

COMPLETE Pre-Cut Kit



Close your eyes and imagine the ideal woodland cottage. Boom, you just pictured our Gibraltar! Who can resist the charm of the meanders porch and decorative barrel arch above the door entrance way and abundant barn sash windows.

12X20 GIBRALTAR

STORAGE
SOLUTIONS

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12X20 GIBRALTAR COMPLETE PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 160 sq. ft.

Porch Area: 80 sq. ft.

Recommended Foundation:
8–10" Crushed Gravel

Overall Dimensions: 10'6"H x 21'2"W x 13'2"D

Estimated Weight: 7500 lbs

Floor System

2 (qty) 6x6x20' Hemlock Skids

2"x6" rough sawn Hemlock

Joists 24" On Center

¾" 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: Front: 95" Rear: 71"

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

Roof Pitch: 6/12 Dormer: 6/12

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 Features: Dormer with Barrel Arch

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

Doors & Windows:

Door: 1 (qty) 2-8 JCS-built 2" Thick
rough sawn Pine Single Door with
16"x21" Fixed Window, no ramp

Windows: 4 (qty) 3'x2' eight-lite
Hinged Barn Sash Window

Additional Features

1 (qty) Wood Louvered Vent

8' Long rough sawn Pine Workbench

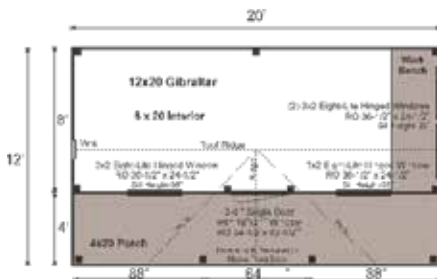
34" Finish Height, 30" Finish Depth

Assembly & Logistics Information

Estimated Assembly Time: Two People: 32 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x168" Cube 2: 42"x48"x168"



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:

12X20 | 12X30 | 14X20 | 14X30 |
14X40 | 12X20X8 | 14X20X8

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY
ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

GIBR.12X20.PCK

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