



10x12 New Yorker

Call Toll-Free: (866) 297-3760

The New Yorker design was our answer to raising the wall heights on our Vermonter. We took the Vermonter and added 24" to the wall heights which also raised the building to a 10'6" overall height giving it much more room for shelves and storage options. Just like the Vermonter, this building is your basic outdoor storage shed. With the taller wall heights, the New Yorker can accommodate the 5ft wide double doors on the bearing wall (**Option A**) or the gable end (**Option B**). Kayak/canoe brackets can be installed on the walls while still giving ample space for storage below.

This outbuilding's 5'0" double doors are large enough to fit a riding lawn mower, ATV, or a couple motorcycles. The versatile shed has been used in many ways from general storage to a play house or turned into a great little potting shed tucked away by the garden.

No Plywood is used in the New Yorker. It is built the same way they have been for centuries with native Lumber.

Pictures may reflect client upgrades and modifications that do not come standard. Be sure to read the standard written specs below and check out the floor plan on the right for the standard option. Cottage Associates can be reached via phone or email if you have any questions.

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

Specifications:

Square Footage: 120 sq/ft

Overall Dimensions: 10'8" W x 12'8" L x 10'6" H

Recommended Foundation: 4"-6" Crushed Gravel

Floor: Two 4x6x12' Hemlock Skids

2x4 rough sawn Hemlock Joists; 24" on center

1" rough sawn Hemlock Board Floor

Walls: 4x4 Post & Beam Wall Framing

86" Wall Heights

Doors: 5'-0" JCS-built 2" thick rough sawn Pine Double Doors with 3x5 Treated Ramp, no windows

Roof: 2x4 rough sawn Hemlock Rafters; 24" on center
1" rough sawn Pine Strapping; 20" on center

5/12 Gable Roof Pitch

Corrugated 29g Metal Roofing, Color: Evergreen

Siding: 1" rough sawn Pine Board Siding

1" rough sawn Pine Fascia, Corner, & Door Trim

No Battens, Shadow Trim, or Roof Overhang

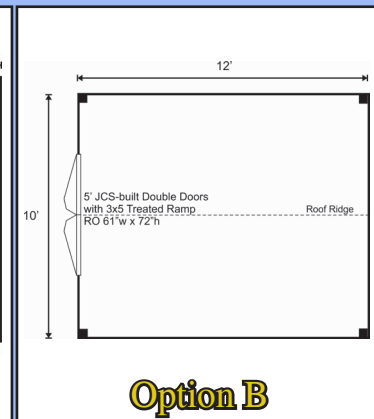
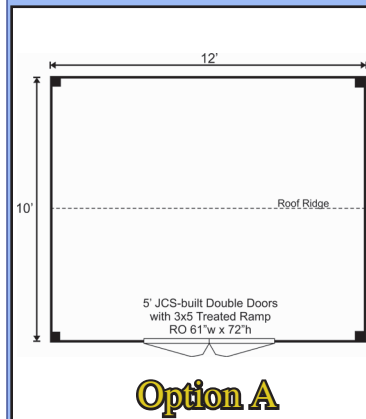
Assembly Time: One Person, 20 hours.

Kit Weight: 3,800 lbs

Shipping Cube Size: 42" W x 55" H x 144" L



Option A



Option B w/novelty siding

Ask about Additional Options including...

Add a Window with a Cedar Flower Box (including liner and support)

Add Battens

Add a 6x12 Overhang Kit for the Bearing Wall

Plans

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

Complete Kit

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.

Fully Assembled

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.