3-SEASON
Pre-Cut Kit

12X16 SMITHAVEN

LIVING SOLUTIONS

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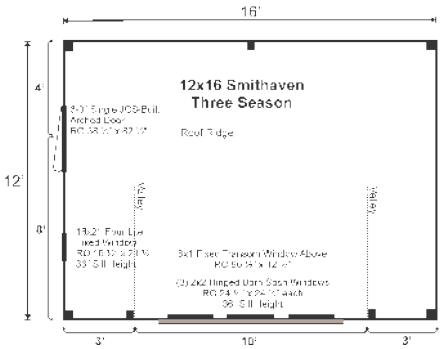
With abundant natural light streaming in from the barn sash and transom windows and the additional headroom provided by the dormer, this unique design is the perfect choice for a workshop, artisan studio, backyard office or a stylish storage shed. Upgrade to four-season for year-round use!



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

Additional Sizes:

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

Additional Types:

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

Configure Yours at
WWW.JAMAICACOTTAGESHOP.COM

12X16 SMITHAVEN 3-SEASON PRE-CUT KIT

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.

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:
6–8" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 17'2"D

Estimated Weight: 5900 lbs

Floor System

2 (qty) 6x6x16' Hemlock Skids

2"x6" Kiln Dried Spruce Joists 24" On Center

¾" CDX Plywood Floor Decking

Floor Vapor Barrier

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

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

Roof

Saltbox Roof Style

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

Roof Features: Dormer with Aluminum Valley Flashing

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 Arched Single Door, no ramp

Windows: 3 (qty) 2'x2' six-lite Hinged Barn Sash Window, 1 (qty) 8'x1' Fixed Transom Window, 1 (qty) 16"x21" four-lite Fixed Barn Sash Window

Assembly & Logistics Information

Estimated Assembly Time: Two People: 58 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x40"x144"
Cube 2: 42"x42"x144" Cube 3: 42"x48"x192"

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