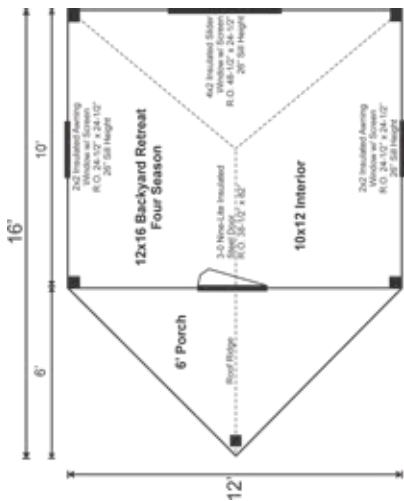


# 4-SEASON Pre-Cut Kit



If you are looking for an eye-catching cottage to adorn your landscape the Backyard Retreat is the perfect design. The steep roof pitch, flying v porch and abundant barn sash windows create a one of a kind aesthetic that few buildings achieve.



## 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)

# 12X16 BACKYARD RETREAT

LIVING SOLUTIONS

LIVING SOLUTIONS



## 12X16 BACKYARD RETREAT 4-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 156 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
8–10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 17'8"D

Estimated Weight: 8000 lbs

### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 1 (qty) 4x6x16' Hemlock Skid
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: ¾" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 59"
- 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, 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

- Corner Gable Roof Style
- Roof Pitch: 8/12 Porch: 8/12
- Roof Features: Flying V Covered Porch
- 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) 2x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 79 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x40"x192" Cube 2: 42"x48"x192"

BKYDL.12X16.4SPCK