



10x16 Pond House

Call Toll-Free: (866) 297-3760

While originally designed as a Pond House, this beautiful cottage has an endless array of uses. Whether it is a potting shed for your garden, a child's playhouse, a space to watch the sunset or just a place to sit by the pond, this building is an asset to any landscape. It compliments any property as a combination guest house, meditation room, nature observation area, yoga studio, and sometimes, a study.

The front porch entices onlookers while a decorative sunburst attracts the eye. The sunburst is created with cedar clapboards and the roof is finished with a green metal. The siding is Eastern White Pine in a board and batten pattern.

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

Specifications

Square Footage: 160 sqft, 120 sqft Interior

Overall Dimensions: 10'10" W x 17' L x 10' 6" H

Recommended Foundation: 3"-4" Crushed Gravel

Floor: Two 6x6x16 Hemlock Skids

2x6 Hemlock Floor Framing 24" on center

3/4" CDX Plywood flooring

1" Hemlock Decking on Porch

4x10 Porch with 10x12 Interior Space

Walls: 4x4 Post and Beam wall frame

78" Wall Height

Doors: Single 3-0 JCS-built Door

Siding: 1" Pine Board and Batten siding

2" Rough Sawn Pine Front & Bearing Wall Fascia & Shadow

1" Rough Sawn Pine Corner boards, Door & Window Trim

Windows: Two 3x2 Hinged Barn Sash Windows

Two 2x2 Fixed Windows

Wood Louvered Vent

Roof: 2x6 Rafters 24" on Center

1x4 Strapping 20" on Center on Rear

6/12 Gable Roof Pitch

1x6 Rough Hemlock Exposed Collar Ties

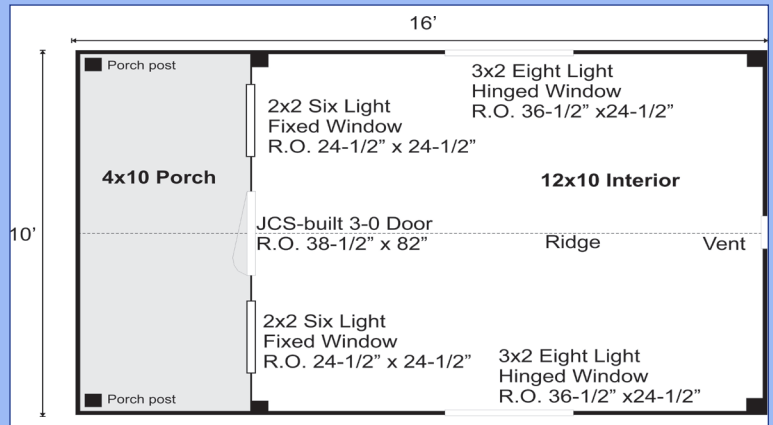
Corrugated Metal Roofing: 29 g Color: Evergreen

Porch: 40 sq/ft Porch with (2) 4x4 Hemlock Posts

Assembly Time: Two People, 30 Hours

Kit Weight: 3200 lbs

Shipping Cube Size: 44" W x 38" H x 192" L



Ask about Additional Options including...

Upgrade Windows to Insulated instead of Single Pane

Add a Cedar Flower Box (including liner and supports)

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 path.

Complete Kit

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes 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.

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.