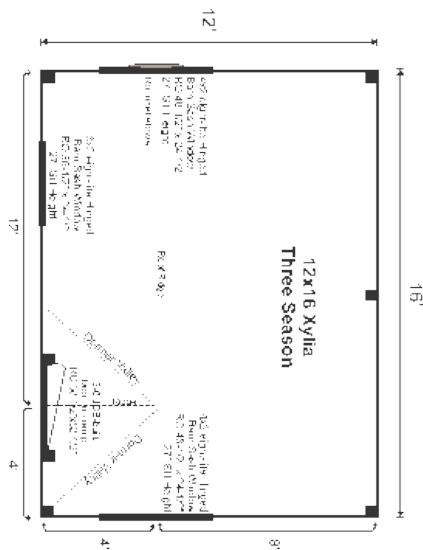


# 3-SEASON Pre-Cut Kit



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.



## 3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

## 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)

# 12X16 XYLIA

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SOLUTIONS

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SOLUTIONS



## 12X16 XYLIA 3-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:

6-8" Crushed Gravel

Overall Dimensions: 10'6"H x 17'2"W x 13'2"D

Estimated Weight: 5900 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.

## Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: Front: 60" Rear: 76"

Wall Vapor Barrier

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 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. 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" rough sawn Solid Barn

Board Roof Sheathing

Roof Vapor Barrier

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: 1 (qty) 3'x2' eight-lite Hinged

Barn Sash Window, 2 (qty) 4'x2' ten-lite

Hinged Barn Sash Window, 1 (qty) Local

Artisan Hand-blown Glass Roundel

## Assembly & Logistics Information

Estimated Assembly Time: Two People: 46 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x60"x192" Cube 2: 42"x60"x192"

Cube 3: 42"x60"x192" Cube 4: 42"x48"x192"

XYLAL.12X16.3SPCK

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