

# Gustav B 6m x 8m Granny Flat with 44mm or 68mm Walls



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This Gustav B 6m x 8m granny flat has 3 separate rooms and a 2.2m wide L shaped verandah. As well as the open plan living area, the 2 extra rooms could be configured as 2 bedrooms/offices, with no bathroom or as 1 bedroom with a bathroom/WC and storage in the second room.

It is available in either 44mm or 68mm solid Nordic Spruce timber walls. We offer the option of an add on ensuite to 44mm or 68mm ensuite. 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.**

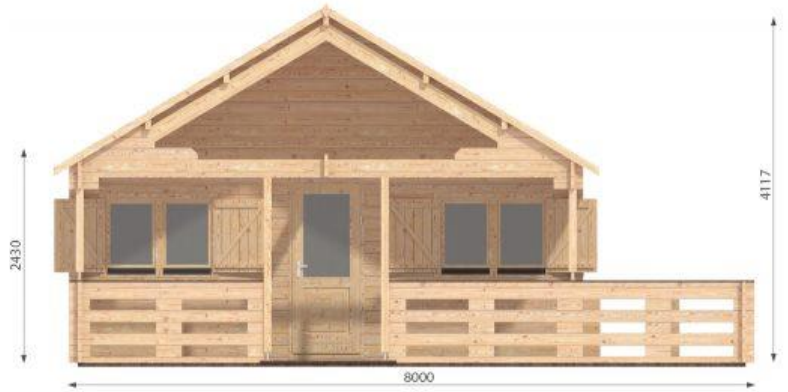
Please contact our team to discuss your project and onsite construction if required.





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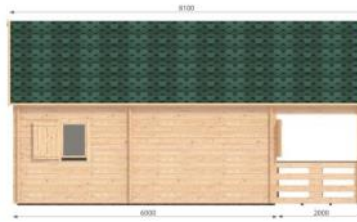
# Gustav B 6m x 8m Granny Flat/Home Office 44mm or 68mm walls



Tilt & turn window



Interlocking wall system



## Specifications

**Gustav B Granny Flats** are all 6m x 8 m. They come in 44mm or 68 mm walls.

**Premium** Total height is 4.12m. Wall height is 2.43m. Doors 1.98 x 0.85. In 68m Floorboards are 28mm, 44mm wall model Floorboards are 19mm.

**Economy PLUS in 44mm walls only.** Total height is 3.985m .Wall height is 2.835m. Door measures 1.85m x 0.85. has 19mm floorboards.

**Economy models** have NO floorboards.

Description	Measurements (m) 44/68
Base Footprint	5.8 x 7.8 / 6 x 8
Internal House Area M <sup>2</sup>	43.6/43.6
Roof Area m <sup>2</sup>	74.3/ 74.6
Underlayer	83 /83
Terrace	18.9/18.5
Door Type	1 single half glass, 2 single full wood
Threshold	External - covered with steel in- ternal - no threshold
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	2 / 2.17
Roof Type	Gable
Possible to Flip plan	Yes

