COMPLETE
Pre-Cut Kit

10X10 BAYSIDE

STORAGE SOLUTIONS
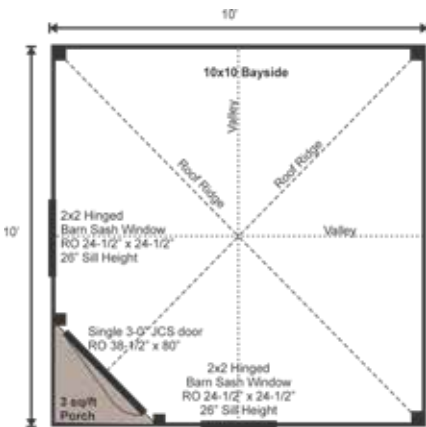
The Swiss Army Knife of a design, the Bayside cottage with its stunning roofline features can be converted into nearly any type of building – backyard art studio, guest home, garden shed, pool house and playhouse are some ideas that come to mind.

10x10 Bayside

Valley

Roof Ridge

Roof Ridge

Valley

2x2 Hinged Barn Sash Window
RO 24-1/2" x 24-1/2"
26" Sill Height

Single 3-0" JCS door
RO 38-1/2" x 80"

3 sq/ft Porch

2x2 Hinged Barn Sash Window
RO 24-1/2" x 24-1/2"
26" Sill Height

COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

EVERY KIT INCLUDES
- Color Coded
- Part Numbered
- Step-by-Step Instructions & All Fastening Hardware Included

Configure Yours at
WWW.JAMAICACOTTAGESHOP.COM

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, doors, barn sash windows and hardware. Note: Pictures may reflect client upgrades and modifications that do not come standard.

10X10 BAYSIDE COMPLETE PRE-CUT KIT

Base Area: 100 sq. ft.

Total Interior Area: 97 sq. ft.

Porch Area: 3 sq. ft.

Recommended Foundation: 4–6" Crushed Gravel

Overall Dimensions: 10'6"H x 11'2"W x 11'2"D

Estimated Weight: 3500 lbs

Floor System

2 (qty) 4x6x10' Hemlock Skids

2"x6" rough sawn Hemlock Joists 24" On Center

¾" CDX Plywood Floor Decking

1" rough sawn Hemlock Porch Decking

Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 69"

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: 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"x4" rough sawn Hemlock Strapping 20" On Center

Corrugated 29g Metal Roofing, Color: Evergreen

Door & 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: 28 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x144"

BSIDE.10X10.PCK