

# 10x12 Vermonter

Call **Toll-FREE: 1.866.297.3760**

Jamaica Cottage Shop has designed a building to compete with the pre-fabricated tinker toy sheds found at franchise home supply super stores. We are pleased to offer this popular post and beam design. The 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 Vermonter. It is built the same way they have been for centuries with native Vermont Lumber.

Rugged post and beam techniques passed down through the centuries are being applied to pre cut and notch this storage shed kit into a sturdy picturesque outbuilding reminiscent of old New England. The kit is hand made with rough sawn hemlock and pine lumber, the package includes all fastening hardware, metal roofing and step by step plans.

The kit is designed for a novice wood worker with basic skills. Technical support is provided via our toll free support line. The cottage shed kit takes approximately twenty hours to assemble. Step by step cottage plans may be purchased separately which include a material shopping list to provide your own rough cut lumber. The cottage kit in the picture has been stained and customized with red cedar shingle roofing.

### Specifications:

**Foundation Recommendation:** 3"-4" crushed gravel

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

**Floor:** Two 4x6x12' Hemlock Skids  
2x4 rough sawn Hemlock Joists 24" on Center  
1" Square Edge Hemlock Floor

**Walls:** 4x4 Hemlock Post & Beam Framing  
4x4 rough sawn Hemlock Angle Bracing  
Wall Height 62"

**Doors:** 5'-0" JCS-built rough sawn Pine Double Doors  
3'x5' Treated Ramp  
2" Thick Heavy Black Lockable hardware

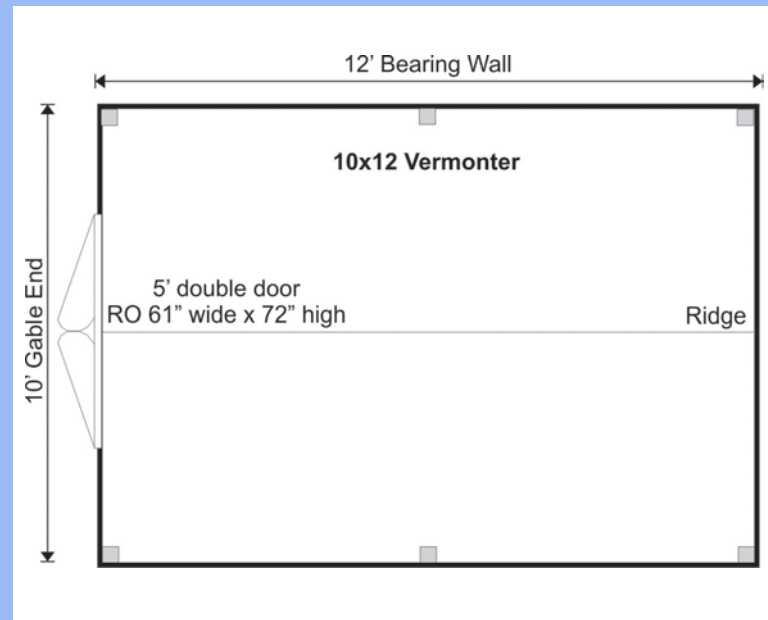
**Roof:** 2x4 rough sawn Hemlock 24" on Center  
1x4 Strapping 20" on Center  
5/12 Pitch Gable Roof  
Evergreen 29 Gauge Corrugated Metal Roofing

**Siding:** 1" Rough Sawn Pine Board  
1" Rough Sawn Pine Corner & Fascia Trim

**Kit Weight:** 2,400 lbs

**Shipping Cube Size:** 42" x 36" x 144"

**Assembly Time:** One person 20 hours



**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 \$3,291**

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. 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.