

Model #: Cottage Garden Rooms

dated 7/9/2015

Ancillary Outbuildings Engineered designed to Importance Level 1 Specific Design NZS1170 & equivalent High Wind Zone accordance with NZS3604 /20 year service Life. Suitable as a Hobby Room, Studio Shed/ Garden Workshop, Garden Room, Art Studio. For a Sleepout this Building requires upgrading (insulation & Lining) to meet the appropriate section of the Building code. This is customer care and responsibility) Supplied as an easily assembled DIY flat pack kitset using easy to assemble large pre-Built panels with pre-sealed Joinery, Floor, Roof. Add .700 mtr to the width stated for verandah & Deck.

Size :

- | | (Floor Area) |
|---|--------------|
| • 3.000 wide x 4.200 long (Foot Print 3.7x4.2 with Deck & Ver.) | 12.60 sq mtr |
| • 3.000 wide x 5.400 long (Foot Print 3.7x5.4 with Deck & Ver.) | 16.20 sq mtr |
| • 3.600 wide x 4.800 long (Foot Print 4.3x4.8 with Deck & Ver.) | 17.28 sq mtr |
| • 3.600 wide x 5.400 long (Foot Print 4.3x5.4 with Deck & Ver.) | 19.44 sq mtr |



Specification: (See also Specification/ Servicing Sheet.)

- 2 or 3 or 4 Opening Georgian Windows 1.050 mtrs x .685mtr Colour steel framed .Includes glass single glaze.
- A set of pre/fitted 1.820mx1.315m French Doors Antique Style Hinges--Handles & Mortise lock
- Eaves Height 2.100 mtrs. Wall Framing Size H3 Ex 70x40 double studded panel on joints
- Pre-Built/Pre-sealed/Stain Joinery Floor & Ceiling Sarking inside and out (requires 2nd coat inside 3 months or on assembly, exterior only). Use an oil based preservative stain, with a tint.
- Scandinavian Redwood H3 Treated Cladding Heavier Ex 19mm Shiplap .Stainless Steel Nails & Screws
- Traditional Pre-stained T&G Redwood Floor ex 16mm on small joists. Underfloor Silver paper supplied.
- Roof Iron Sand .4 Endura Colour Steel .Iron Sand Colour Steel Capping & Barge Flashings
- Roof Interior is Beautiful/pre-sealed/stained Ex 16mm colourful Tongue & Grooved Redwood match lining .
- Decorative Pre-Sealed/Stained A-frame Trusses. Doubled Studded panel joints & Bolted.
- Minimum foundation requirement is 150 x 50 H4 foundation , customer care & responsibility. (Plan Supplied)
- Designed as an Ancillary Shed/Storage Studio, Garden Hobby/Work Room in standard form.
- Cottage Rooms do not come with interior wall lining only Brown full size building paper, Interior ceiling & Floor is lined with pre-stained Redwood Match lining TG&V roof & floor ,customers can insulate & line as required .For Habitation such as a Sleepout must be upgraded to the appropriate section of the Building code under change of use. (any alterations from standard is customer care and responsibility.
- Cottage Rooms retain a natural Traditional Timber appeal .



Above. Cottage Room 3.000 x 5.400 with a wider customer built deck . **Below Right** . Typical attractive pre-stained interior.

Below. Panels are supplied pre-built & all Doors & Windows & locks pre-fitted. Cottage Rooms are ancillary outbuildings you do not have to be a licensed Builder to erect





A Smaller Cottage Room without the Deck. Customer is making a wider Deck.



Optional Back Antiaue Gutter ↓



Above shows the standard Cottage Room 3.600x5.400 plus a .700 Veranda (FootPrint 4.3x5.400), Customer has made a wider Deck..



No2. Pallet

Building Panels have attractive brown building paper to walls. Natural T&G Redwood Roof & Floor supplied with Roof/ underfloor insulation paper.



No1. Pallet



Cottage Garden Rooms 3.6 x 5.4 are Supplied in two separate Pallets which can be transported easily on a Tandem Trailer. Total Weight 1.2 Tonne No.1 Pallet is 2.140 w x 2.13 L x 1.070 h. No.2 Pallet is 1.85 w x 3.610 L x .750 h.