

## Model #: Garden Room

As a flat packed pre-panelized kitset.  
Add .700 mtr to width for verandah & Deck

### Size :

- 2.400 wide x 3.000 long
- 2.400 wide x 3.600 long
- 2.400 wide x 4.200 long
- 3.000 wide x 3.000 long
- 3.000 wide x 3.600 long
- 3.000 wide x 4.200 long (indent Only)

Square metres is calculated  
over the external Floor area

7.2	sq mtrs
8.6	sq mtrs
10.0	sq mtrs
9.0	sq mtrs
10.8	sq mtrs
12.6	sq mtrs

### Specificaton: ( See also Technical servicing Sheet.)

- Two 1.050 m x .685 m Opening Windows using Traditional casement stays.Includes glass.
- One set of 1.800m x 1.310m French Doors Antique Hinges & Handles & Mortise Key Lock
- Eaves Height 2.060 mtrs.Wall Framing Size Ex 60x50
- Pre-sealed & stained inside and out (requires 2<sup>nd</sup> coat inside 3 months or on assembly)
- Scandinavian Redwood Cladding Ex 16mm T&G Shiplap maintain with oil based coating.
- Floor included Ex 16mm T&G Redwood on joists at .300 centres
- Roof Exterior Heavy Duty Traditional green chipped asphalt.(like residential shingles)
- Roof Interior Ex 16mm TG&V Redwood
- Central A frame Truss Doubled Studded panel joints & Bolted.Roof fixed with metal ties.
- Minimum foundation requirement Ground Bearers 100x100/H4 customer supplies.
- Designed for Sheltered/Lifestyle & Residential Garden Locations.Studios ,Hobby Room etc
- Buildings do not come with interior lining , many customers have lined and used as an overnighter,but not designed for Permanent Habitation.



Above: 2.400 x 3.600 GR.

Left: 2.400 x 4.200 GR.

