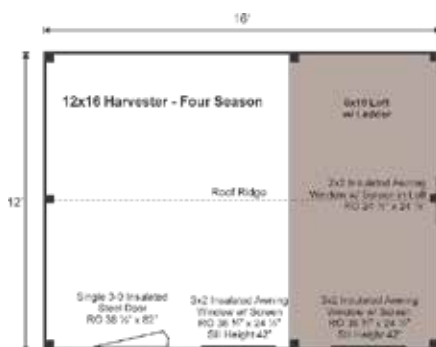


# 4-SEASON Pre-Cut Kit



This tiny house with 8' tall walls and a steep roof give its inhabitants plenty of room to stretch. A small loft with ladder is the perfect escape for a nap or put your bed on the main floor and use the loft for storage.



## 4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

## EVERY KIT INCLUDES

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

### Additional Sizes:

10X16 | 10X20 | 12X16 | 12X20 | 12X24

### Additional Types:

FRAME ONLY KIT | COMPLETE KIT | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

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

# 12X16 HARVESTER

LIVING  
SOLUTIONS



## 12X16 HARVESTER 4-SEA- SON PRE-CUT KIT

Base Area: 192 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 264 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 14'9"H x 17'2"W x 13'8"D

Estimated Weight: 12000 lbs

### Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

### Loft

- 6x12
- Ladder Access
- 2"x4" rough sawn Hemlock Joists 24" on center
- Smooth Shiplap Pine Loft Decking
- Weight Rating 10 lbs / sqft

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 96"
- Wall Vapor Barrier
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Siding: 1" rough sawn Pine Board & Batten

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

### Roof

- Gable Roof Style
- Roof Pitch: 12/12
- 2"x6" Kiln Dried Spruce Rafters 24" On Center
- 1"x6" Kiln Dried Spruce Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Shiplap Pine Interior Ceiling Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen

### Door & Windows:

- Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware
- Windows: 2 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 82 hrs
- Estimated Shipping Cube Sizes

- Cube 1: 42"x48"x192"
- Cube 2: 42"x48"x144"
- Cube 3: 42"x40"x144"
- Cube 4: 42"x48"x192"
- Cube 5: 42"x48"x192"

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