

FRAME ONLY

Pre-Cut Kit

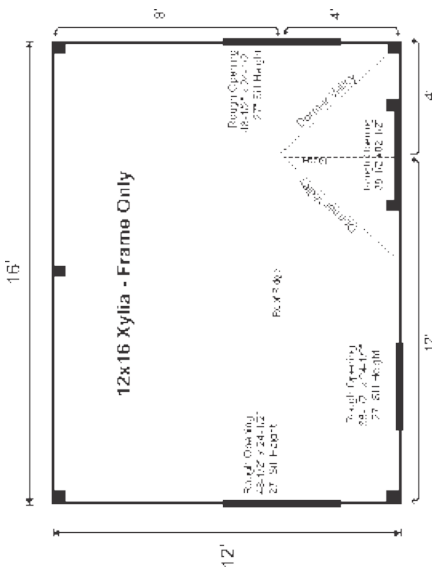
12X16 XYLIA

STORAGE SOLUTIONS

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This unique post and beam cottage is the perfect design to fulfill your tiny house dreams. It would make a delightful workshop, potting shed or studio. Upgrade to the four-season package to create a year-round retreat to escape the chaos and rejuvenate your soul.



FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

12x16 Xylia Frame Only Pre-Cut Kit

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:

4-6" Crushed Gravel

Overall Dimensions:

10'6" H x 16' W x 12' D

Estimated Weight: 3400 lbs

Floor System

2 (qty) 6x6x16' Hemlock Skids

2"x6" rough sawn Hemlock

Joists 24" On Center

Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: Front: 60" Rear: 76"

Roof

Saltbox Roof Style

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Roof Features: Dormer

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

2"x6" rough sawn Hemlock Rafters 24" On Center

1"x6" rough sawn Hemlock Exposed Collar Ties

Rough Openings:

1 (qty) 38-1/2"W x 82-1/2"H Rough Opening for Door

1 (qty) 3'x2' Rough Opening for Window, 2 (qty) 4'x2' Rough Opening for Window, 1 (qty) Rough Opening for Roundel

Assembly & Logistics Information

Estimated Assembly Time: Two People: 16 hrs

Estimated Shipping Cube Sizes Cube 1: 42"x48"x192"

EVERY KIT INCLUDES

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

Configure Yours at

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