



12x18 Gable

Call toll-free: 1.866.297.3760

The 12x18 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 216 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:** 216 sq/ft
- Overall Dimensions:** 10'6" H x 13'2" W x 19'2"
- Recommended Foundation:** 6"-8" of Crushed Gravel
- Floor:** Two 6x6x18' Hemlock Skids
2x6 Floor Joists 24" on center
3/4" CDX Plywood Flooring
- Walls:** 71" Wall Height
4x4 Post and Beam Wall Framing
- Doors:** 5' Double JCS-built 2" Thick Pine Doors
3x5 Pressure Treated Ramp
- Windows:** Two 3x2 Hinged Barn Sash Windows
- Roof:** 2x6 Rafters 24" on center
6/12 Gable Roof Pitch
1x4 Strapping 20" on center
Roofing Corrugated Evergreen Metal 29 Gauge
- Siding:** 1" Pine Board & Batten
- Trim:** 2" Fascia & Shadow
1" Corner, Door & Window Trim
- Wood Louvered Vent**

- Overall Weight:** 5600 lbs
- Cube Size:** 48"x48"x192"
- Estimated Assembly Time:** 40 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 \$7,147

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.

Fully Assembled \$7,147

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client prepared, truck accessible site in one piece. The building is set and leveled by our delivery crew and ready to use when we leave your site. Due to road restrictions, fully assembled models are available in the northeastern United States only.