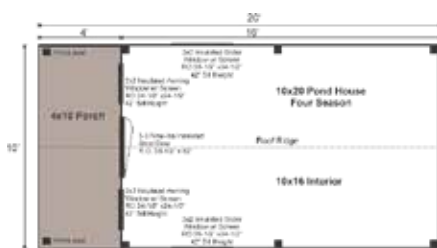


4-SEASON Pre-Cut Kit



This versatile cottage has been used as a she shed, potting station, child's playhouse, tiny house and off-grid cabin for hunting or glamping. Other uses include vacation rental, meditation room, guest house, and yoga studio. Many options for personalization are ready in the shopping cart.



4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions

& All Fastening Hardware Included

Additional Sizes:

10X14 | 10X16 | 10X20 | 12X20 | 12X24 |

Additional Types:

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

10X20 POND HOUSE

LIVING SOLUTIONS

LIVING SOLUTIONS



10X20 POND HOUSE 4-SEASON PRE-CUT KIT

Base Area: 200 sq. ft.

Total Interior Area: 160 sq. ft.

Porch Area: 40 sq. ft.

Recommended Foundation:

Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 11'4"W x 21'3"D

Estimated Weight: 12000 lbs

Floor System

2 (qty) 6x6x20' 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

5/2" Fiberglass Insulation (R21)

Under Deck Sheathing: 3/8" Plywood

Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 78"

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

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

Gable Roof Style

Roof Pitch: 6/12

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

5/2" 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

Windows: 2 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen, 2 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen

Assembly & Logistics Information

Estimated Assembly Time: Two People: 58 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x28"x192" Cube 2: 42"x40"x120"

Cube 3: 42"x48"x192" Cube 4: 42"x48"x192"

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