

# FRAME ONLY

Pre-Cut Kit

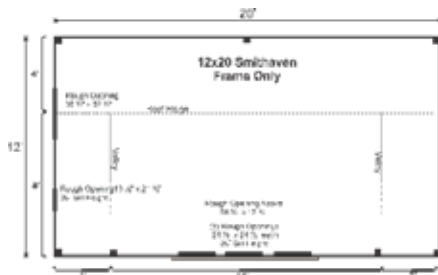
# 12X20 SMITHAVEN

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!



## 12X20 SMITHAVEN FRAME ONLY PRE-CUT KIT

Base Area: 240 sq. ft.  
Total Interior Area: 240 sq. ft.  
Recommended Foundation:  
4–6" Crushed Gravel  
Overall Dimensions:  
10'6"H x 12'W x 20'D  
Estimated Weight: 3800 lbs

### Floor System

2 (qty) 6x6x20' 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) 38½"W x 82½"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: 29 hrs  
Estimated Shipping Cube Sizes  
Cube 1: 42"x36"x144"

### 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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