



12x12 Gable

Call Toll-FREE: 1.866.297.3760

The 12x12 Gable is a no frills storage building, strong enough to handle harsh New England weather and every day use. A beefy 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 2x2 barn sash windows, a pressure treated ramp and a wooden louvered vent, this structure is aesthetically pleasing as well as utilitarian.

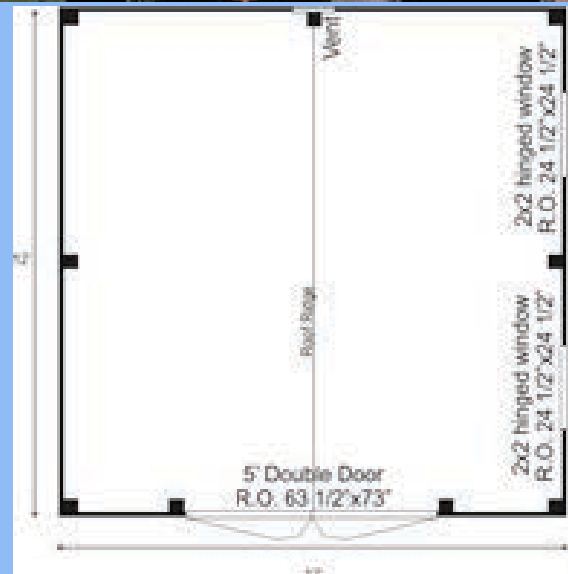
With 144 sq./ft. of usable space, the cottage has plenty of room for both his and her needs. When sheltering a heavy tractor take into consideration the floor system, and the door height clearance. It sometimes works best to eliminate the floor or beef up the floor framing by requesting 16" on center joists and 3/4" plywood flooring. 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:** 144 sq/ft
- Overall Dimensions:** 10'6" H x 13'2" W x 13'2" L
- Recommended Foundation:** 6"-8" of Crushed Gravel
- Floor:** Two 6x6x12' Hemlock Skids
2x6 Floor Joists 24" on center
3/4" CDX Plywood Flooring
- Walls:** 4x4 Post and Beam Wall Framing
71" Wall Height
- Doors:** 5' Double JCS-built 2" Thick Pine Doors
3x5 Pressure Treated Ramp
- Windows:** Two 2x2 Hinged Barn Sash Windows
- Roof:** 2x6 Rough Sawn Hemlock Rafters
24" on Center
6/12 Gable Roof Pitch
1x4 Strapping 20" on Center
Evergreen Corrugated Metal Roofing
- Siding:** 1" Rough Sawn Pine Board & Batten
- Trim:** 2" Rough Sawn Pine Fascia & Shadow Trim
1" Rough Sawn Pine Corner, Door & Window Trim
- Wood Louvered Vent**

- Overall Weight:** 4800 lbs
- Cube Size:** 42"x60"x144"
- Estimated Assembly Time:** 32 hours



Plans \$50.00

Jamaica Cottage Shop, Inc. engineered the plans for our designs to 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 \$5,531

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. 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 beginner knowledge of carpentry.