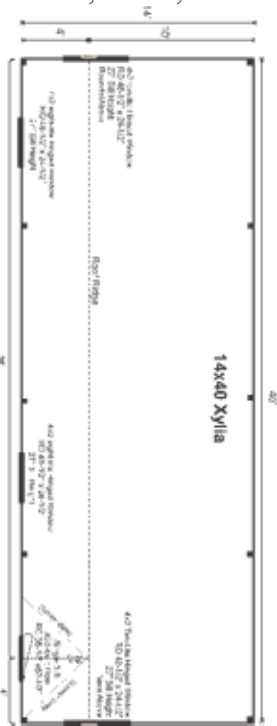


# FULLY ASSEMBLED



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.



## FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

### 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)

# 14X40 XYLIA

## STORAGE SOLUTIONS

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## 14X40 XYLIA FULLY ASSEMBLED

Base Area: 560 sq. ft.

Total Interior Area: 560 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H  
x 41'2"W x 14'9"D

Estimated Weight: 15200 lbs

### Floor System

2 (qty) 6x6x40 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: 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 fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, single 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 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

### Delivery & Logistics Information

Fully Assembled prefabricated sheds  
and cottage buildings are deliverable  
exclusively to the Northeast USA.

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