

4-SEASON Pre-Cut Kit

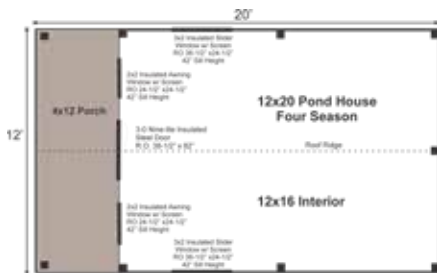


This versatile cottage has been used as a she shed, potting station, child's playhouse, tiny house and off-grid cabin for hunting or glamping. Other uses include vacation rental, meditation room, guest house, and yoga studio. Many options for personalization are ready in the shopping cart.

12X20 POND HOUSE

LIVING SOLUTIONS

LIVING SOLUTIONS



12X20 POND HOUSE 4-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.
 Total Interior Area: 192 sq. ft.
 Porch Area: 48 sq. ft.
 Recommended Foundation:
 Compacted 12" Crushed Gravel
 Overall Dimensions: 10'6"H x 13'8"W x 21'3"D
 Estimated Weight: 10400 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 1/2" 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: 82"
 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: 4/12
 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 1/2" 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: 65 hrs
 Estimated Shipping Cube Sizes
 Cube 1: 42"x50"x144" Cube 2:
 42"x50"x144" Cube 3: 44"x50"x146" Cube
 4: 42"x48"x192" Cube 5: 42"x48"x192"

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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

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