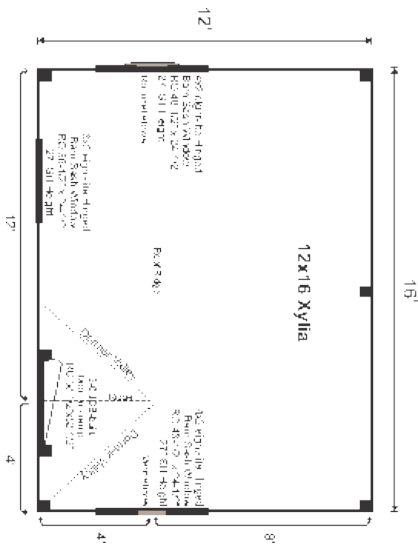


COMPLETE Pre-Cut Kit



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.



COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

EVERY KIT INCLUDES

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

12X16 XYLIA

STORAGE
SOLUTIONS



12X16 XYLIA COMPLETE PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:
6–8" Crushed Gravel

Overall Dimensions: 10'6"H
x 17'2"W x 13'2"D

Estimated Weight: 5600 lbs

Floor System

2 (qty) 6x6x16' Hemlock Skids

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

3/4" CDX Plywood Floor Decking

Floor Weight Rating: 25 lbs/ sq. ft.

Walls

4"x4" Hemlock Post and
Beam Wall Framing

Wall Height: Front: 60" Rear: 76"

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door
& Window Trim & 2" rough sawn
Pine Fascia & Shadow Trim

Roof

Saltbox Roof Style

Roof Pitch: Front: 12/12 Rear:
4/12 Dormer: 12/12

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof Features: Dormer with Aluminum
Valley Flashing and solid board sheathing

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

1"x6" rough sawn Hemlock
Exposed Collar Ties

1"x4" rough sawn Hemlock
Strapping 20" On Center

Dormer Solid Barn Board Roof Sheathing

Corrugated 29g Metal Roofing,
Color: Evergreen

Door & Windows

Door: 1 (qty) 3-0 JCS-built 2" Thick rough
sawn Pine Single Door, no ramp

Windows: 1 (qty) 3'x2' eight-lite Hinged
Barn Sash Window, 2 (qty) 4'x2' ten-lite
Hinged Barn Sash Window, 1 (qty) Local
Artisan Hand-blown Glass Roundel

Additional Features

1 (qty) Wood Louvered Vent

Assembly & Logistics Information

Estimated Assembly Time:

Two People: 24 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x60"x192" Cube 2:
42"x60"x192" Cube 3: 42"x60"x192"

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