

FULLY ASSEMBLED



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.

12X30 HOME OFFICE

STORAGE SOLUTIONS

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Base Area: 360 sq. ft.

Total Interior Area: 312 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:

10–12" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 31'2"D

Estimated Weight: 10000 lbs

Floor System

2 (qty) 6x6x30' 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 fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, a single 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

Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.

HMOF.12X30.FA



FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

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