

# 3-SEASON Pre-Cut Kit

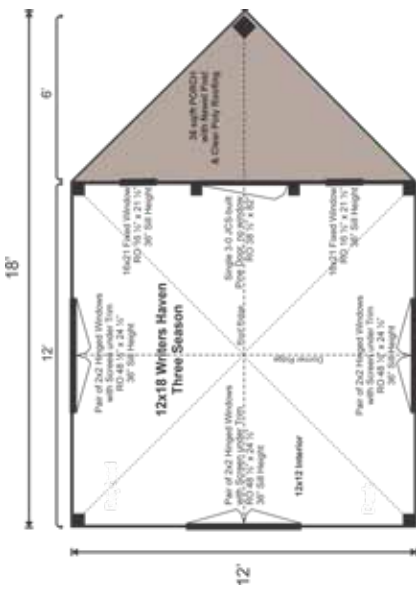


This inspirational hideaway, complete with built in daybed and desk, will prove to be your artistic sanctuary. The plethora of windows allows the natural light to flood the room making it ideal for reading, writing, painting or just relaxing.

## 12X18 WRITER'S HAVEN

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### 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

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### 12X18 WRITER'S HAVEN 3-SEASON PRE-CUT KIT

Base Area: 216 sq. ft.

Total Interior Area: 180 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 19'2"D

Estimated Weight: 6100 lbs

#### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 1 (qty) 4x4x18' Hemlock Skid
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: "Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

#### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 36"
- 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

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.

#### Roof

- Cross Gable Roof Style
- Roof Pitch: 12/12 Porch: 12/12
- Roof Features: Flying V Covered Porch
- 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 Single Door, no ramp
- Windows: 6 (qty) 2'x2' six-lite Hinged Barn Sash Window with Screens, 2 (qty) 16"x21" four-lite Fixed Barn Sash Window

#### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 70 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x192" Cube 2: 42"x48"x192"

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