



# 12x16 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 and is a stylish addition to any property. With 192 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.

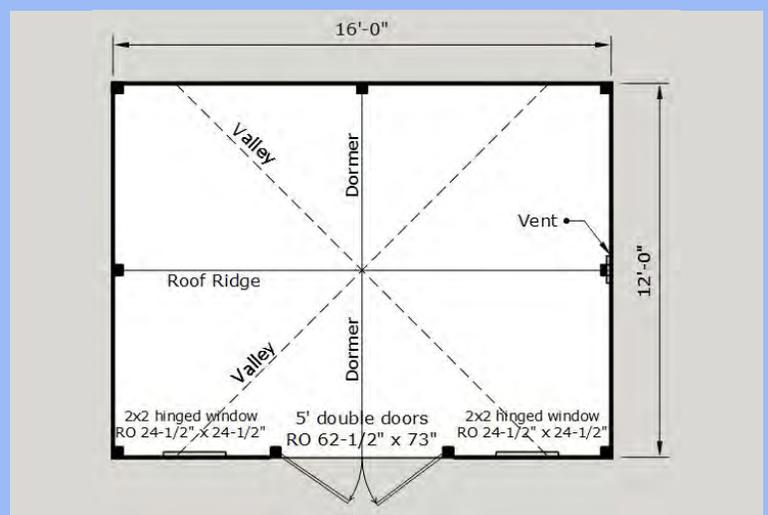
All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest solid New England lumber and plywood. We use no particleboard in our structures! Our buildings are handcrafted for long life and durability. New England weather can really put a wood garden shed or cottage to the test, and Jamaica Cottage Shop's products have proven to stand the test of time.

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

### Specifications:

- Square Footage:** 192 sq/ft
- Overall Dimensions:** 10'6" H x 13'2" W x 17'2"
- Recommended Foundation:** 6"-8" of crushed gravel
- Floor:** Two 4x6x16' Hemlock Skids  
2x6 Floor joists 24" on Center  
3/4" CDX Plywood Flooring
- Walls:** 71" Wall Height  
4x4 Post and Beam Wall Framing
- Doors:** 5' Double JCS-built 2" Thick Pine Doors  
3x5 Pressure Treated Ramp
- Windows:** Two 2x2 Hinged Barn sash windows
- Roof:** 6/12 Roof Pitch  
2x6 Rafters 24" on center  
Crossgable roof style  
1x4 Strapping 20" on center  
1x6 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:** 6000 lbs
- Cube Size:** 42"x66"x192"
- Estimated Assembly Time:** 44 hours



### 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.

### 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.