

# FRAME ONLY

Pre-Cut Kit

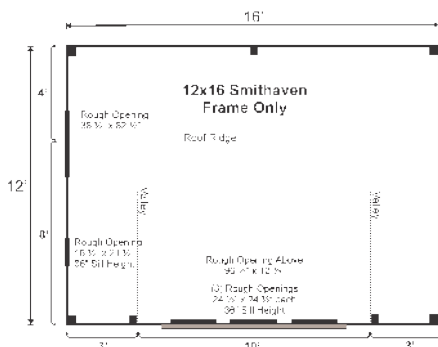
# 12X16 SMITHAVEN

STORAGE SOLUTIONS

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With abundant natural light streaming in from the barn sash and transom windows and the additional headroom provided by the dormer, this unique design is the perfect choice for a workshop, artisan studio, backyard office or a stylish storage shed. Upgrade to four-season for year-round use!



## 12X16 SMITHAVEN FRAME ONLY PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:  
4–6" Crushed Gravel

Overall Dimensions:  
10'6" H x 12' W x 16' D

Estimated Weight: 3400 lbs

### Floor System

2 (qty) 6x6x16' Hemlock Skids

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

### Walls

4"x4" Hemlock Post and  
Beam Wall Framing

Wall Height: Front: 60" Rear: 36"  
Dormer Wall Height: 91"

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

Saltbox Roof Style

Roof Pitch: Left: 12/12 Right:  
9/12 Dormer: 2/12

Roof Features: Dormer

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

1"x6" rough sawn Hemlock  
Exposed Collar Ties

### Rough Openings:

1 (qty) 38 1/2" W x 82 1/2" H  
Rough Opening for Door

3 (qty) 2'x2' Rough Opening for  
Window, 1 (qty) 8'x1' Rough  
Opening for Window, 1 (qty) 16"x21"  
Rough Opening for Window

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 26 hrs

Estimated Shipping Cube Sizes  
Cube 1: 42"x36"x192"

### FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

### EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

### Additional Sizes:

10X16 | 10X20 | 10X24 | 12X16 | 12X20 | 12X24

### Additional Types:

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

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