

FULLY ASSEMBLED

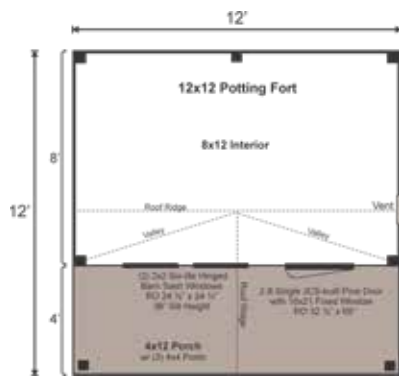


Originally built for storage and potting purposes, this little cottage would make a splendid backyard retreat, she-shed, or special hide away. Essentially an 8x12 saltbox with an added porch, a dormer adorns the front and extends over the porch, enhancing the design by adding character and allure.

12X12 POTTING FORT

STORAGE SOLUTIONS

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Base Area: 144 sq. ft.

Total Interior Area: 96 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
6-8" Crushed Gravel

Overall Dimensions: 10'6"H
x 13'2"W x 14'2"D

Estimated Weight: 4400 lbs

Floor System

2 (qty) 4x6x12' Hemlock Skids

2"x6" rough sawn Hemlock
Joists 24" On Center

3/4" 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: Front: 83" Rear: 75"

Siding: 1" rough sawn Pine Board & Batten

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

Roof

Saltbox Roof Style

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

Roof Pitch: Front: 12/12 Rear:
6/12 Dormer: 4/12

Roof Features: Dormer over Porch

2"x6" rough sawn Hemlock
Rafters 24" On Center

2"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) 2-8 JCS-built 2" Thick
rough sawn Pine Single Door with
16"x21" Fixed Window, no ramp

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

Additional Features

1 (qty) Wood Louvered Vent

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

Additional Sizes:

12X12 | 14X14 |

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

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