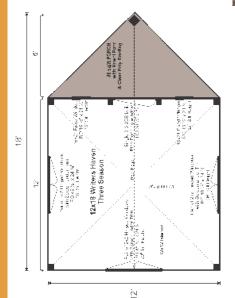
3-SEASONPre-Cut Kit

12X18 WRITER'S HAVEN

LIVING SOLUTIONS



This inspirational hideaway, complete with built in daybed and desk, will prove to be your artistic sanctuary. The plethora of windows allows the natural light to flood the room making it ideal for reading, writing, painting or just relaxing.



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.

• Step-by-Step Instructions

& All Fastening Hardware Included

Configure Yours at
WWW.JAMAICACOTTAGESHOP.COM



12X18 WRITER'S HAVEN 3-SEASON PRE-CUT KIT

Base Area: 216 sq. ft.

Total Interior Area: 180 sq. ft.

Porch Area: 36 sq. ft.

Recommended Foundation: 8–10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 19'2"D Estimated Weight: 6100 lbs

Floor System

2 (qty) 4x6x12' Hemlock Skids

1 (qty) 4x4x18' 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

51/2" 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: 36"

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

Cross Gable Roof Style

Roof Pitch: 12/12 Porch: 12/12

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, no ramp

Windows: 6 (qty) 2'x2'six-lite Hinged Barn Sash Window with Screens, 2 (qty) 16"x21" four-lite Fixed Barn Sash Window

Assembly & Logistics Information

Estimated Assembly Time: Two People: 70 hrs Estimated Shipping Cube Sizes

Cube 1: 42"x48"x192" Cube 2: 42"x48"x192"

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