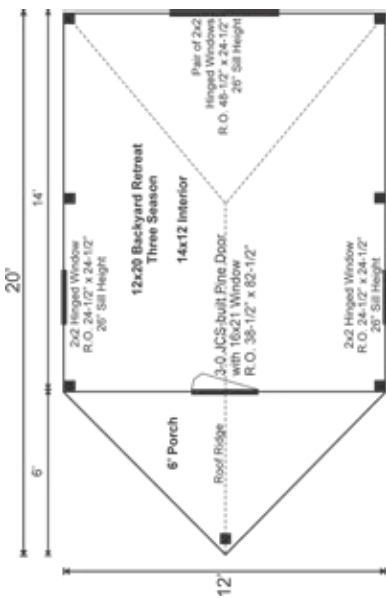


# 3-SEASON Pre-Cut Kit



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.



## 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

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

# 12X20 BACKYARD RETREAT

LIVING SOLUTIONS



## 12X20 BACKYARD RETREAT 3-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 204 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 21'2"D

Estimated Weight: 6600 lbs

### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 1 (qty) 4x6x16' Hemlock Skid
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch 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: 59"
- 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

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

- 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" 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 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: 70 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x50"x120" Cube 2: 44"x46"x192" Cube 3: 42"x48"x192"

BKYDL.12X20.3SPCK

