

# TURN KEY

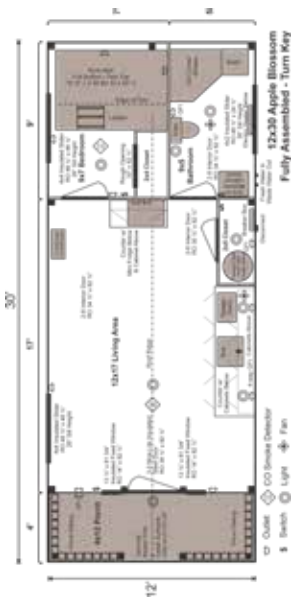
*Fully Assembled*

## 12X30 APPLE BLOSSOM COTTAGE LIVING SOLUTIONS

LIVING SOLUTIONS



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

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

### 12X30 APPLE BLOSSOM COTTAGE TURN-KEY

- Base Area: 360 sq. ft.
- Total Interior Area: 312 sq. ft.
- Porch Area: 48 sq. ft.
- Recommended Foundation:  
Compacted 12" Crushed Gravel
- Overall Dimensions: 10'6"H  
x 13'2"W x 30'2"D
- Estimated Weight: 19640 lbs

#### Floor System

- 2 (qty) 6x6x30' 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"
- 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

ABC.12X30.TK

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## 12X30 APPLE BLOSSOM COTTAGE

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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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