

COMPLETE Pre-Cut Kit



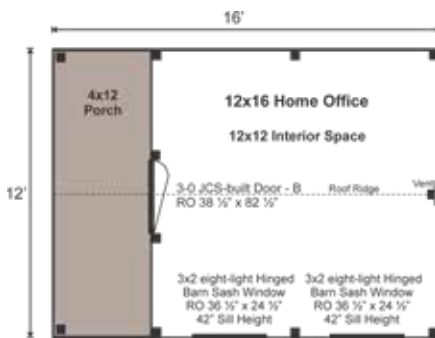
Our most popular small cottage design for its practicality and versatility. From a campground cabin, to backyard office, to luxurious storage shed, the open floorplan provides lots of room for customization. The porch provides a relaxing outdoor space to enjoy a sunrise or sunset.

12X16 HOME OFFICE

STORAGE
SOLUTIONS



STORAGE
SOLUTIONS



12X16 HOME OFFICE COMPLETE PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 144 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
6–8" Crushed Gravel

Overall Dimensions: 10'6"H
x 13'2"W x 17'2"D

Estimated Weight: 5400 lbs

Floor System

2 (qty) 6x6x16' 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: 82"

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door
& Window Trim & 2" rough sawn
Pine Fascia & Shadow Trim

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

Roof

Gable Roof Style

Roof Pitch: 4/12

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) 3'x2' eight-lite
Hinged Barn Sash Window

Additional Features

1 (qty) Wood Louvered Vent

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 30 hrs

Estimated Shipping Cube Sizes
Cube 1: 42"x48"x192"

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

Additional Sizes:

12X16 | 12X20 | 12X24 | 12X26 | 12X30 | 12X40

Additional Types:

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

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