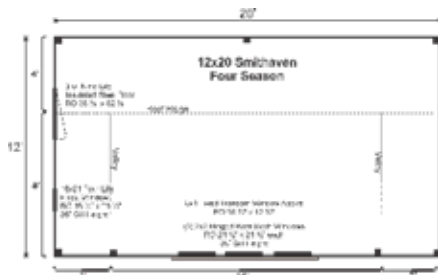


# 4-SEASON Pre-Cut Kit



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!



## 4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

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

# 12X20 SMITHAVEN

LIVING SOLUTIONS

LIVING SOLUTIONS



## 12X20 SMITHAVEN 4-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 240 sq. ft.

Recommended Foundation:  
10–12" Crushed Gravel

Overall Dimensions: 10'6"H x 11'8"W x 21'8"D

Estimated Weight: 10000 lbs

### Floor System

- 2 (qty) 6x6x20' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5 1/2" 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
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- 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 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

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

Roof Features: Dormer with Aluminum Valley Flashing

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

1"x6" Kiln Dried Spruce Exposed Collar Ties

1" rough sawn Solid Barn Board Roof Sheathing

Roof Vapor Barrier

5 1/2" Fiberglass Insulation (R21)

Shiplap Pine Interior Ceiling Sheathing

Corrugated 29g Metal Roofing,  
Color: Evergreen

### Door & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware

Windows: 3 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) 8'x1' Insulated Fixed Transom Window: White Vinyl Interior/Exterior, 1 (qty) 16"x21" Insulated Fixed Window

### Assembly & Logistics Information

Estimated Assembly Time: Two People: 86 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x144" Cube 2: 42"x50"x144"

Cube 3: 42"x48"x192" Cube 4: 42"x48"x192"

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