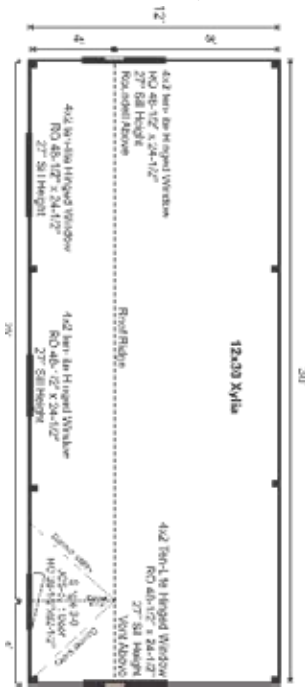


# COMPLETE *Pre-Cut Kit*



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

# 12X30 XYLIA

STORAGE SOLUTIONS



## 12X30 XYLIA COMPLETE PRE-CUT KIT

Base Area: 360 sq. ft.  
 Total Interior Area: 360 sq. ft.  
 Recommended Foundation:  
 10–12" Crushed Gravel  
 Overall Dimensions: 10'6"H  
 x 31'2"W x 13'2"D  
 Estimated Weight: 9000 lbs

### *Floor System*

2 (qty) 6x6x30 Hemlock Skids  
 2"x6" rough sawn Hemlock  
 Joists 24" On Center  
 ¾" 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: 4 (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: 36 hrs  
 Estimated Shipping Cube Sizes  
 Cube 1: 42"x46"x192" Cube 2:  
 42"x46"x192" Cube 3: 48"x44"194"

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