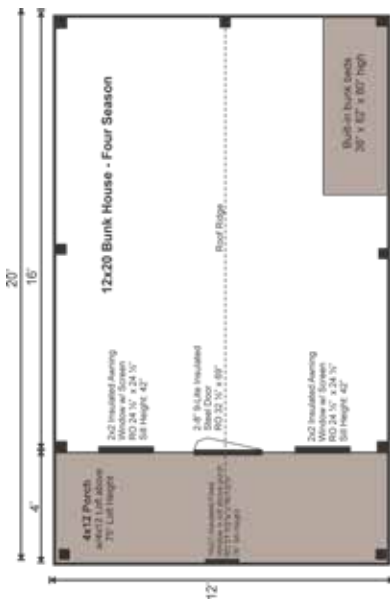


# 4-SEASON Pre-Cut Kit



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.



## 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)

# 12X20 BUNKHOUSE

LIVING SOLUTIONS

LIVING SOLUTIONS



## 12X20 BUNKHOUSE 4-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:

Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 21'8"D

Estimated Weight: 10400 lbs

### Floor System

2 (qty) 6x6x20' Hemlock Skids

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.

### 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

Foil Backed Rigid Foam Insulation (R13)

Shiplap Pine Interior Sheathing

The 4-season kit includes the complete kit plus insulation throughout, roof 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.

Siding: 1" rough sawn Pine Board & Batten

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" Kiln Dried Spruce Rafters 24" On Center

2"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: 2 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen,

1 (qty) 16"x21" Insulated Fixed Window

### Additional Features

Built-In Bunk Beds rough sawn

Pine 36"x82"x80" High

### Assembly & Logistics Information

Estimated Assembly Time: Two People: 83 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x144" Cube 2: 42"x50"x144"

Cube 3: 42"x48"x192" Cube 4: 42"x48"x192"

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