



JADE Tiny House

Simple Elegance in Small Living

Kingfisher Model: Construction Specifications

TRAILER:

10,000 lb trailer, 5" frame, dual axle
2-5/16" hitch size
Electric brakes
Complete lighting
Licensed, highway legal Structure/Framing/Shell:
Underpinning: 1/2" pressure treated ply undercarriage
Subfloor: 1-1/8" T7G ply
Wall Framing: 2x4 Douglas Fir
Wall Sheathing: 1/2" CDX Ply
Roof Framing: 2x Douglas fir
Roof Sheathing: 5/8" CDX plywood

ROOFING:

Adhesive water barrier
Standing seam metal roofing: 26 gauge installed per mfr's specifications.

SIDING:

Cedar Siding: cedar bevel siding, prestained. Trim: primed/painted cedar

AIR/WATER BARRIER:

Window seal: Fast Flash system
Weather Barrier: vapor permeable waterproof liquid applied membrane

INSULATION:

Floor: 5" rigid foam (R-35)
Walls: Fiberglas Batt (R-13)
Ceiling: 6" rigid foam: (r42)

WINDOWS/DOORS:

High quality metal clad wood windows; fir interior, screens Insulated glass; lowE with argon.

DOOR HARDWARE:

Locking Knob and Deadbolt
Schlage Architectural series



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INTERIOR FINISHES:

Flooring: Bamboo engineered click flooring

Walls, Ceiling paneling: Tight knot douglas fir

Wood treated with OSMO Hardwax Oil

HEATING/VENTILATING:

Dickinson 9600 Marine grade Propane heater

Gas piping:

Ventilation System: