

# 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.

## 12X40 HOME OFFICE

STORAGE  
SOLUTIONS



STORAGE  
SOLUTIONS



### 12X40 HOME OFFICE COMPLETE PRE-CUT KIT

Base Area: 480 sq. ft.

Total Interior Area: 432 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H  
x 13'2"W x 41'2"D

Estimated Weight: 13000 lbs

#### Floor System

2 (qty) 6x6x40' Hemlock Skids

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

3/4" 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

#### Roof

Gable Roof Style

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 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: 50 hrs

Estimated Shipping Cube Sizes

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

42"x48"x192" Cube 3: 42"x48"x144"

#### 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](http://WWW.JAMAICACOTTAGESHOP.COM)

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