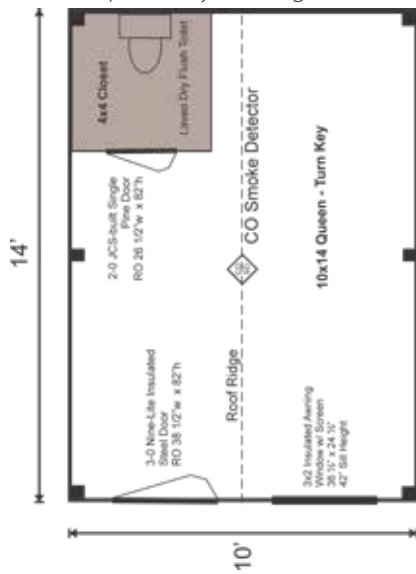


# TURN KEY Fully Assembled



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.



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

## 10X14 QUEEN



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: "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

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.

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 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

QUEEN.10X14.TK