

3-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.



3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

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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12X40 HOME OFFICE

LIVING SOLUTIONS



12X40 HOME OFFICE 3-SEASON 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: 13700 lbs

Floor System

- 2 (qty) 6x6x40' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- Wall Vapor Barrier
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. 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" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 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

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 101 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x192" Cube 2: 42"x48"x192" Cube 3: 42"x48"x144"

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