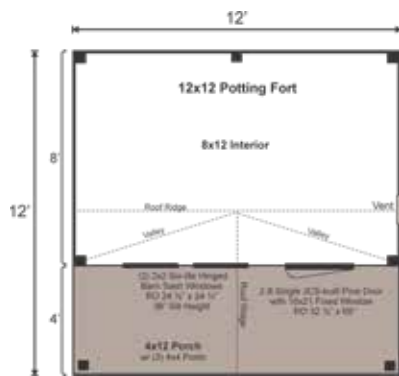


# COMPLETE Pre-Cut Kit



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.



## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## 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

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

# 12X12 POTTING FORT

STORAGE SOLUTIONS



## 12X12 POTTING FORT COMPLETE PRE-CUT KIT

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

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

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

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

### Assembly & Logistics Information

Estimated Assembly Time:

Two People: 26 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x168"

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