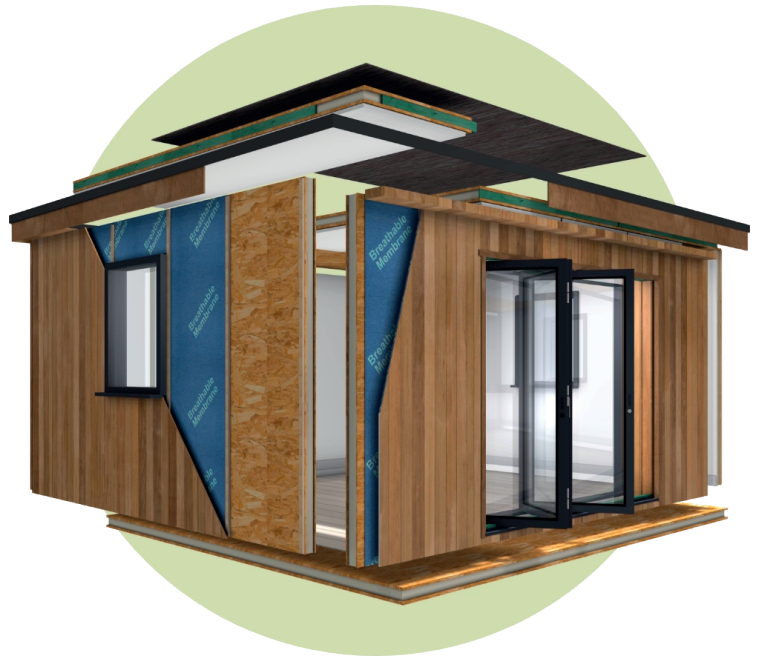
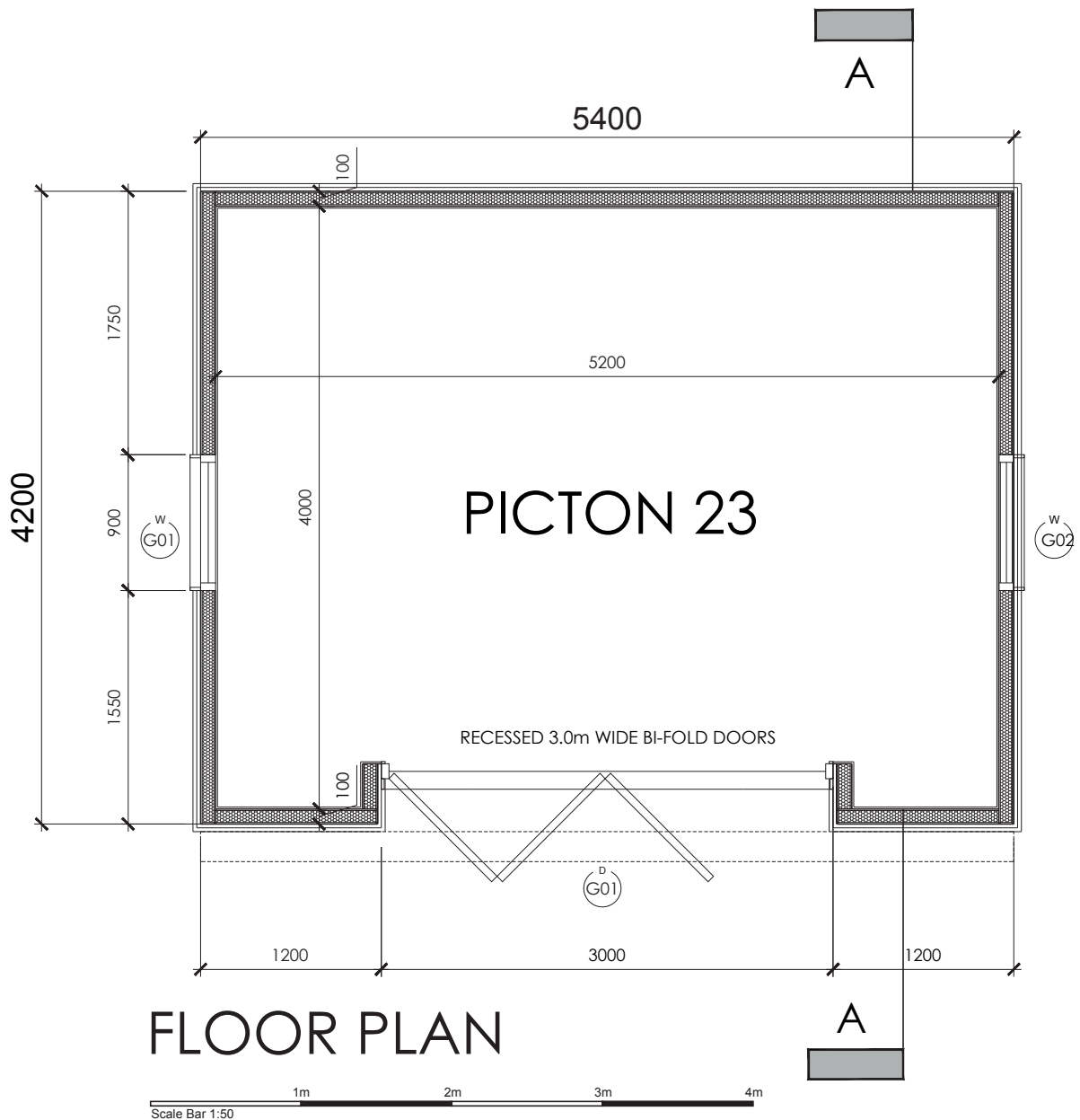


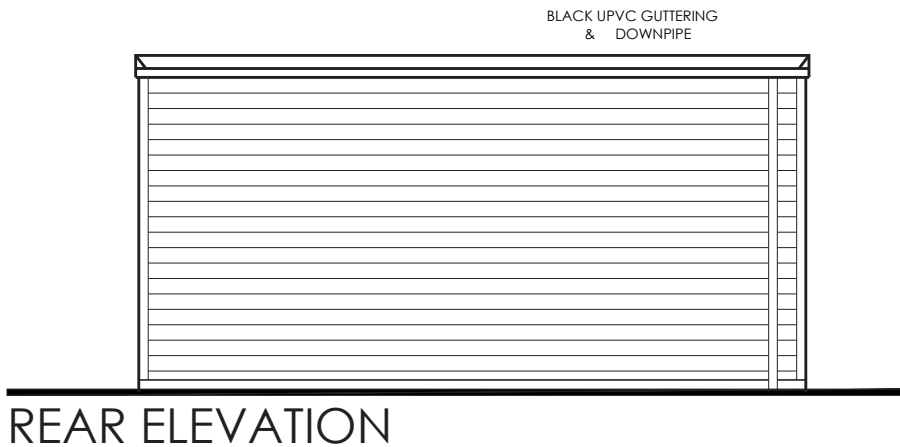
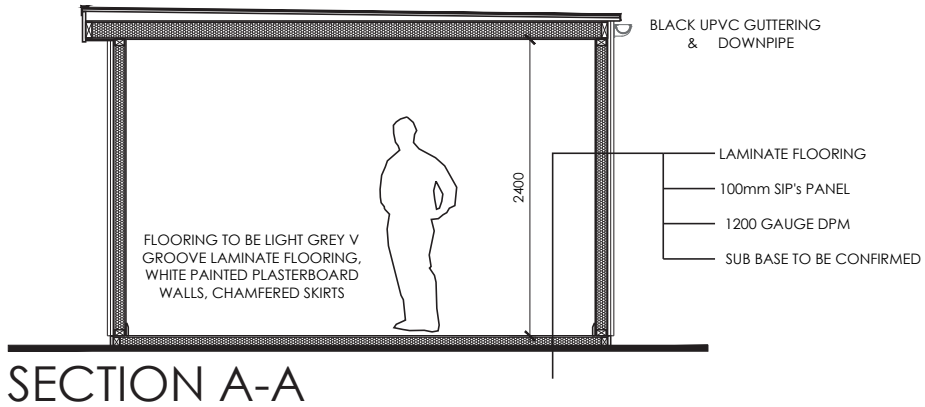
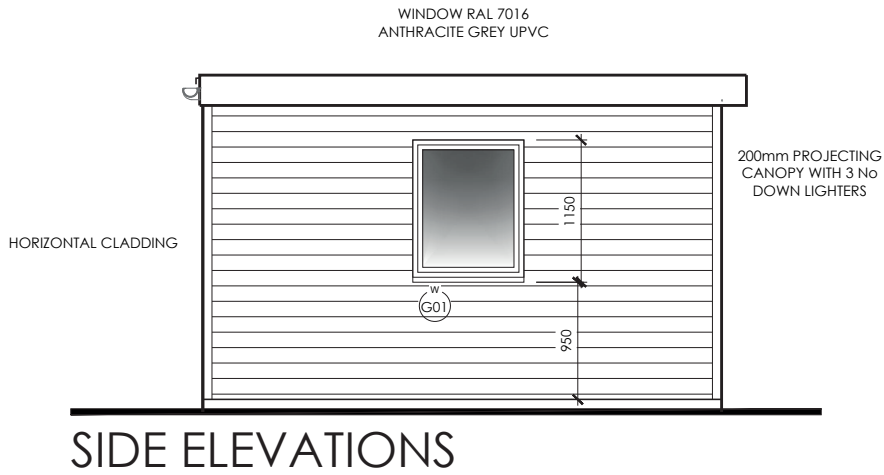
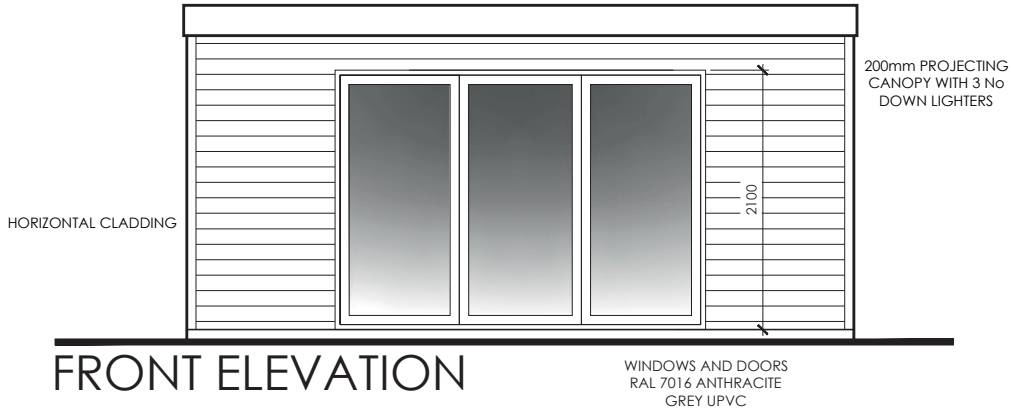
# Picton Maxi 23

5.4m x 4.2m



Ideal for extra ancillary living accommodation or Air BnB. Features a double window opening & large front door opening suitable for bi-folding doors.





## Shell kit

All Shell kit packages includes the following as standard:

- 100mm machined SIPs panels for floor and walls, includes all window and door openings which are numbered and labelled for easy reference with our installation instructions and “How to” guides.
- 150mm machined SIPs and ready to assemble roof sections.
- All connecting timbers, sole plates, wall plates using treated timber.
- Screws, nails and connecting bolts.
- Polyurethane glue, expanding foam and applicator gun.
- Damp proof membrane
- External breather membrane
- External timber battens.
- EDPM rubber roof kit, including trim
- Packaging, delivery and detailed installation instructions

## Shell Enhanced kit

As well as all of the items listed in the ‘shell’ package, the shell enhanced includes:

- Powder-coated aluminium windows and doors, choice of black, grey or white
- External, horizontal larch cladding and fixings.
- All window and door trims.

## How it's made



**1** **Windows & Doors**  
Powder-coated aluminium window & doors.  
Available in black, white and anthracite grey

**2** **Roof trims**  
Black plastic roof corner trims

**3** **Roof covering**  
EDPM roof covering and shaped with all fixings

**4** **Roof panels**  
150mm SIPs - cut with connecting timbers and fixings

**5** **Edging**  
Treated timber edging with glue, foam and fixings

**6** **Wall panels**  
100mm SIPs - cut with connecting timbers and fixings

**7** **Battens**  
Treated timber, battens and fixings

**8** **Breather membrane**  
Protects against moisture, regulates temperature,  
prevents mould growth, keeps wind and rain out

**9** **External cladding**  
High quality vertical larch cladding

**10** **Floor panels**  
100mm SIPs - cut with connecting timbers and fixings

**11** **Sole plates**  
Treated timber sole plates, pre-cut with all fixings