

# FULLY ASSEMBLED



The Swiss Army Knife of a design, the Bayside cottage with its stunning roofline features can be converted into nearly any type of building – backyard art studio, guest home, garden shed, pool house and playhouse are some ideas that come to mind.

## 12X12 BAYSIDE

STORAGE SOLUTIONS

STORAGE SOLUTIONS



### 12X12 BAYSIDE FULLY ASSEMBLED

Base Area: 144 sq. ft.

Total Interior Area: 140 sq. ft.

Porch Area: 4 sq. ft.

Recommended Foundation:  
6–8" Crushed Gravel

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

Estimated Weight: 4500 lbs

#### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 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: 60"
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, windows and doors. Note: Pictures may reflect client upgrades and modifications that do not come standard.

#### Roof

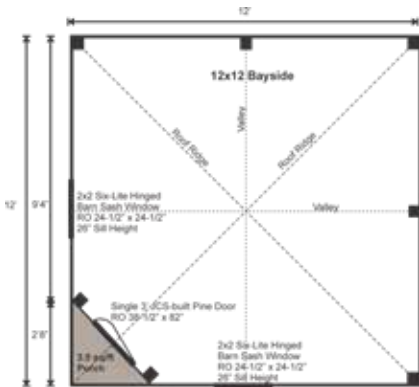
- Cross Gable Roof Style
- Roof Pitch: 8/12 Porch: 8/12
- Roof Features: Flying V Covered Porch
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 1"x6" rough sawn Hemlock Exposed Collar Ties
- 1"x4" rough sawn Hemlock Strapping 20" On Center
- Corrugated 29g Metal Roofing, Color: Evergreen

#### Door & Windows:

- Door: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door, no ramp
- Windows: 2 (qty) 2'x2' six-lite Hinged Barn Sash Window

#### Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.



#### FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

#### 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)

BSIDE.12X12.FA