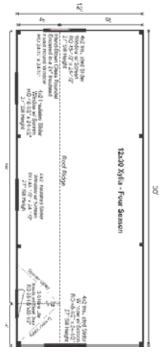
4-SEASONPre-Cut Kit

12X30 XYLIA

LIVING



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.

· Step-by-Step Instructions
& All Fastening Hardware Included

Configure Yours at
WWW.JAMAICACOTTAGESHOP.COM



12X30 XYLIA 4-SEASON PRE-CUT KIT

Base Area: 360 sq. ft.

Total Interior Area: 360 sq. ft.

Recommended Foundation: Compacted 12"Crushed Gravel

Overall Dimensions: 10'6"H x 31'8"W x 13'8"D

Estimated Weight: 14400 lbs

Floor System

2 (qty) 6x6x30 Hemlock Skids

2"x6" Kiln Dried Spruce Joists 24" On Center

 $34^{\prime\prime}$ CDX Plywood Floor Decking

Floor Vapor Barrier

5½" Fiberglass Insulation (R21)

Under Deck Sheathing: %" 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

5½" 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: 4 (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: 92 hrs Estimated Shipping Cube Sizes Cube 1: 42"x46"x192" Cube 2: 42"x46"x192" Cube 3: 48"x44"194" Cube 4: 42"x48"x192" Cube 5x42"x48."h2x30.4SPCK

