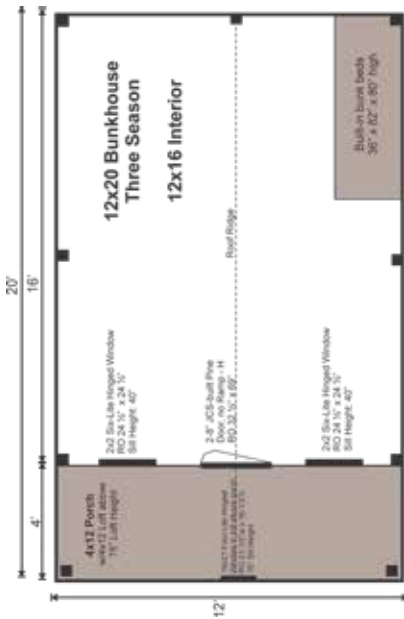


# 3-SEASON Pre-Cut Kit



Our Bunk House packs space saving features into a tiny space. The smallest of this design sleeps three with a set of bunk beds and a loft above the 4' porch. This little cottage has been used as a lake house, hunting cabin and playhouse.



## 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 BUNKHOUSE

LIVING SOLUTIONS

LIVING SOLUTIONS



## 12X20 BUNKHOUSE 3-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Loft Area: 48 sq. ft.

Total Interior Area: 240 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation: 8-10" Crushed Gravel

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

Estimated Weight: 6900 lbs

### Floor System

- 2 (qty) 6x6x20' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5/2" Fiberglass Insulation (R21)

Under Deck Sheathing: 3/8" Plywood

Floor Weight Rating: 25 lbs/sq. ft.

### Loft

- 4x12
- Ladder Access
- 2"x6" rough sawn Hemlock Joists 24" on center
- Smooth Shiplap Pine Loft Decking
- Weight Rating 10 lbs / sqft

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- Wall Vapor Barrier
- Siding: 1" rough sawn Pine Board & Batten

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.

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

### Roof

- Asymmetrical Gable Roof Style
- Roof Pitch: 4/12 Porch: 4/12
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 2"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing Board
- 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: 2 (qty) 2x2" six-lite Hinged Barn Sash Window, 1 (qty) 16"x21" four-lite Hinged Barn Sash Window

### Additional Features

- Built-In Bunk Beds rough sawn Pine 36"x82"x80" High

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 65 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x50"x144" Cube 2: 42"x50"x144" Cube 3: 42"x48"x192"

BNKHL.12X20.3SPCK