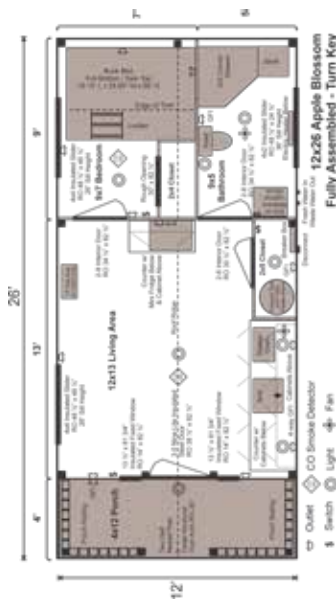


TURN KEY

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

12X26 APPLE BLOSSOM COTTAGE

LIVING SOLUTIONS



12X26 APPLE BLOSSOM COTTAGE TURN-KEY

Base Area: 312 sq. ft.
 Total Interior Area: 264 sq. ft.
 Porch Area: 48 sq. ft.
 Recommended Foundation:
 Compacted 12" Crushed Gravel
 Overall Dimensions: 10'6"H
 x 13'2"W x 27'2"D
 Estimated Weight: 16940 lbs

Floor System

2 (qty) 6x6x26' 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"
 34 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.12X26.TK

TURN KEY
Fully Assembled



12X26 APPLE BLOSSOM COTTAGE

LIVING
SOLUTIONS

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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) 4'x2' Insulated Slider
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
w/ Medicine Cabinet Above; 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 2x4 Closet in Bedroom;
Built in Bunk Beds w/ Full Bottom &
Twin Top; 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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