
- Roof material options: 19mm Tongue & Groove
- Floor material options: None, 19mm or 28mm Tongue & Groove
- Floor bearers: Pressure Treated

- Door style: Part glazed, Double
- Door locking system: Industry leading 4 point lock - 2 Cams, Latch & Hook Bolt
- Window locking system: Multi Point with Mushroom Headed Espagnolettes
- Gaskets: On Windows and Doors
- Adjustable Storm Brace: Included
- Treatment: Untreated

1 measurements given are approximate.

The U-Value is a standard measure of how fast heat will pass through a material. The lower the number, the better the insulation or construction.

## RAPID FOUNDATIONS

At Dunster House we have designed two excellent foundation systems to work well with our garden buildings, the Premium RapidGrid and the PremiumPlus RapidPad.

Both Rapid Foundation Systems are a cost effective and environmentally friendly alternative to concrete foundations. Generally costing much less than a concrete base would, the Rapid Foundations do not ruin the surrounding soil and need very little soil to be removed compared to if you were laying a concrete base.

The Premium RapidGrid Foundation System is made up of weed control membrane and high quality, heavy duty plastic grids. These grids click together for ease of placement and to help with the rigidity, creating a strong support that will help spread the weight of the building.

With this system it is better to have reasonably level ground to start off with as you will then need to move less soil in order to level the ground under the grids. Please note that you will need to fill the grids with pea shingle stones, or similar, that you will need to buy from your local builders merchant.



The PremiumPlus RapidPad Foundation System is designed for even quicker assembly and is also designed for use with uneven ground. As the name suggests this system uses a series of pads to support your building. These pads are made up of plastic grids at the bottom, filled with pea shingle stones (supplied by us with this system), then heavy duty plastic pedestals which screw up and down to adjust in height (giving up to 100mm of variance in height between pads), and also additional bearers with most buildings to reinforce the bearers that are supplied with your garden building which increases the distance that can be spanned between pads.



The Rapid Systems are also time efficient. You can get your base into place relatively quickly and with little fuss compared to a concrete base. Simply digging down 30-40mm in medium firm ground conditions is perfectly sufficient to hold the building stable. There's no waiting for the base to set and dry, once they're in you're ready to start building.



The Rapid Foundations are designed to work in medium firm ground conditions, and are suitable for the majority of gardens. Please be aware that they are not suitable for areas prone to water logged conditions, marsh, peat or recently disturbed ground. If you are unsure if your ground is suitable for foundations which will exert approx. 17Kpa of pressure, please talk to a local geotechnical engineer prior to purchasing.

Below are examples of ground that is and isn't suitable from a levelling point of view for the PremiumPlus RapidPad system. With the Premium RapidGrid system you can level the ground under the grids by moving earth.

This ground is OK



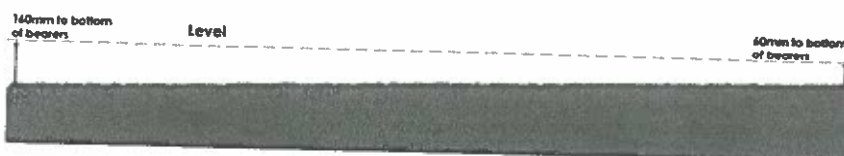
The above diagram shows ground that is within the range of 60mm to 160mm down from the level of the bearers. You may also notice that the ground in between the first and second pedestal is almost at the height of the level shown, this is fine as the bottom of the bearers only starts at the line marked level.

This ground is NOT suitable



The above diagram gives an example of ground which is too uneven. In this example the two extreme extents of the pads adjustability are shown to the right (60mm) and left (160mm) of the diagram but the pads in between are too far below the level and if jacked up to 160mm high they would not reach the level.

This ground is OK



The above diagram shows ground which is sloping but the slope is within the range of adjustability that the pads can cope with. Over the entirety of the length of the ground from one end of the building to the other the height on one side is 60mm from the level, and the height on the other side is up to 160mm from the level so the adjustment available with the RapidPad will be able to