

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.

12X40 HOME OFFICE

STORAGE SOLUTIONS

STORAGE SOLUTIONS



12X40 HOME OFFICE FRAME ONLY PRE-CUT KIT

- Base Area: 480 sq. ft.
- Total Interior Area: 432 sq. ft.
- Porch Area: 48 sq. ft.
- Recommended Foundation:
8-10" Crushed Gravel
- Overall Dimensions:
10'6"H x 12'W x 40'D
- Estimated Weight: 7800 lbs

Floor System

- 2 (qty) 6x6x40' Hemlock Skids
- 2"x6" rough sawn Hemlock Joists 24" On Center

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"

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.

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) 38½"W 82½"H Rough Opening for Door
- 2 (qty) 3'x2' Rough Opening for Window

Assembly & Logistics Information

- Estimated Assembly Time:
Two People: 38 hrs
- Estimated Shipping Cube Sizes
Cube 1: (qty 2) 42"x48"x144"

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

HMOF.12X40.FPCK