



8x12 New Yorker

Call Toll-Free: (866) 297-3760

The New Yorker design was derived from our Vermonter design. Like the Vermonter, this building is your basic outdoor storage shed. The 5 ft. double doors have been moved to the bearing wall and the overall height has been raised to allow for this change. The shed is perfect to fit your storage needs and cure the over flowing garage.

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 Vermont Lumber. Available in Option A with the double doors on the 12' bearing wall and in Option B with the double doors on the 8' gable end.

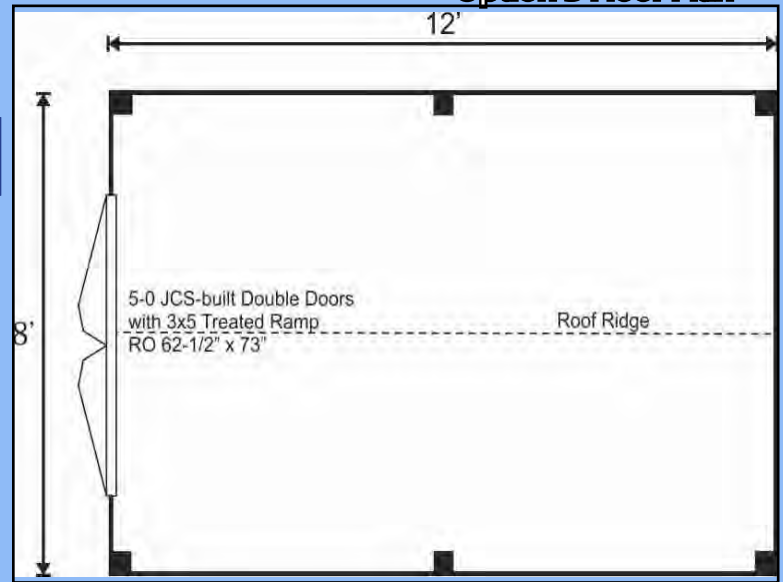
- Included with Kit:**
 - *Step-by-Step Instructions
 - *All Fastening Hardware

Specifications:

- Square Footage:** 96 sq/ft
- Overall Dimensions:** 10' 6" H x 8' 8" W x 12' 8" L
- Recommended Foundation:** 3"-4" 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
1x6 Rough Sawn Hemlock Exposed Collar Ties
Wall Heights: 86"
- Doors:** Double 5'-0" JCS-built rough sawn Pine Doors with 3x5 Treated Ramp
- Roof:** 2x4 rough sawn Hemlock Rafters; 24" on center
5/12 Gable Roof Pitch
1" Rough Sawn Pine Strapping; 20" on center
Corrugated Metal Roofing; 29 gauge: Evergreen
- Siding:** 1" rough sawn Pine Board Siding
- Trim:** 1" rough sawn Pine Fascia, Corner, & Door Trim
- Assembly Time:** One Person, 20 hours.
- Kit Weight:** 2800 lbs
- Pallet Size:** 42" W x 38" H x 144" L



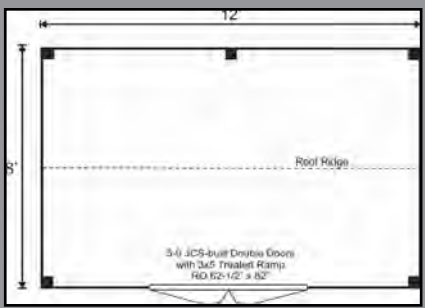
Option B Floor Plan



Option A Floor Plan



Pictured with Adirondack Siding



Plans \$50

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 \$2,901

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.