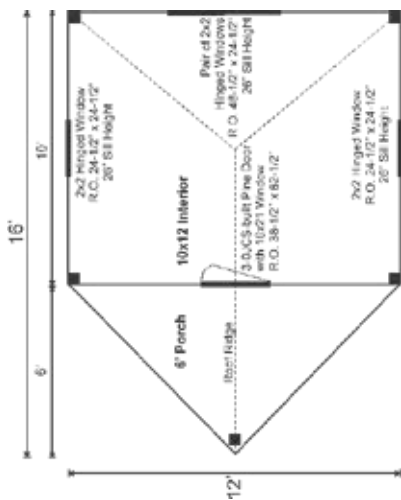


# COMPLETE Pre-Cut Kit



Adorned with a stark roof pitch, "flying V" porch, and an abundance of windows, the Backyard Retreat is the perfect eye-catching design to complement its surroundings.



## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## 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)

# 12X16 BACKYARD RETREAT

STORAGE  
SOLUTIONS



## 12X16 BACKYARD RETREAT COMPLETE PRE- CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 156 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
6–8" Crushed Gravel

Overall Dimensions: 10'6"H  
x 13'2"W x 17'2"D

Estimated Weight: 5000 lbs

### Floor System

2 (qty) 4x6x12' Hemlock Skids

1 (qty) 4x6x16' Hemlock Skid

2"x6" rough sawn Hemlock  
Joists 24" On Center

¾" CDX Plywood Floor Decking

1" rough sawn Hemlock Porch Decking

Floor Weight Rating: 25 lbs/sq. ft.

### Walls

4"x4" Hemlock Post and  
Beam Wall Framing

Wall Height: 59"

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door  
& Window Trim & 2" rough sawn  
Pine Fascia & Shadow Trim

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, doors, barn sash windows and hardware. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

Corner Gable Roof Style

Roof Pitch: 8/12 Porch: 8/12

Roof Features: Flying V Covered Porch

2"x6" rough sawn Hemlock  
Rafters 24" On Center

1"x6" rough sawn Hemlock  
Exposed Collar Ties

1"x4" rough sawn Hemlock  
Strapping 20" On Center

Corrugated 29g Metal Roofing,  
Color: Evergreen

### Door & Windows:

Door: 1 (qty) 3-0 JCS-built 2" Thick  
rough sawn Pine Single Door with  
16"x21" Fixed Window, no ramp

Windows: 4 (qty) 2'x2' six-lite  
Hinged Barn Sash Window

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 36 hrs

Estimated Shipping Cube Sizes  
Cube 1: 42"x40x192"

BKYD.12X16.PCK