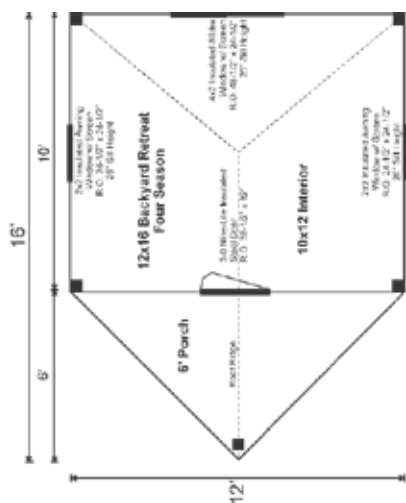


# 4-SEASON Pre-Cut Kit



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.



## 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

Configure Yours at

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

# 12X16 BACKYARD RETREAT

LIVING  
SOLUTIONS



## 12X16 BACKYARD RETREAT 4-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 156 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
8–10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 17'8"D

Estimated Weight: 8000 lbs

### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 1 (qty) 4x6x16' 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: ¾" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 59"
- 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

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

- Corner Gable Roof Style
- Roof Pitch: 8/12 Porch: 8/12
- Roof Features: Flying V Covered Porch
- 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
- 5½" 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: 4 (qty) 2x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 79 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x40"x192" Cube 2: 42"x48"x192" Cube 3: 42"x48"x192"

BKYDL.12X16.4SPCK

LIVING  
SOLUTIONS