

# 3-SEASON Pre-Cut Kit

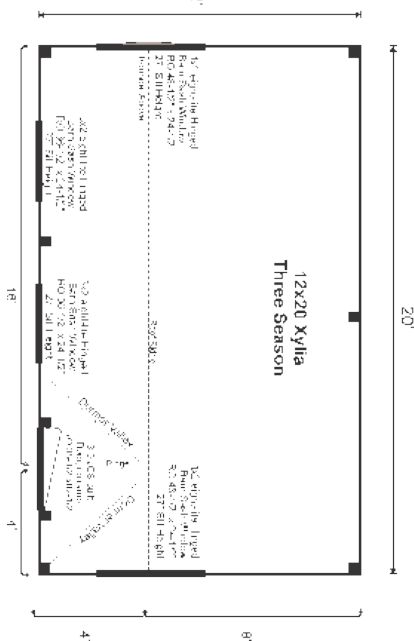
## 12X20 XYLIA

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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

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### 12X20 XYLIA 3-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 240 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 21'2"W x 13'2"D

Estimated Weight: 7900 lbs

#### Floor System

2 (qty) 6x6x20' 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: 2 (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: 52 hrs  
Estimated Shipping Cube Sizes  
Cube 1: 42"x60"x192" Cube 2: 42"x60"x192"  
Cube 3: 42"x48"x168" Cube 4: 42"x48"x192"

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