

3-SEASON Pre-Cut Kit

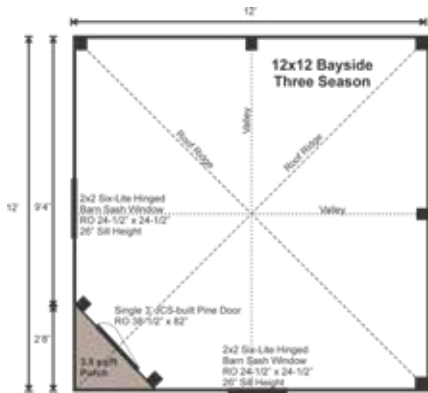
12X12 BAYSIDE

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The multifaceted Bayside cottage 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. The stunning roofline and distinctive shape make for an eye-catching structure.



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

12X12 BAYSIDE 3-SEASON PRE-CUT KIT

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: 4800 lbs

Floor System

2 (qty) 4x6x12' 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 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: 60"

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

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" 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, no ramp

Windows: 2 (qty) 2x2' six-lite
Hinged Barn Sash Window

Assembly & Logistics Information

Estimated Assembly Time: Two People: 50 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x192" Cube 2: 42"x48"x192"

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