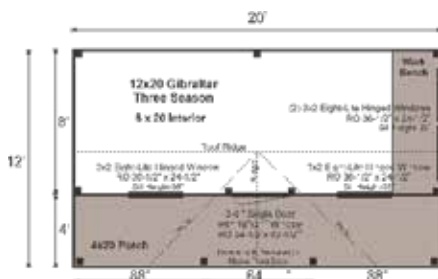


3-SEASON Pre-Cut Kit



Hardly anyone can resist the charm of our Gibraltar cabin. The porch meanders along the bearing wall and is adorned with a decorative barrel arch above the door and abundant barn sash windows. This design is offered with a 6' or 8' high wall.



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:

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

12X20 GIBRALTAR

LIVING
SOLUTIONS



12X20 GIBRALTAR 3-SEA- SON 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: 7900 lbs

Floor System

- 2 (qty) 6x6x20' 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: Front: 95" Rear: 71"
- 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: 6/12 Dormer: 6/12

Roof Features: Dormer with Barrel Arch

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

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

Assembly & Logistics Information

Estimated Assembly Time: Two People: 60 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x168" Cube 2:
42"x48"x168" Cube 3: 42"x48"x192"

GIBRL.12X20.3SPCK

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