

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

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14X40 XYLIA

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14X40 XYLIA 3-SEASON PRE-CUT KIT

Base Area: 560 sq. ft.

Total Interior Area: 560 sq. ft.

Recommended Foundation:
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 41'2"W x 14'10"D

Estimated Weight: 16000 lbs

Floor System

2 (qty) 6x6x40 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: 68" Rear: 60"
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: 4 (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: 105 hrs
Estimated Shipping Cube Sizes

Cube 1: 42"x50"x192" Cube 2: 42"x50"x192"
Cube 3: 44"x38"x152" Cube 4: 42"x48"x192"

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