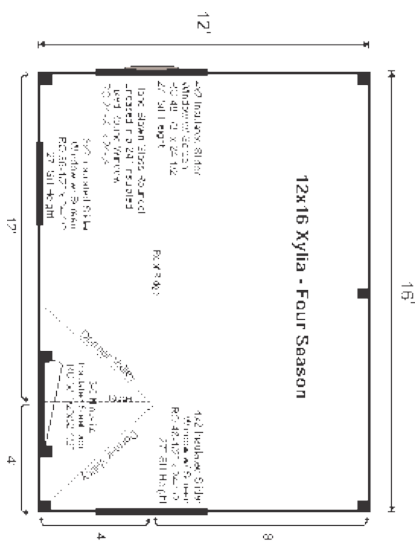


4-SEASON Pre-Cut Kit



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.



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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

12X16 XYLIA

LIVING
SOLUTIONS



12X16 XYLIA 4-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:

10-12" Crushed Gravel

Overall Dimensions: 10'6"H x 17'8"W x 13'8"D

Estimated Weight: 9000 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

Foil Backed Rigid Foam Insulation (R13)

Shiplap Pine Interior Sheathing

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 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.

Roof Features: Dormer with Aluminum Valley Flashing and solid board sheathing
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: 1 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 2 (qty) 4'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) Hand-Blown Glass Roundel Encased in a 24" Insulated Fixed Round Window

Assembly & Logistics Information

Estimated Assembly Time: Two People: 58 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" Cube 5: 42"x48"x192"

XYLAL.12X16.4SPCK

©2021 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com

LIVING
SOLUTIONS

