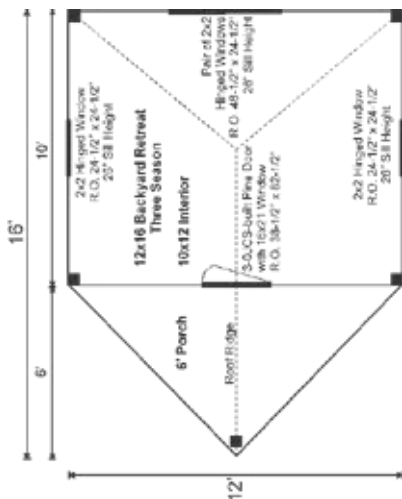


# 3-SEASON Pre-Cut Kit



If you are looking for an eye-catching cottage to adorn your landscape the Backyard Retreat is the perfect design. The steep roof pitch, flying v porch and abundant barn sash windows create a one of a kind aesthetic that few buildings achieve.



## 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

Configure Yours at

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

# 12X16 BACKYARD RETREAT

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## 12X16 BACKYARD RETREAT 3-SEASON PRE- CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 156 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
6–8" Crushed Gravel

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

Estimated Weight: 5300 lbs

## Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 1 (qty) 4x6x16' Hemlock Skid
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch 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: 59"
- 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

- Corner Gable Roof Style
- Roof Pitch: 8/12 Porch: 8/12
- 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 with 16"x21" Fixed Window, no ramp
- Windows: 4 (qty) 2'x2' six-lite Hinged Barn Sash Window

## Assembly & Logistics Information

- Estimated Assembly Time: Two People: 61 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x40"x192" Cube 2: 42"x48"x192"

BKYDL.12X16.3SPCK

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