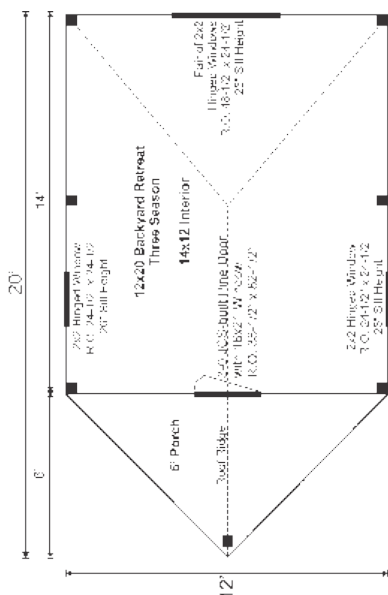


# 3-SEASON Pre-Cut Kit



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)

# 12X20 BACKYARD RETREAT

LIVING  
SOLUTIONS



## 12X20 BACKYARD RETREAT 3-SEASON PRE- CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 204 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 21'2"D

Estimated Weight: 6600 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: 70 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x120" Cube 2:

44"x46"x192" Cube 3: 42"x48"x192"

BKYDL.12X20.3SPCK

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