3-SEASON
Pre-Cut Kit

12X24 CROSS GABLE

LIVING SOLUTIONS

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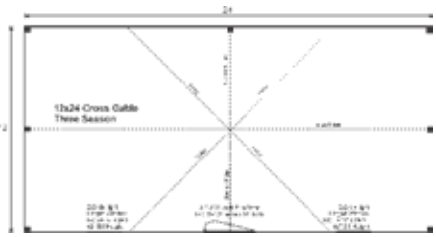
Handcrafted for long life and durability and from the finest Vermont lumber, this charming cottage is versatile enough to fulfill any and all outbuilding needs. Consider using it as a children's playhouse, a potting shed or upgrade to four-season for a home office.



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.

12X24 CROSS GABLE 3-SEASON PRE-CUT KIT

Base Area: 288 sq. ft.

Total Interior Area: 288 sq. ft.

Recommended Foundation: 10–12" Crushed Gravel

Overall Dimensions: 10'6"H x 25'8W x 13'2"D

Estimated Weight: 9700 lbs

Floor System

2 (qty) 6x6x24' Hemlock Skids

2"x6" Kiln Dried Spruce 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: 82"

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

Cross Gable Roof Style

Roof Pitch: 4/12

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

Doors & Windows:

Door: 1 (qty) 3-0 JCS-built 2"Thick rough sawn Pine Single Door, no ramp

Windows: 2 (qty) 2'x2' six-lite Hinged Barn Sash Window

Assembly & Logistics Information

Estimated Assembly Time: Two People: 59 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x60"x192" Cube 2: 42"x60"x192" Cube 3: 42"x48"x192"

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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

Additional Sizes:

8X12 | 12X12 | 12X16 |12X20 | 12X24 |

Additional Types:

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

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