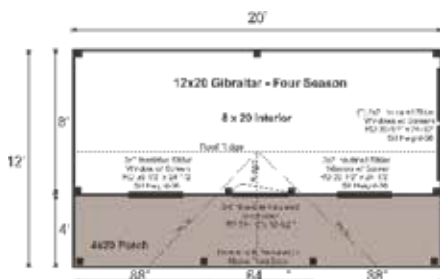


4-SEASON Pre-Cut Kit



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.



4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

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

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SOLUTIONS



12X20 GIBRALTAR 4-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 160 sq. ft.

Porch Area: 80 sq. ft.

Recommended Foundation:
Compacted 12" Crushed Gravel

Overall Dimensions: 10'6"H x 21'8"W x 13'5"D

Estimated Weight: 12000 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
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated 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" Kiln Dried Spruce Rafters 24" On Center
- 1"x6" Kiln Dried Spruce Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Shiplap Pine Interior Ceiling Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

- Door: 1 (qty) 2-8 nine-lite Insulated Steel Door with Keyed Lever Locking Hardware
- Windows: 4 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 76 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x168" Cube 2: 42"x48"x168"
- Cube 3: 42"x48"x192" Cube 4: 42"x48"x192"

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