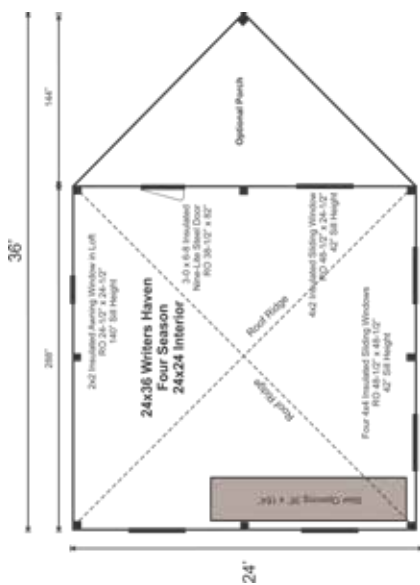


4-SEASON Pre-Cut Kit



This inspirational hideaway, complete with built in daybed and desk, will prove to be your artistic sanctuary. The plethora of windows allows the natural light to flood the room making it ideal for reading, writing, painting or just relaxing.



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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

24X36 WRITER'S HAVEN

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24X36 WRITER'S HAVEN 4-SEASON PRE-CUT KIT

Base Area: 864 sq. ft.

Loft Area: 576 sq. ft.

Total Interior Area: 1296 sq. ft.

Porch Area: 144 sq. ft.

Recommended Foundation: Compacted 12" Crushed Gravel, Concrete Slab or Full concrete Basement or Crawl Space

Overall Dimensions: 24'6"H x 25'8"W x 38'D

Estimated Weight: 64000 lbs

Floor System

2x6 Pressure Treated Sill Plate

Loft

24x24

Ladder Access (Staircase Optional)

4"x6" rough sawn Hemlock

Joists 24" On Center

¾" CDX Plywood Floor Decking

Loft Weight Rating: 30 lbs / sq.ft.

Walls

8x8 Hemlock Post & Beam Wall Framing

Wall Height: 144"

Wall Vapor Barrier

3½" Fiberglass Insulation (R13)

Shiplap Pine Interior Sheathing

Siding: 1" rough sawn Pine Board & Batten

1" Pine Door & Window Trim, Fascia & Shadow Boards, Pine Trim Detail & 1" Soffit Backing

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

Cross Gable Roof Style

Roof Pitch: 12/12 Porch: 12/12

Roof Features: Flying V Covered Porch

2"x10" Kiln Dried Spruce Rafters 16" On Center

2"x6" Kiln Dried Spruce Exposed Collar Ties

1" rough sawn Solid Barn

Board Roof Sheathing

Roof Vapor Barrier

5½" 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: 1 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) 4'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 4 (qty) 4'x4' Insulated Double Hung Window: White Vinyl Interior/Exterior with Screens

Assembly & Logistics Information

Estimated Assembly Time: Two People: 245 hrs

Estimated Shipping Cube Sizes

Cubes (19) qty: 42"x48"x192"

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