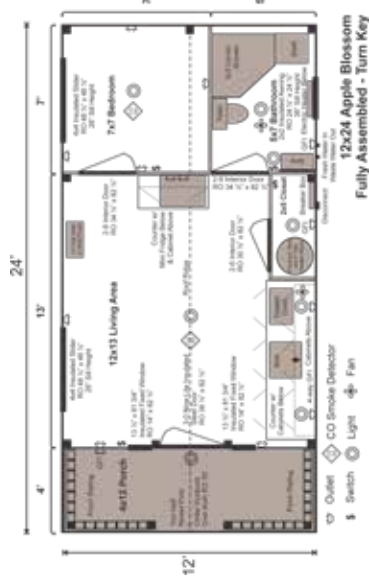


# TURN KEY

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.



## 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)

# 12X24 APPLE BLOSSOM COTTAGE

LIVING SOLUTIONS



## 12X24 APPLE BLOSSOM COTTAGE TURN-KEY

Base Area: 288 sq. ft.  
 Total Interior Area: 240 sq. ft.  
 Porch Area: 48 sq. ft.  
 Recommended Foundation:  
 Compacted 12" Crushed Gravel  
 Overall Dimensions: 10'6"H  
 x 13'2"W x 25'2"D  
 Estimated Weight: 15040 lbs

### Floor System

2 (qty) 6x6x24' Hemlock Skids  
 2"x6" Kiln Dried Spruce  
 Joists 24" On Center  
 3/4" CDX Plywood Floor Decking  
 1" rough sawn Hemlock Porch Decking  
 Floor Vapor Barrier  
 5 1/2" 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"  
 26 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  
 2"x6" Kiln Dried Spruce Rafters 24" On Center

LIVING SOLUTIONS



ABC.12X24.TK

**TURN KEY**  
*Fully Assembled*



## 12X24 APPLE BLOSSOM COTTAGE

LIVING  
SOLUTIONS

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SOLUTIONS



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

### **Doors & Windows:**

Door: 1 (qty) 3-0 nine-lite Insulated  
Steel Door with Keyless Lever Locking  
Hardware, 2 (qty) 2-8 Pine Interior  
Four-Panel Door w/Privacy Hardware,  
1 (qty) 2-6 Pine Interior Closet Door  
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) Pressure Tank with  
5 gal. Electric Hot Water Heater  
Electrical Package; 100 amp Service;  
7 (qty) Interior Lights; 1 (qty) Exterior  
Light; 4 (qty) Wall Switches; 2 (qty)  
Hard-wired CO/Smoke Detector;  
1 (qty) Exterior GFI Outlet; 3 (qty)  
Interior GFI Outlets; 10 (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; Toaster  
Oven; Built in Counter with Mini  
Fridge Below & Cabinet Above; Built  
in 2'x5' Closet; Built in Bathroom Shelf

### **Delivery & Logistics Information**

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

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