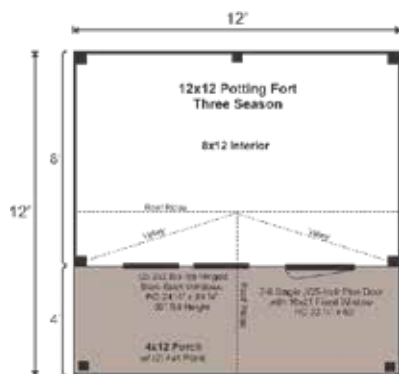


3-SEASON Pre-Cut Kit



Originally built for storage and potting purposes, this little cottage would make a great backyard retreat, bunkhouse, or special hide away. Essentially an 8x12 saltbox with an added porch, a dormer adorns the front and extends over the porch, enhancing the design by adding character and charm.



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

Additional Sizes:

12X12 | 14X14 |

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

12X12 POTTING FORT

LIVING
SOLUTIONS



12X12 POTTING FORT COMPLETE PRE-CUT KIT

Base Area: 144 sq. ft.

Total Interior Area: 96 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
6-8" Crushed Gravel

Overall Dimensions: 10'6"H
x 13'2"W x 13'9"D

Estimated Weight: 4700 lbs

Floor System

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

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: Front: 83" Rear: 75"
- 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

- Saltbox Roof Style
- Roof Pitch: Front: 12/12 Rear: 6/12 Dormer: 4/12
- Roof Features: Dormer over Porch
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 2"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Pine Solid Board Roof Sheathing
- Roof Vapor Barrier
- Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

- Door: 1 (qty) 2-8 JCS-built 2" Thick rough sawn Pine Single Door with 16"x21" Fixed Window, no ramp
- Windows: 2 (qty) 2'x2' six-lite Hinged Barn Sash Window

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 45 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x60"x144"

POTFRTL.12X12.3SPCK

LIVING
SOLUTIONS

