

# TURN KEY

Fully Assembled

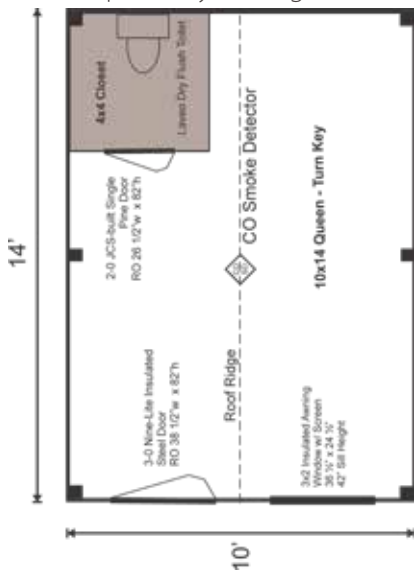


Whether you are looking for a small home office, a rustic cabin retreat or the quintessential man-cave, the 10x14 Queen cottage is an ideal solution. With the addition of a heat source, this fully insulated design becomes a usable space all year long.

## 10X14 QUEEN

LIVING SOLUTIONS

LIVING SOLUTIONS



### 10X14 QUEEN TURN-KEY

Base Area: 140 sq. ft.

Total Interior Area: 140 sq. ft.

Recommended Foundation:

8–10" Crushed Gravel

Overall Dimensions: 10'6" H

x 11'8" W x 15'8" D

Estimated Weight: 8000 lbs

#### Floor System

2 (qty) 4x6x14' 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.

#### Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 78"

8 In/ft of Full Interior Partition for Bathroom

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: 6/12

The turn key Queen Cottage is a fully assembled build with a closet for an off grid toilet or storage. Note: Pictures may reflect client upgrades and modifications that do not come standard.

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

#### Doors & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware, 1 (qty) 2-0 JCS-built 2"

Thick rough sawn Pine Single Door, no ramp - installed in partition

Windows: 1 (qty) 3'x2' Insulated

Slider Window: White Vinyl

Interior/Exterior w/ Screen

#### Additional Features

1 (qty) CO/Smoke Detector

1 (qty) Laveo Dry Flush Toilet

#### Delivery & Logistics Information

Fully Assembled prefabricated sheds

and cottage buildings are deliverable

exclusively to the Northeast USA.

### TURN-KEY

Turn key structures are four season fully assembled builds that will also include basic electric, heating and plumbing options. These utilities may be traditional or off-grid.

### EVERY KIT INCLUDES

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

#### Additional Types:

3-SEASON KIT | 4-SEASON KIT | TURN-KEY

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

QUEEN.10X14.TK

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