

# 4-SEASON Pre-Cut Kit



The Home Office might be our most popular cottage design for vacation rentals, campground cabins, home offices, and backyard in-law suites. The open floor plan provides lots of room for customization. The porch is a relaxing outdoor space to enjoy a sunrise or sunset.



## 4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

## 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

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

# 12X30 HOME OFFICE

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## 12X30 HOME OFFICE 4-SEASON PRE-CUT KIT

Base Area: 360 sq. ft.

Total Interior Area: 312 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:

Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 31'8"D

Estimated Weight: 16000 lbs

### Floor System

- 2 (qty) 6x6x30' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: ¾" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- Wall Vapor Barrier
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

- Gable Roof Style
- Roof Pitch: 4/12
- 2"x6" Kiln Dried Spruce Rafters 24" On Center
- 1"x6" Kiln Dried Spruce Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Shiplap Pine Interior Ceiling Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen

### Door & Windows:

- Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware
- Windows: 2 (qty) 3x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 110 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x192" Cube 2: 42"x48"x192"
- Cube 3: 42"x48"x144" Cube 4: 42"x48"x192"

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