

Gustav A 6m x 6m Granny Flat with 44mm or 68mm Walls



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This Gustav A 6m x 6m granny flat has 3 separate rooms and a 2.2m wide L shaped verandah. As well as the open plan living area, This Granny flat has 2 additional rooms which could be configured as a Two bedrooms/offices, or if a Bathroom/ Storage is required configuration could be 1 bedroom with 1 bathroom with ample storage.

Alternatively, an add on ensuite to 44mm or 68mm ensuite are available. It is available in either 44mm or 68mm solid Nordic Spruce timber walls. Handrails are an optional extra.

There are 5 models available. The model differences relates to the wall thickness, building height, quality of the windows and whether or not Tongue & Groove (T&G) 28mm flooring is included. For additional information please see specifications table on flip side of this brochure.

Kits come complete in waterproof breathable film. All interlocking solid timber wall boards, windows, doors and ceiling boards. Detailed plans and a clear parts list as well as all nails, screw etc to complete the building structure are included.

Roof and Sub Floor systems are available to suit your site and preferences.

Please contact our team to discuss your project and onsite construction if required.





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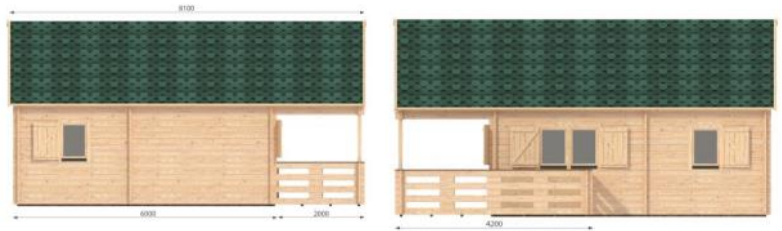
Gustav A 6m x 6m Granny Flat/Home Office 44mm or 68mm walls



Tilt & turn window



Interlocking wall system



Specifications

Gustav A Granny Flats are all 6m x 6m. They come in 44mm or 68 mm walls.

Premium. Total height is 4.12m. Wall height is 2.43m. External Wall area for painting and insulation is 68.2². Doors 1.98 x 0.85, Floorboards in Premium 68 are 28mm. **68mm Economy** has the same specifications as the 68mm Premium except for flooring.

Economy PLUS in 44mm walls only. External Wall area is 62m². Total height is 3.985m. Wall height is 2.295m. External Wall area for painting & insulation is 71.5². Door measures 1.85m x 0.85. Economy PLUS model has Premium windows and 19mm floorboards.

Economy models have NO floorboards.

Description	Measurements (m)
Base Footprint	5.8 x 5.8
Internal House Area M²	44mm—32.3. 68mm-31.5
Roof Area m²	44- 59.3. 68— 59.4
Underlayer	66
Terrace	44mm -18.9; 68mm—18.5
Door Type	1 single half glass, 2 single full wood
Threshold	Covered with steel
Window Type	3 double, 3 single
Window Measures	0.92 x 1.3 0.5 x 0.52 0.92 x 0.7
Window / Door Quality	Premium
Glazing	Double glazed
Roof overhang	44mm -2, 68mm 2.1
Roof Type	Gable
Possible to Flip plan	Yes

