

3-SEASON Pre-Cut Kit



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.



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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12X24 CROSS GABLE

LIVING SOLUTIONS



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 25'8"W x
13'2"D

Estimated Weight: 9700 lbs

Floor System

- 2 (qty) 6x6x24" Hemlock Skids
- 2"x6" Kiln Dried Spruce 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: 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

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: 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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