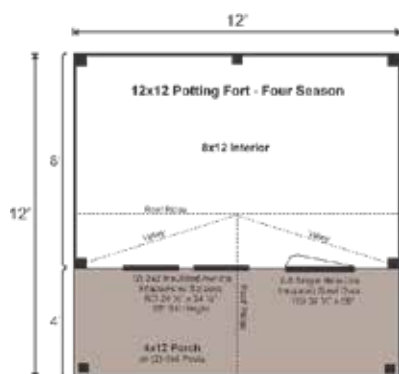


4-SEASON Pre-Cut Kit



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.



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

Additional Sizes:

12X12 | 14X14 |

Additional Types:

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

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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:

8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 13'9"D

Estimated Weight: 7100 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
- 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

- Saltbox Roof Style
- Roof Pitch: Front: 12/12 Rear: 6/12 Dormer: 4/12
- Roof Features: Dormer over 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) 2-8 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: 58 hrs
- Estimated Shipping Cube Sizes
- Cube 1: (qty) 2) 42"x60"x144"

POTFRTL.12X12.4SPCK