



12x12 Potting Fort

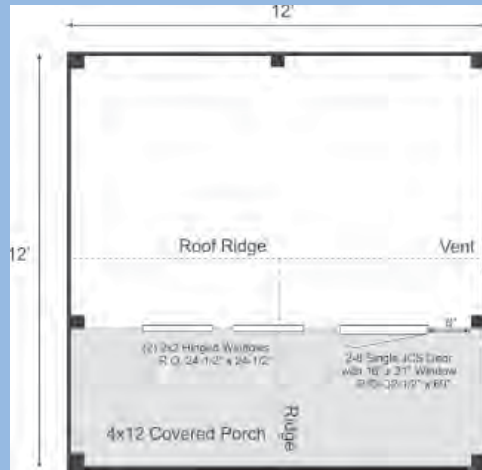
Call Toll-FREE: 1.866.297.3760

This little cottage was designed and built for storage and gardening purposes. A sanctuary away from the main house, set among big white pines, close to the perennial gardens. Clients have reported spending evenings on the porch sipping red wine and watching wild turkeys forage in the fields. The building is essentially an 8x12 saltbox with an added four-foot porch. A dormer is attached to the front and extended out over the porch. The additional gable detail enhances the design and adds character and charm by breaking up the rooflines. Four opening barn sash windows, a single 3' door and a workbench give this cottage its uniqueness. The building in the picture has been finished off with special touches; including optional white cedar shingle siding and a set of stairs to compensate for the slope of the site. This cottage would make a great backyard retreat, bunkhouse, or special hide away.

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

Specifications:

- Square Footage:** 144 sq/ft with 96 sq/ft interior
- Overall Dimensions:** 10'6" H x 13'2" W x 14'2" L
- Recommended Foundation:** 3"-4" of Crushed Gravel
- Floor:** Two 4x6x12' Hemlock Skids
2x6 Floor Joists 24" on Center
3/4" CDX Plywood Flooring
1" Rough Sawn Hemlock Decking on Porch
- Walls:** 83" Front Wall Height 75" Rear Wall Height
4x4 Post and Beam Wall Framing
- Doors:** Single 2-8 JCS-Built Pine Door with 16"x21" Window
- Windows:** Two 2x2 Hinged Barn Sash Windows
- Roof:** 2x6 Rough Sawn Hemlock Rafters 24" on Center
12/12 Front Roof Pitch, 6/12 Rear Roof Pitch
4/12 Dormer Roof Pitch
1x4 Strapping 20" on Center
2x6 Rough Sawn Hemlock Exposed Collar Ties
29 Gauge Corrugated Metal Roofing: Evergreen
- Siding:** 1" Rough Sawn Pine Board & Batten
- Trim:** 2" Front & Gable Fascia & Shadow
1" Rear Fascia & Shadow, Corner, Door & Window Trim
- Porch:** 4x12 Porch w/ Two 4x4 Rough Sawn Hemlock Posts
- Wood Louvered Vent**



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.

Fully Assembled \$6,687

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.

Additional Options

24" Pine Work Bench Under Windows	\$95
5-0 JCS-Built Double Doors	\$413
Roof Color Change	\$50