



12 x 30 Home Office

CallToll-FREE:1.866.297.3760

Originally designed as the sales office for Jamaica Cottage Shop, an insulated version of this little cottage sat on a focal point of the property at the end of the driveway. The upgrade to a fully insulated interior, along with the addition of a wood stove or gas heater makes this a year-round workspace.

Though designed as an office, the quaint front porch and cozy interior make this building an asset to any landscape as a kid's playhouse, pool house, guesthouse, workshop, cabana, artist studio or simply a personal retreat.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability.

Specifications:

Square Footage: 360 sq ft, 288 sq ft interior

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

Foundation Recommendation: 6"-8" Crushed Gravel

Floor: Two 6x6x30' Hemlock Skids
2x6 Rough Sawn Hemlock Floor Framing
24" on center
3/4" CDX Plywood Flooring
1x6 Rough Sawn Hemlock Decking on Porch
4x12 Porch with 12x12 Interior Space

Walls: 4x4 Hemlock Post and Beam
82-1/2" Wall Height

Doors: Single 3-0 JCS-built Pine Door

Siding: 1" Rough Sawn Pine Board & Batten Siding
1" Rough Sawn Pine Trim includes Corner Boards, Door & Window Trim
2" Rough Sawn Pine Trim for Fascia & Shadow

Windows: Two 3x2 eight-light hinged Barn Sash

Roof: 2x6 Rough Sawn Hemlock Rafters
24" on center
4/12 Gable Roof Pitch
Green Corrugated Metal Roofing

Porch: 48 sq/ft Porch with (2) 4x4 Hemlock Posts

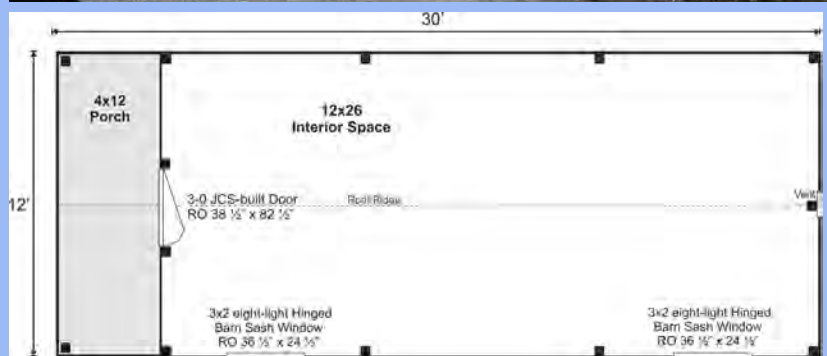
Wood Louvered Vent

Kit Weight: 9000 Lbs

Cube Size: Cube 1- 192"x42"x55"

Cube 2-144"x42"x48"

Assembly Time: Two People 40 Hours



Additional Options

- 3x2 Sliding Window
- 3x2 Insulated Window
- Three season Insulation Packages
- Four season Insulation Packages



Plans

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

Pre-Cut Kit

The rough sawn native VT lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows and doors are included as well as the step-by-step DIY plans. The kit is geared to a do-it-yourself homeowner with a basic knowledge of carpentry.