

# 8x12 Gable

Call toll-free: 1.866.297.3760

The 8x12 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-dimensional 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 96 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 with Kit;**

- \* All Fastening Hardware
- \* Step - by - Step Plans

**Specifications:**

**Square Footage:** 96 sq/ft

**Overall Dimensions:** 10'6" H x 9'2" W x 13'2 L

**Recommended Foundation:** 3"-4" of Crushed Gravel

**Floor:** Two 4x6x12' Hemlock Skids  
2x6 Floor Joists 24" on center  
3/4" CDX Plywood Flooring

**Walls:** 82" Wall Height  
4x4 Post & Beam Wall Framing

**Doors:** 5' Double JCS-built 2" Thick Pine Doors  
3x5 Pressure Treated Ramp

**Windows:** Two 2x2 Hinged Barn Sash Windows

**Roof:** 2x6 Rafters 24" on center  
6/12 Gable Roof Pitch  
1x4 Strapping 20" on center  
Corrugated 29 Gauge Metal Roofing, Color: Evergreen

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

**Trim:** 2" Fascia & Shadow  
1" Corner, Door & Window Trim

**Wood Louvered Vent**

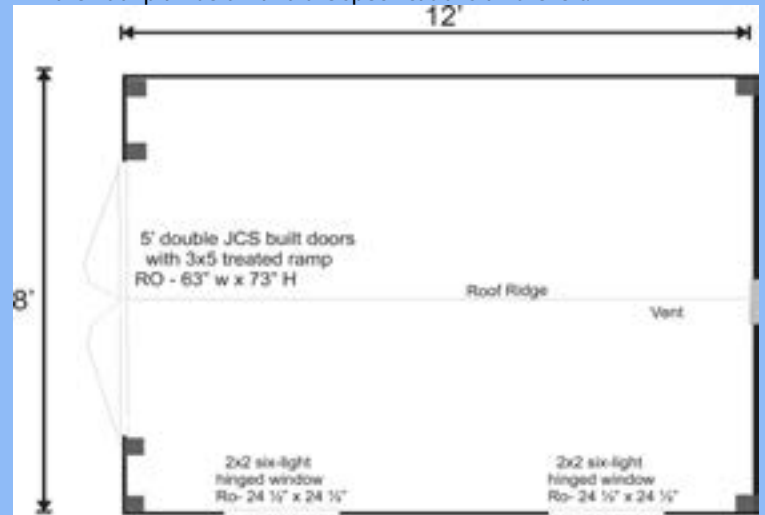
**Kit Weight:** 3600 lbs

**Shipping Cube Size:** 42"W x 50"H x 144"L

**Assembly Time:** Two people 28 hours



Photo may not depict standard option A, please refer to the floor plan below and the specifications on the left.



**Additional Options**

Roof Color Change	\$50.00
Flower Boxes	\$48.00 each
Pine Clapboard Siding	\$307.00

**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.

**Pre-Cut Kit \$3,810**

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 beginner knowledge of carpentry.