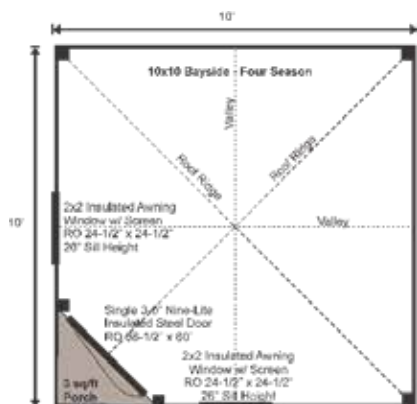


# 4-SEASON Pre-Cut Kit



The multifaceted Bayside cottage 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. The stunning roofline and distinctive shape make for an eye-catching structure.



## 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)

# 10X10 BAYSIDE

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## 10X10 BAYSIDE 4-SEASON PRE-CUT KIT

Base Area: 100 sq. ft.

Total Interior Area: 97 sq. ft.

Porch Area: 3 sq. ft.

Recommended Foundation:

6–8" Crushed Gravel

Overall Dimensions: 10'6"H x 11'8"W x 11'8"D

Estimated Weight: 5600 lbs

## Floor System

2 (qty) 4x6x10' Hemlock Skids

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: 69"

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

Cross 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

5 1/2" 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: 2 (qty) 2'x2' Insulated

Awning Window: White Vinyl

Interior/Exterior w/ Screen

## Assembly & Logistics Information

Estimated Assembly Time: Two People: 57 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x144" Cube 2:

42"x48"x192" Cube 3: 42"x48"x192"

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