

# 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)

# 14X30 XYLIA

STORAGE  
SOLUTIONS



## 14X30 XYLIA COMPLETE PRE-CUT KIT

Base Area: 420 sq. ft.

Total Interior Area: 420 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H  
x 31'2"W x 14'10"D

Estimated Weight: 11400 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: 68" Rear: 60"

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: 42 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x192" Cube 2:  
42"x50"x192" Cube 3: 44"x38"x152"

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