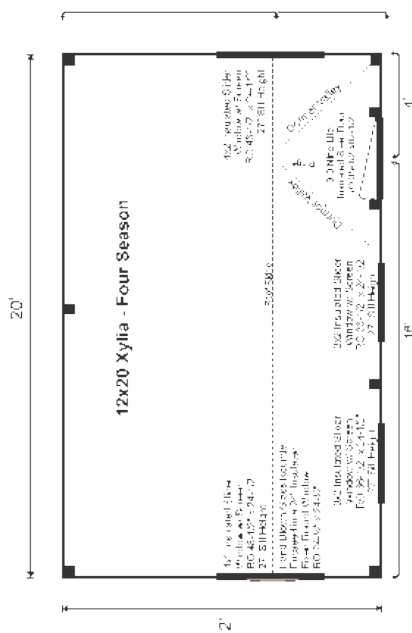


# 4-SEASON Pre-Cut Kit



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

# 12X20 XYLIA



## 12X20 XYLIA 4-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 240 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 21'8"W x 13'8"D

Estimated Weight: 12000 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

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

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

Saltbox Roof Style

Roof Pitch: Front: 12/12 Rear:

4/12 Dormer: 12/12

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: 2 (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: 65 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" Cube 5: 42"x48"x192"

XYLAL.12X20

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