

FRAME ONLY

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.

12X24 HOME OFFICE

STORAGE SOLUTIONS

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The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.



12X24 HOME OFFICE FRAME ONLY PRE-CUT KIT

Base Area: 288 sq. ft.

Total Interior Area: 240 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
6-8" Crushed Gravel

Overall Dimensions:
10'6"H x 12'W x 24'D

Estimated Weight: 4300 lbs

Floor System

2 (qty) 6x6x24' Hemlock Skids

2"x6" rough sawn Hemlock
Joists 24" On Center

Walls

4"x4" Hemlock Post and
Beam Wall Framing

Wall Height: 82"

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

Rough Openings:

1 (qty) 38 1/2"W 82 1/2"H Rough
Opening for Door

2 (qty) 3'x2' Rough
Opening for Window

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 29 hrs

Estimated Shipping Cube Sizes
Cube 1: 42"x60"x192

FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

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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