

Penny's Tiny House



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I. DESCRIPTION.

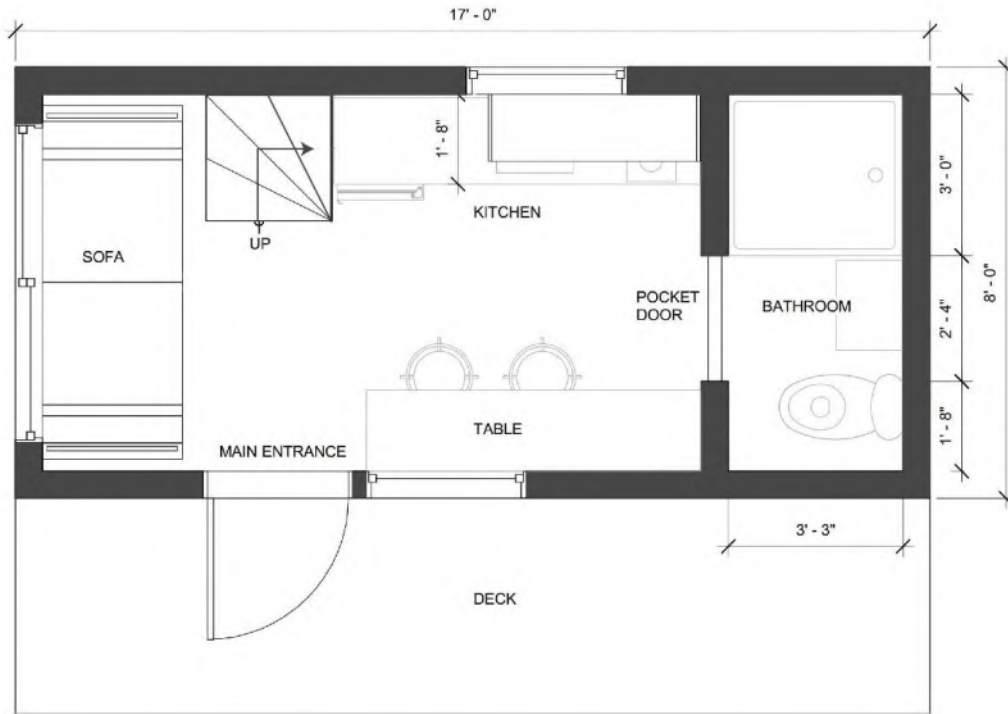
The Penny's Tiny House maximizes the interior space on a tiny footprint. It is a simple, functional and beautiful design that allows for all the necessary amenities within a minimal space at an affordable price.

- **Will Last Decades:** Each Penny is fully insulated with a vapor barrier and built with a Mature Redwood external skin for a 20-year decay warranty. The internal framing, flooring and walls are built in Douglas-Fir and Sugar Pine for a lighter colored aromatic finish.
- **Easy Design and Sizing:** You will receive via email detailed drawings within 5 business days of ordering. The drawings allow you to easily see what will work and what needs adjusting. We encourage you to take your time with the drawings and add the final appliances you plan to use so you can be sure they will fit and work as planned. While we don't ship appliances or assist with them, you want to be sure your home has been designed completely, appliances and all before giving us the green light to build. Many details can be adjusted including the roof pitch, window sizing, etc. and you can add custom details as well.
- **You Install or We Install?:** Each tiny home is fully erected in the shop for easy re-assembly. No drilling, sanding or cutting needed. Just bolt the pieces back together. The typical Tiny Home is a 2-week reassembly and will require a concrete pad or other foundation be built ahead of time. If you are not interested in putting up the home, [let us know](#). We can send a team anywhere in the U.S. to install for you.
- **Electrical and Plumbing:** Kits ship complete except we cannot do the final plumbing and electrical. This has to be done locally by licensed contractors.
- **Roofing:** An asphalt shingle roof or a metal roof is included in the color of your choice. Tile roofs can be accommodated, but require beefing up the structure further to handle the significant extra weight.
- **Questions on the overall process?:** [Download](#) the eBook "Everything you Wanted to Know about Pergolas & Pavilions" for answers to frequently asked questions or please contact our [Pavilion Advisor](#).

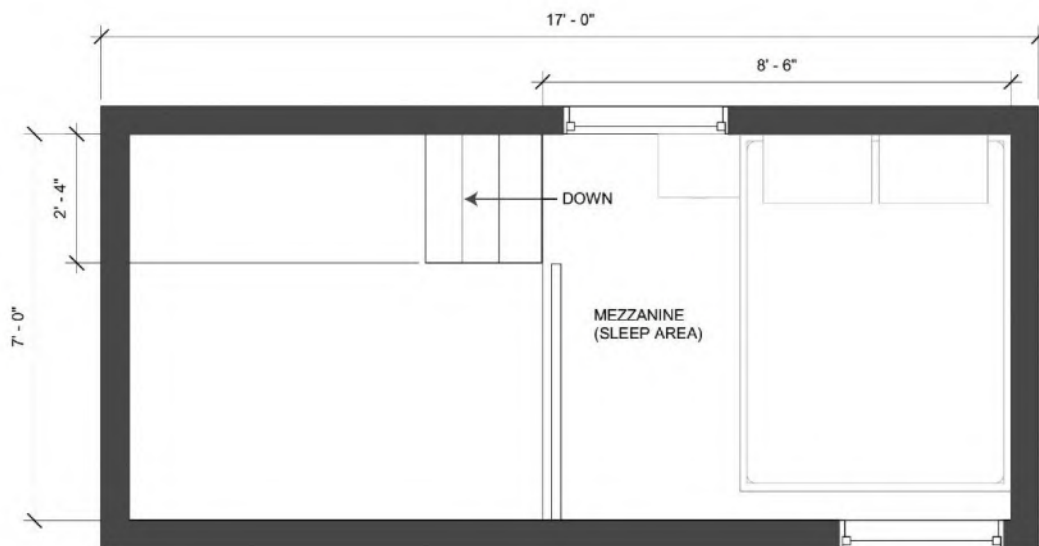
II. SPECIFICATIONS

A. Dimensions & Drawings (Provided prior to construction).

When we receive any Tiny House order, we will provide a complete set of drawings/plans, in 24" x 36" sheets, showing the floor plans, elevations, isometric views and sections to confirm the measurements and details of the Tiny House. The plans show some accessories that you add to the Tiny House, such as chairs, sofa, etc. but these are not included in the price, the accessories included with the Tiny House are listed on the next pages.

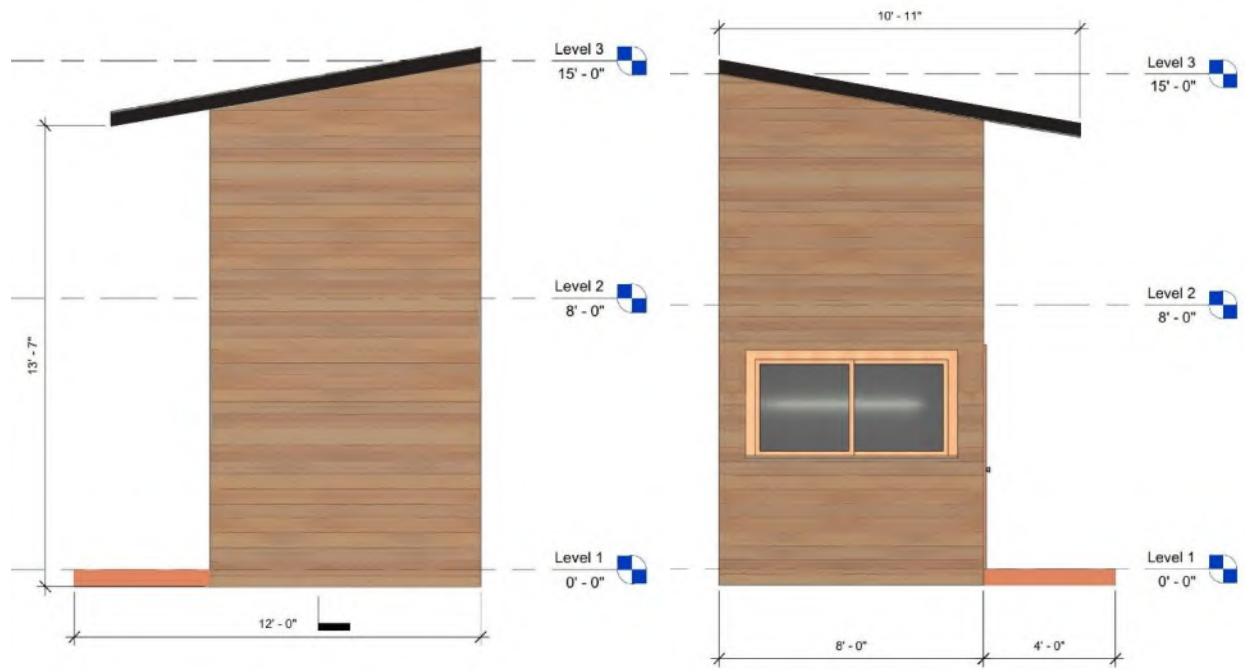


LEVEL 1 – BATHROOM, KITCHEN & LIVING



LEVEL 2 - LOFT

The following elevations detail the standard height of the building, and the location of door and windows. The Penny's Tiny House comes with a 4' front deck:

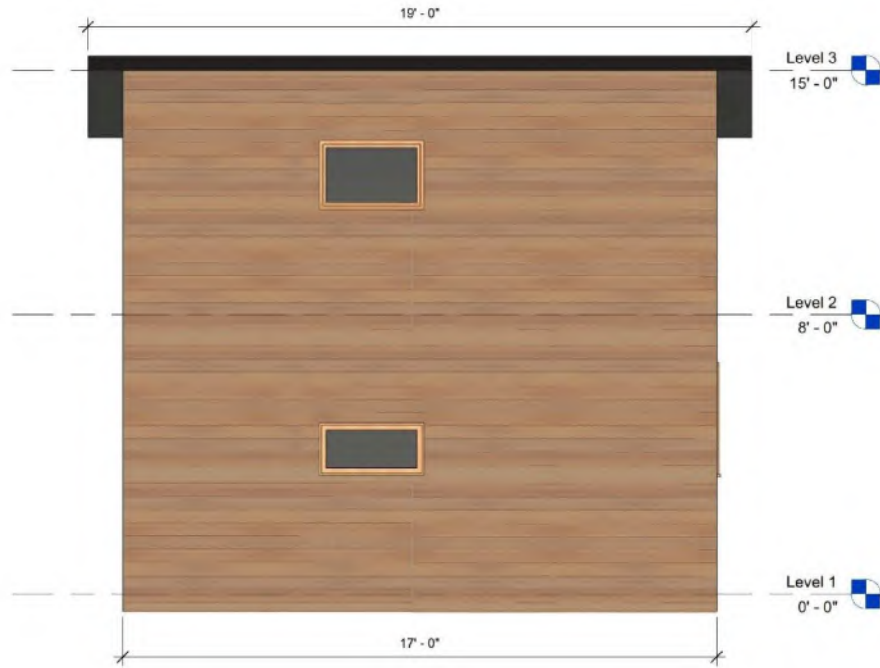


1 East
3/8" = 1'-0"

2 West
3/8" = 1'-0"



4 South
3/8" = 1'-0"



3 North
3/8" = 1'-0"

To access the loft (sleeping area), we designed some steps that work as storage as well, to maximize to use of all the space.



4 Section 1
3/8" = 1'-0"

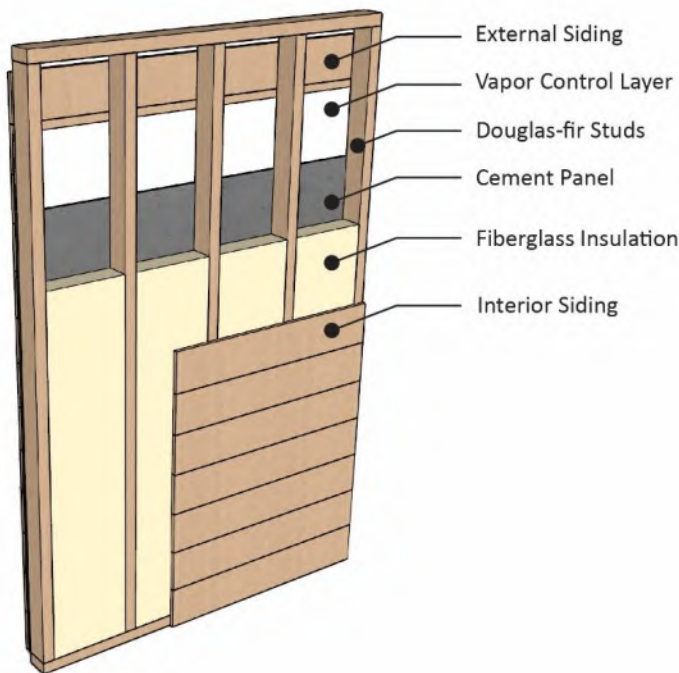
B. Walls/Windows

The timbers used in our Tiny Houses, are the standard size used for regular houses, 2x4's studs, 2x6 roof and floor timbers and 1x8 siding. We add fiberglass insulation between the studs, to provide temperature control, and sound absorption. Natural color, eco-friendly, recycled content. If you live in a very cold climate and need a higher R value insulation, this can be added during the design phase of your order.



The walls will be shipped in panels, and the external and internal siding boards will be full length, to be installed in site. If you have limitations with the height, let us know, and we can adjust the overall height to meet your local construction code. Forever Redwood Pergola kits are completely assembled in the shop prior to shipping to be certain everything fits together perfectly.

All windows are double pane insulated glass.

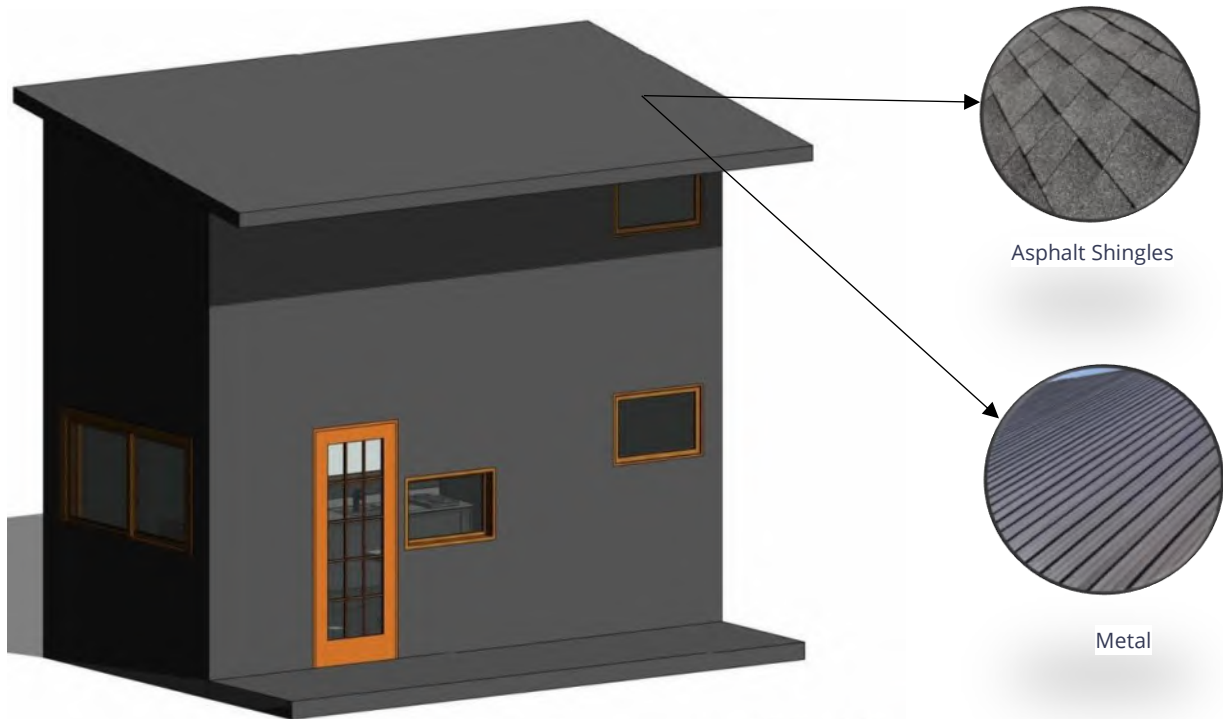


C. Roof Options/Ceiling

The interior ceiling is Sugar Pine:



Roof framing is Douglas-fir with fiberglass insulation. And the final roof skin can be metal or asphalt shingle, just let us know what you prefer:



3 Isometric



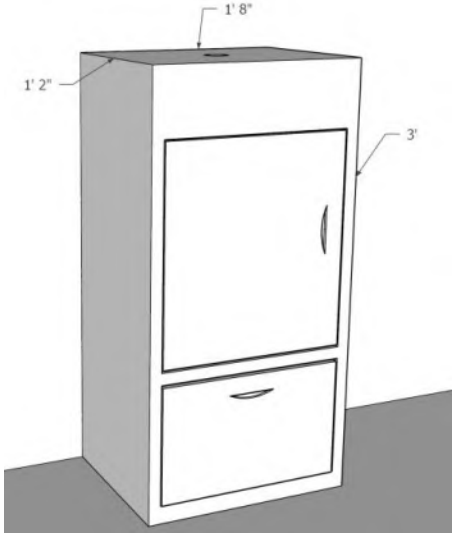
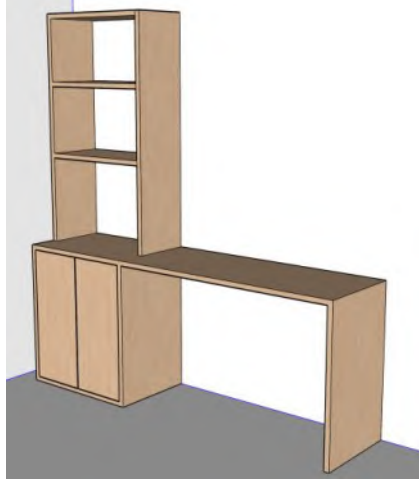
D. Flooring






Interior floor is Douglas-fir and front deck is California Redwood.

E. Accessories

The following list show all the accessories that are included with the purchase or your Penny's Tiny House:

| AREA | ITEM | MANUFACTURED |
|---|---|---|
| SLEPPING AREA | Bed with drawers (mattress not included). It can be customized as needed. Tween or double size available. | By FOREVER REDWOOD https://www.foreverredwood.com/the-chest-beds.html |
|  | | |
| BATHROOM | Classic 400 36 in. W x 74 in. H Three Piece Direct-to-Stud Alcove Shower Wall Surround in High Gloss White, with Tray | HOMEDEPOT |
|  | | |

| | | |
|----------|---|--------------------|
| BATHROOM | Sink: 14-in Small Concrete Round Vessel Sink in Dark Gray | HOMEDEPOT |
| |  | |
| BATHROOM | Faucet: Vinson Wall Mount Single Handle Bathroom Sink Faucet in Matte Black | HOMEDEPOT |
| |  | |
| BATHROOM | Vanity: 18" W x 14" D x 36" H. With 1 door and 1 drawer at the bottom. | By Forever Redwood |
| |  | |
| KITCHEN | Custom kitchen cabinet with table 6'2" L. | By Forever Redwood |
| |  | |

| | | |
|---------|---|--------------------|
| | Caribbean 12 in. Radiant Electric Cooktop in Black with 2 Elements 208-Volt | By Home Depot |
| |  | |
| KITCHEN | Mini Fridge: 19.4 x 19.9 x 33.5 inches | By Home Depot |
| |  | |
| KITCHEN | Faucet | By Home Depot |
| |  | |
| KITCHEN | Premier 18 Gauge Stainless Steel 15 in. Undermount Bar Sink | By Home Depot |
| |  | |
| KITCHEN | Custom Cabinets | By Forever Redwood |
| |  | |

Look and feel: All the internal walls are wood siding, some white and some natural wood color (with transparent sealant), the images below show this combination, and we include them just an inspiration:



F. Installations

All the electrical, hydraulic & AC installations must be done by a local contractor.

III. Assembly & Care

LET US HELP YOU

Forever Redwood White Glove Assembly Service

We can install anywhere in the continental U.S. with advance planning. Assembly usually adds 2–6 weeks beyond completion date and should be ordered initially or during the design phase to make sure it can be completed on a timely basis. You can calculate the cost of White Glove service by choosing it in the shopping cart or at checkout. In most cases, White Glove Installation adds 25–40% to the cost of your project. For Pavilions and Gazebos, this price includes a \$4/sq - roofing allowance.

This covers metal roofing or asphalt shingles which Forever Redwood will have shipped to your site, ready to be installed by our White Glove Assembly Crew. White Glove service is a complete on-site assembly and anchoring service. Our crews come from California and do round robin trips within the continental U.S. There are no geographic or seasonal restrictions for this service. During poor winter weather, we may need to schedule around inclement conditions. But other than this limitation, we deliver and assemble anywhere our customers are, coast-to-coast.

We will assemble your structure as well as any additional associated components you have on-site. For example, gutters can be added if purchased locally to add to your pavilion. If you have a structure which is being replaced by your Forever Redwood structure, the assembly team can tear down that structure at a reasonable cost. Just let us know any additional details like this so it can be added to your scope of work and be sure to order a dumpster ahead of time because we don't offer removal services.

Once your installation appointment is booked, a 50% deposit will be placed with the balance due once the crew completes the work.

DO IT YOURSELF

Assembly for the smaller structures is best done by two people and can take a day or two depending on size. Larger structures take longer. Tiny Houses vary in their level of difficulty to re-assemble. If you plan to pour footings or a concrete pad, the project will require additional time. If you have assembly questions, email or call us.

Care: Your Forever Redwood Furniture will last for decades in year-round weather without maintenance. Depending on the wood grade you choose, even with harsh year-round outdoor conditions, you can expect your furniture to last from ten to forty years without maintenance of any kind.

Being outside year-round is rough on any woods finish. The surface absorbs UV rays, pollution, constant variations in moisture and temperature and it also oxidizes. This is why most wood just doesn't hold up and the surface color slowly changes towards a silver patina over the years. But, with Forever Redwood, you don't have to worry. The silver patina is surface deep only (less than 1/64") and is not indicative of decay. Your set will last decades and is not compromised in any way by the surface color change. For example, we keep our display items as is without refinishing to show off this natural aging (we like the patina!).

Although Forever Redwood is maintenance-free, we recommended you take a few minutes as needed to clean by either hosing down and/or brushing/dusting away accumulated debris (no soap or chemicals needed). If you'd like to keep your set looking its best for decades, please go to: [Care and Finish](#).

IV. Materials

The secret to outdoor longevity begins and ends with the wood. We use generous amounts of the most decay resistant wood available. We encourage our customers to compare photos of our items side by side with any competing product. Thickness counts. Furniture that is thin and light simply won't last in the year-round weather.

To keep your furniture beautiful, we use only stainless steel hardware and the highest quality stains and sealants. We use only the Sikkens brand of sealants.

Our primary customer has always been the homeowner that appreciates spending a bit more for quality that will last decades. Our products are installed with organizations that appreciate longevity like the U.S. Forest Service, U.S. military installations, State and City parks, golf clubs and hotels.

We are favored by many landscape architects and contractors because they can count on exceptional quality and quick personal service to complete projects.

We build each item by hand. This ensures your set is finely finished and carefully inspected. Old-fashioned hand building also allows us to adjust the size or design of any item to fit your needs.

Because we are a forestry company, we can offer 5 exceptional wood grades to choose from our carefully managed forests with warranties of up to 30 years against decay in any weather. Click for more about our 5 wood grades

V. Warranty

Wood decay is warrantied up to 30 years depending on the wood grade. No other outdoor furniture manufacturer has warranties like this. The key is the excellent quality of our wood and the extra-thick timber designs of all our pieces.

Wood Grades and Decay Warranty:

- Douglas-fir: 10 years
- Mosaic Eco-Wood: 10 years
- Redwood: 15 years
- Mature Redwood: 20 years
- Old-Growth Redwood: 30 years

Forever Redwood stands behind its products. We are committed to quickly resolving any issues that might occur. For more information, please see our Warranty page.

VI. Shipping

We offer 4 Shipping Options in the U.S.:

- Rush Shipping (ships in 3 weeks).
- Priority Shipping (ships in 6 weeks).
- Standard Shipping (ships in 10 weeks).
- Free Shipping in the Continental U.S. (ships in 14 weeks).

Notes for Orders requiring drawings or approvals:

All Shade Structure orders (Tiny Homes, Cabins, Pergolas, Pavilions, Gazebos and Arbors) require drawings to make sure all details are agreed upon prior to building and to give our customers the ability to customize their structures to meet their needs. We also sometimes make custom changes to Swings, Planters, Benches, Tables and other standard production items per customer requests. If your order has a custom detail or is a shade structure, you will receive your first drawings via email within 5 business days of receiving your completed order with a deposit.

We will go back and forth with you as needed to fine tune the design to your liking prior to building it. Once you sign off on your drawings, your timeline for shipping will begin. Please keep this in mind. If you need a Rush Order and also drawings, it is best you call in your order so that we can organize ourselves to both complete your drawings on an expedited basis and meet your shipping deadline.

Yes, you can have free shipping plus save 3% off your order! We carefully hand build each Forever Redwood item. When you choose a longer ship out date, you give us more time to build. This lowers our cost and we pass the savings to you. If you choose the Wait & Save Shipping option and prefer, we ship out on a specific date (up to 6 months in advance), just enter the date in the Comment Box at Checkout. If no note is included, we'll ship in 3 months.

Orders ship from San Diego, CA. Add 3 to 6 business days transit time (depending on location). We ship to any country. Canada orders ship in 6 weeks. To see Canadian shipping costs, just add item to cart.

For orders outside the U.S. or Canada, just enter your country in the shipping information section at checkout or in the shopping cart to see your freight cost. We ship outside the U.S. or Canada in 6 weeks. For all international shipments, the shipping companies handle any customs paperwork and then contact you to arrange delivery.

Assembly Service Available Nationwide: All orders over \$3,000. in size can choose to have Forever Redwood assemble for you. Just choose White Glove Service in the Shopping Cart or at Checkout. For more information on White Glove, please go to: WHITE GLOVE.