



12x20 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 evergreen metal. The standard 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: 240 sq ft, 192 sq ft Interior

Overall Dimensions: 13'2" W x 21' 8" L x 10' 6" H

Foundation Recommendation: 3"-4" Crushed Gravel

Floor: Two 6x6x20 Hemlock Skids
2x6 Hemlock Floor Framing 24" on center
3/4" CDX Plywood flooring; 1" Hemlock Decking on Porch
4x12 Porch with 12x16 Interior Space

Walls: 4x4 Post and Beam wall frame
71" 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 2x3 Hinged Barn Sash Windows
Two 2x2 Fixed Windows

Wood Louvered Vent

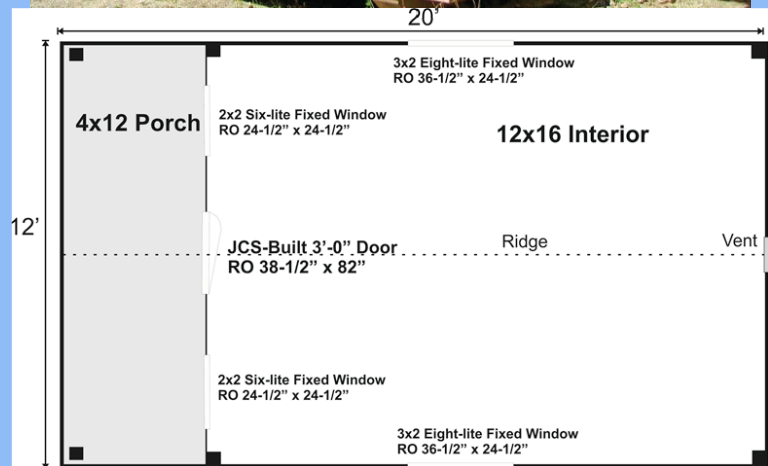
Roof: 2x6 Rafters 24" on Center
1x4 Strapping 20" on Center on Rear
6/12 Gable Roof Pitch
2x6 Rough Hemlock Exposed Collar Ties
Green Corrugated Metal Roofing

Porch: 48 sq/ft Porch with (2) 4x4 Hemlock Posts

Kit Weight: 5,500lbs

Shipping Cube Size: 42"x48"x192"

Assembly Time: Two People, 32 hours



Additional Options

Roof Color Change	\$50
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 \$10,965

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.