

# TURN KEY

Fully Assembled

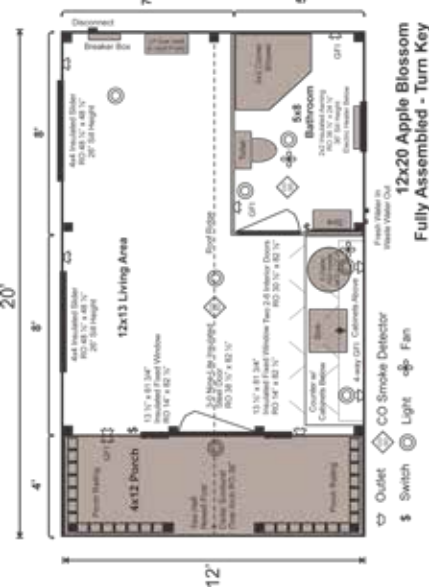


A complete turn-key design built and delivered fully assembled to your site, the Apple Blossom Cottage makes an amazing rustic retreat in the woods or guest house in the back forty. With its full insulation package, wood stove, plumbing and electrical, this charming sanctuary is ready to be enjoyed all year round.

## 12X20 APPLE BLOSSOM COTTAGE

LIVING SOLUTIONS

LIVING SOLUTIONS



### FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

### EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

### 12X20 APPLE BLOSSOM COTTAGE TURN-KEY

- Base Area: 240 sq. ft.
- Total Interior Area: 192 sq. ft.
- Porch Area: 48 sq. ft.
- Recommended Foundation: Compacted 12" Crushed Gravel
- Overall Dimensions: 10'6"H x 13'2"W x 21'2"D
- Estimated Weight: 14040 lbs

#### Floor System

- 2 (qty) 6x6x20' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

This turn-key cottage comes fully insulated with basic plumbing, electrical and heating options for year round living. Note: Pictures may reflect client upgrades and modifications that do not come standard.

#### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- 13 In/ft of Full Interior Partitions
- Wall Vapor Barrier
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

#### Roof

- Gable Roof Style
- Roof Pitch: 4/12
- Roof Features: Decorative Cedar Sunburst Arch

ABC.12X20.TK

**TURN KEY**  
*Fully Assembled*



**12X20 APPLE BLOSSOM COTTAGE** **LIVING SOLUTIONS**

**LIVING SOLUTIONS**



2"x6" Kiln Dried Spruce  
Rafters 24" On Center  
1"x6" Kiln Dried Spruce  
Exposed Collar Ties  
1" rough sawn Solid Barn  
Board Roof Sheathing  
Roof Vapor Barrier  
5½" Fiberglass Insulation (R21)  
Shiplap Pine Interior Ceiling Sheathing  
Corrugated 29g Metal  
Roofing, Color: Evergreen

**Door & Windows:**

Door: 1 (qty) 3-0 nine-lite Insulated  
Steel Door with Keyless Lever Locking  
Hardware, 1 (qty) 2-8 Pine Interior  
Four-Panel Door w/Privacy Hardware  
Windows: 1 (qty) 2'x2' Insulated  
Awning Window: White Vinyl Interior/  
Exterior w/ Screen, 2 (qty) 4'x4'  
Insulated Slider Window: White Vinyl  
Interior/Exterior w/ Screen, 2 (qty)  
13 1/2" x 81 3/4" Insulated Fixed  
Window: White Vinyl Interior/Exterior

**Additional Features**

8 In/ft Treated Railing on Porch  
w/ 2 (qty) 1/2 Newell Posts  
Plumbing Package: Fresh Water  
In, Waste Water Out; 1 (qty) Sink  
for Living Area; 1 (qty) Sink for  
Bathroom; 1 (qty) 3x3 Corner Shower  
in bathroom; 1 (qty) Toilet; 1 (qty)  
5 gal. Electric Hot Water Heater  
Electrical Package; 100 amp Service;  
5 (qty) Interior Lights; 1 (qty) Exterior  
Light; 2 (qty) Wall Switches; 2 (qty)  
Hard-wired CO/Smoke Detector;  
1 (qty) Exterior GFI Outlet; 3 (qty)  
Interior GFI Outlets; 5 (qty) Interior  
outlets; 2 (qty) Fans; Envi Electric  
Heater; 1 (qty) Electric Heat Pump;  
1 (qty) Exterior Disconnect  
Built in Kitchen Counter w/ Cabinets  
Below and Cabinets Above

**Delivery & Logistics  
Information**

Fully Assembled prefabricated sheds  
and cottage buildings are deliverable  
exclusively to the Northeast USA.

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