



# 12x12 Crossgable

Call toll-free: 1.866.297.3760

This charming little cottage was originally designed in 2001 by Domenic Mangano for the Stratton Garden Show held the first week of May. The cross gable roof abounds with headroom. With 144 sq/ft of space, this design could have any number of uses, perhaps to house a hot tub, as a screen room, playhouse or home office.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability. New England weather can really put a wood garden shed or cottage to the test, and Jamaica Cottage Shop's products have proven to stand the test of time.

### Specifications:

**Square Footage:** 144 sq/ft

**Overall Dimensions:** 10'6" H x 13'2" W x 13'2"

**Recommended Foundation:** 6"-8" of crushed gravel

**Floor:** Two 4x6x12' Hemlock Skids  
2x6 Floor joists 24" on Center  
3/4" CDX Plywood Flooring

**Walls:** 4x4 Post and Beam Wall Framing

**Doors:** Single 2-8 JCS built 2" thick Pine Door

**Windows:** Two 2x2 Hinged Barn sash windows

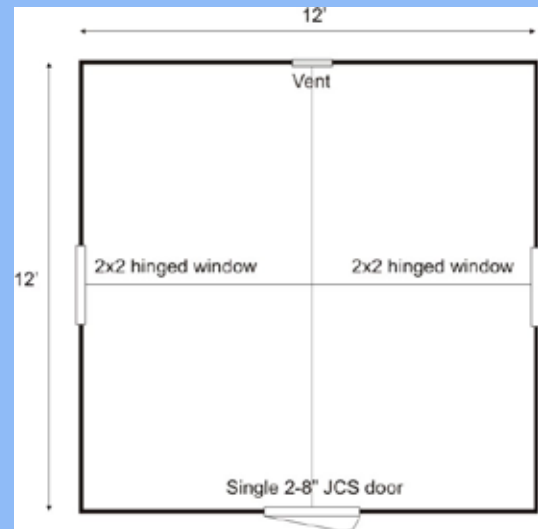
**Roof:** 2x6 Rafters 24" on center  
Crossgable roof style  
1x4 Strapping 20" on center  
2x6 Rough Hemlock exposed collar ties  
Roofing Corrugated Evergreen Metal 29 gage

**Siding:** 1" Pine Board & Batten

**Trim:** 2" Fascia & Shadow  
1" Corner, Door & Window Trim

**Wood Louvered Vent**

**Overall Weight:** 3800 lbs



**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 \$7,581**

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.