

10x16 Pond House

Call Toll-FREE: 1.866.297.3760

While originally designed as a Pond House, this beautiful cottage has an endless array of uses. Whether it is a potting shed for your garden, a child's playhouse, a space to watch the sunset or just a place to sit by the pond, this building is an asset to any landscape. It compliments any property as a combination guest house, meditation room, nature observation area, yoga studio, and sometimes, a study.

The front porch entices onlookers while a decorative sunburst attracts the eye. The sunburst is created with cedar clapboards and the roof is finished with a green metal. The siding is Eastern White Pine in a board and batten pattern.

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

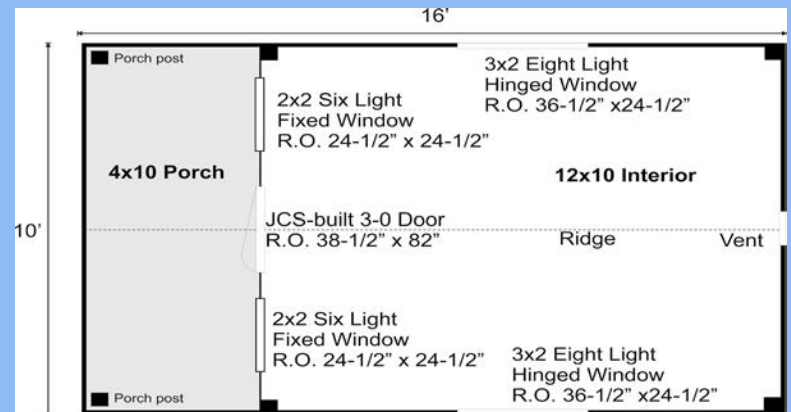
Specifications:

- Square Footage:** 160 sq ft, 120 sq ft Interior
- Overall Dimensions:** 10'10" W x 17' L x 10' 6" H
- Foundation Recommendation:** 3"-4" Crushed Gravel
- Floor:** Two 6x6x16 Hemlock Skids
2x6 Hemlock Floor Framing 24" on center
3/4" CDX Plywood flooring
1" Hemlock Decking on Porch
4x10 Porch with 10x12 Interior Space
- Walls:** 4x4 Post and Beam wall frame
78" Wall Height
- Doors:** Single 3-0 JCS-built Door
- Siding:** 1" Pine Board and Batten siding
2" Rough Sawn Pine Trim includes Front & Bearing Wall Fascia & Shadow
1" Rough Sawn Pine Trim Corner boards, Door & Window Trim
- Windows:** Two 3x2 Hinged Barn Sash Windows
Two 2x2 Fixed Windows
- Wood Louvered Vent**
- Roof:** 2x6 Rafters 24" on Center
1x4 Strapping 20" on Center on Rear
6/12 Gable Roof Pitch
1x6 Rough Hemlock Exposed Collar Ties
Green Corrugated Metal Roofing
- Porch:** 48 sq/ft Porch with (2) 4x4 Hemlock Posts

Assembly Time: Two People, 20 Hours

Kit Weight: 3200 lbs

Pallet Size: 44" W x 38" H x 192" L



Additional Options

14' of Railing	\$136.92
Half Newell Post	\$58 each
Roof Flashing for Wood Stove	\$170
Arch Over Porch	\$166
Cedar Sunburst	\$250

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 \$7,310

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