

3-SEASON Pre-Cut Kit



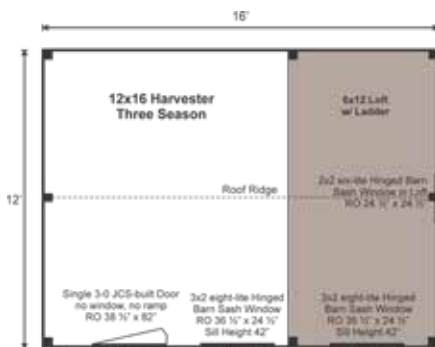
This tiny house with 8' tall walls and a steep roof give its inhabitants plenty of room to stretch. A small loft with ladder is the perfect escape for a nap or put your bed on the main floor and use the loft for storage.

12X16 HARVESTER

LIVING SOLUTIONS



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12X16 HARVESTER 3-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 264 sq. ft.

Recommended Foundation:
8-10" Crushed Gravel

Overall Dimensions: 14'9"H x 16'8"W x 13'2"D

Estimated Weight: 7900 lbs

Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Loft

- 6x12
- Ladder Access
- 2"x4" rough sawn Hemlock Joists 24" on center
- Smooth Shiplap Pine Loft Decking
- Weight Rating 10 lbs / sqft

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 96"
- Wall Vapor Barrier
- Siding: 1" rough sawn Pine Board & Batten

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

Roof

- Gable Roof Style
- Roof Pitch: 12/12
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 1"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

- Door: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door, no ramp
- Windows: 2 (qty) 3'x2' eight-lite Hinged Barn Sash Window, 1 (qty) 2'x2' six-lite Hinged Barn Sash Window

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 63 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x192" Cube 2: 42"x48"x144"
- Cube 3: 42"x40"x144" Cube 4: 42"x48"x192"

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3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

EVERY KIT INCLUDES

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

Additional Sizes:

10X16 | 10X20 | 12X16 | 12X20 | 12X24

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | 3-SEASON KIT | 4-SEASON KIT

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