

# COMPLETE Pre-Cut Kit

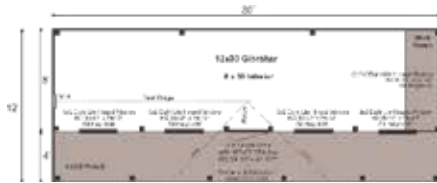


Close your eyes and imagine the ideal woodland cottage. Boom, you just pictured our Gibraltar! Who can resist the charm of the meanders porch and decorative barrel arch above the door entrance way and abundant barn sash windows.

## 12X30 GIBRALTAR

STORAGE  
SOLUTIONS

STORAGE  
SOLUTIONS



### 12X30 GIBRALTAR COMPLETE PRE-CUT KIT

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

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

Roof Features: Dormer with Barrel Arch

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.

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

#### Assembly & Logistics Information

Estimated Assembly Time: Two People: 42 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x45"x192" Cube 2: 42"x44"x192"

### 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.12X30.PCK

©2021 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com