



# 12x20 Gable

Call Toll-Free: (866) 297-3760

The 12x Gable is a no frills storage building that is strong enough to handle harsh New England weather and every day use. A heavy duty shed with hefty 2x6 full-dimensioned hemlock floor and roof framing, this building features attractive trim details and a generous roof overhang that offers better protection from the elements. Standard with two hinged barn sash windows, a treated ramp and a wood louvered vent, this structure is aesthetically pleasing as well as utilitarian.

The storage cottage has plenty of room for both his and her needs. When sheltering a heavy tractor take into consideration the floor system, and the door height clearance. It sometimes works best to eliminate the floor or beef up the floor framing by requesting 16" on center joists and an additional (center) skid. The door clearance should allow the height of the roll bar to clear.

- Included in the kit:**
- \* All Fastening Hardware
  - \* Step-by-Step Plans

## Specifications:

**Square Footage:** 240 sq/ft

**Overall Dimensions:** 13'2" x 21'2" x 10'6"

**Recommended Foundation:** 6"-8" of Crushed Gravel

**Floor:** Two 6x6x20' Hemlock Skids

2x6 rough sawn Hemlock; 24" on center

3/4" CDX Plywood Floor Decking

**Walls:** 4x4 Post & Beam Wall Framing

82" Wall Height

**Doors:** 5' JCS-built 2" thick rough sawn Pine Double

Doors with 3x5 Treated Ramp

**Windows:** Two 3x2 six-lite Hinged Barn Sash Windows

**Roof:** 2x6 rough sawn Hemlock Rafters; 24" on center

4/12 Gable Roof Pitch

1x4 rough sawn Strapping 20" on Center

Corrugated 29g Metal Roofing, Color: Evergreen

**Siding:** 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door & Window Trim

2" rough sawn Pine Fascia & Shadow Trim (no soffit)

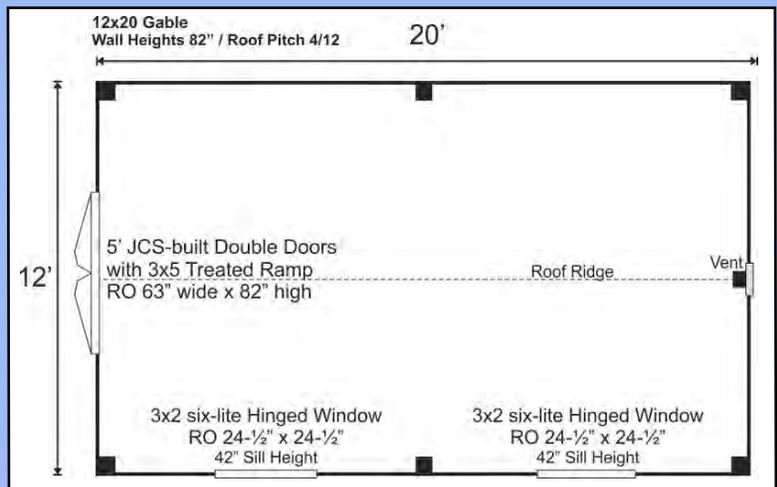
**Wood Louvered Vent**

**Kit Weight:** 5600 lbs

**Shipping Cube Size:** 48" W x56" H x144" L

**Estimated Assembly Time:** 2 people, 22 hours

*Pictures may reflect client upgrades and modifications that do not come standard. Be sure to read the standard written specs below and check out the floor plan on the right for the standard option. Cottage Associates can be reached via phone or email if you have any questions.*



## Additional Options

**Add 2' Cedar Flower Boxes**

*(including liners and supports)*

**Upgrade the Roof Color**

## Plans

Jamaica Cottage Shop, Inc. designed these plans for do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut-out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

## Complete Kit

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with basic knowledge of carpentry.