

COMPLETE Pre-Cut Kit



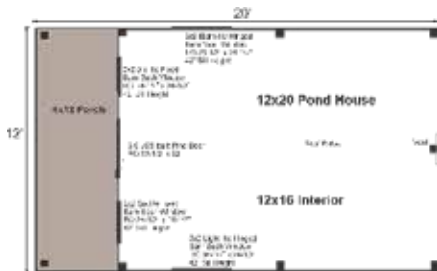
The Pond House is a picturesque little shack that adds such debonair and charm to any landscape. Tuck it between some trees or near your garden to use it as a pleasant kid's playhouse or garden shed. Add the porch railing and cedar sunburst entry to give it more zing!

12X20 POND HOUSE

STORAGE
SOLUTIONS



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SOLUTIONS



12X20 POND HOUSE COMPLETE PRE-CUT KIT

Base Area: 240 sq. ft.

Total Interior Area: 192 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
8–10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 21'D

Estimated Weight: 6500 lbs

Floor System

2 (qty) 6x6x20' Hemlock Skids

2"x6" rough sawn Hemlock
Joists 24" On Center

¾" CDX Plywood Floor Decking

1" rough sawn Hemlock Porch Decking

Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 82"

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door
& Window Trim & 2" rough sawn
Pine Fascia & Shadow Trim

Roof

Gable Roof Style

Roof Pitch: 4/12

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

2"x6" rough sawn Hemlock
Rafters 24" On Center

1"x6" rough sawn Hemlock
Exposed Collar Ties

1"x4" rough sawn Hemlock
Strapping 20" On Center

Corrugated 29g Metal Roofing,
Color: Evergreen

Door & Windows:

Door: 1 (qty) 3-0 JCS-built 2" Thick rough
sawn Pine Single Door, no ramp

Windows: 2 (qty) 2'x2' six-lite Fixed
Barn Sash Window, 2 (qty) 3'x2' eight-
lite Hinged Barn Sash Window

Additional Features

1 (qty) Wood Louvered Vent

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 26 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x144" Cube 2:
42"x50"x120" Cube 3: 44"x50"x146"

COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Additional Sizes:

10X14 | 10X16 | 10X20 | 12X20 | 12X24 |

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY
ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

POND.12X20.PCK

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