

FRAME ONLY

Pre-Cut Kit

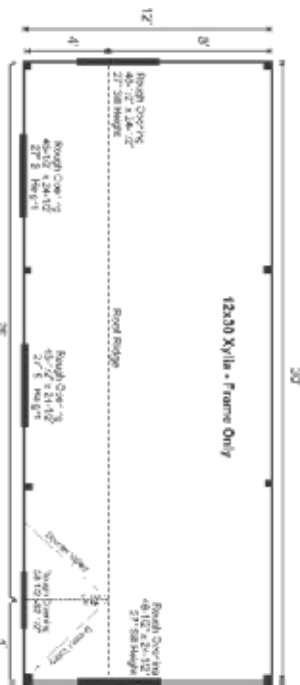
12X30 XYLIA

STORAGE SOLUTIONS

STORAGE SOLUTIONS



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.

12X30 XYLIA FRAME ONLY PRE-CUT KIT

Base Area: 360 sq. ft.

Total Interior Area: 360 sq. ft.

Recommended Foundation: 6-8" Crushed Gravel

Overall Dimensions: 10'6"H x 30'W x 12'D

Estimated Weight: 5400 lbs

Floor System

2 (qty) 6x6x30 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

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

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

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

Assembly & Logistics Information

Estimated Assembly Time: Two People: 24 hrs

Estimated Shipping Cube Sizes
Cube 1: 42"x44"x192"

EVERY KIT INCLUDES

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

XYLA.12X30.FPCK

©2021 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com