

FULLY ASSEMBLED



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.

12X30 GIBRALTAR

STORAGE SOLUTIONS

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Base Area: 360 sq. ft.

Total Interior Area: 240 sq. ft.

Porch Area: 120 sq. ft.

Recommended Foundation:

10-12" Crushed Gravel

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

Estimated Weight: 8800 lbs

Floor System

2 (qty) 6x6x30' 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: 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 fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, double doors and 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: 6 (qty) 3'x2' eight-lite
Hinged Barn Sash Window

Additional Features

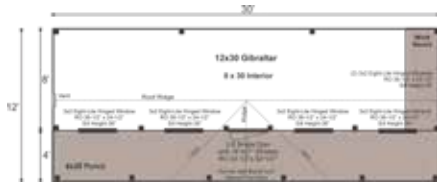
1 (qty) Wood Louvered Vent

8' Long rough sawn Pine Workbench

34" Finish Height, 30" Finish Depth

Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.



FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

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

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