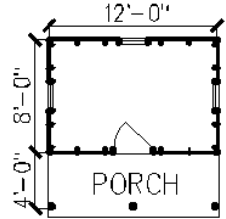
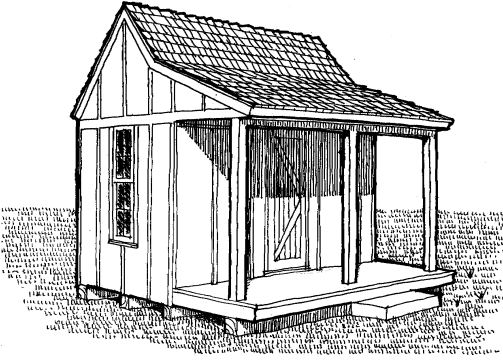


# Cabin Catalog

## Wilderness Cabins

Plan #CW96 Wilderness-1 \$49

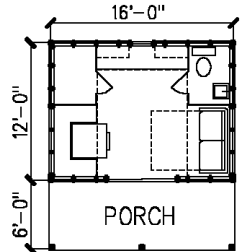
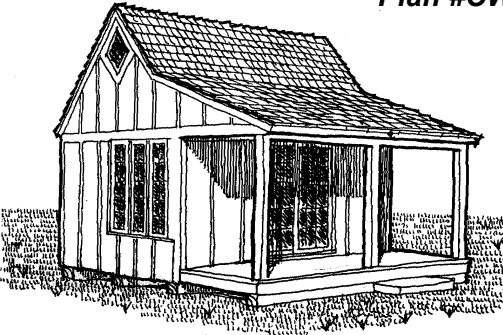
Copyright 1996 - Andrew Sheldon



*This little gem is built on pressure treated skids and requires no foundation. It is a perfect permanent substitute for a tent, small pool house, playhouse, garden shed, etc. It comes with a complete material list and is easily constructed by those with moderate building experience being built with 2x4's and plywood/batten siding. The total area is 96 sf.*

Plan #CW192 Wilderness-2 \$59

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*This design comes closer to an authentic cabin, with areas for kitchen, bath, and built-in eating. A sleep sofa or futon can serve Mom and Dad while the kids can sleep in the bunk lofts at each end. Or it could serve as a pool house, guest room, potting shed, etc. It is built with 2x4 stud walls, plywood/batten siding and requires no foundation. A material list is also included. The total area is 192 sf.*

# SHELDON DESIGNS, INC.

# **Welcome !**

*My name is Andy Sheldon. I am an architect and have been designing small houses and farm buildings for over 25 years. My mission at **SHELDON DESIGNS** is to provide you with beautiful, economical, easy-to-build designs with complete blueprints at reasonable prices. This catalog contains some of my favorite small buildings. Each design that I offer specifies standard building materials readily available at any lumber yard. (I also have a reasonable source for logs for my log designs)*

*When we receive your order, we will make every effort to process and ship within forty-eight hours. You should receive your detailed blueprints in approximately seven to ten days and your credit card will not be charged nor your check deposited until your plans are shipped. Your satisfaction is our highest priority. If you are dissatisfied in any way, you may return the order within 30 days for a full refund or exchange the plans for another design. If you have questions or need assistance, give us a call and we will try to help.*

*Any design can be modified to your particular needs, (I charge \$1.50/sf for this service). If you don't find exactly what you want, just drop me a note with your requirements, and maybe I can help.*

*Best regards,*



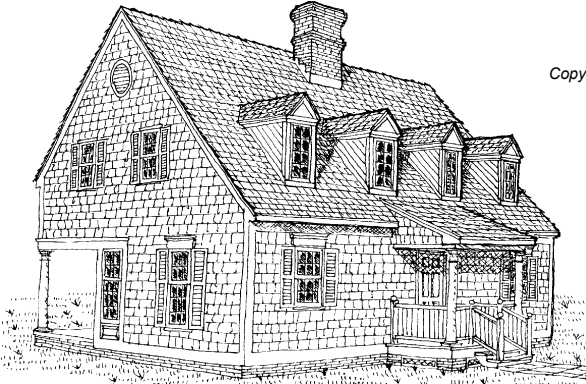
*Andy Sheldon*

**Customer Service: (609)683 - 4388 - 9:00am - 2:00pm Eastern Time**

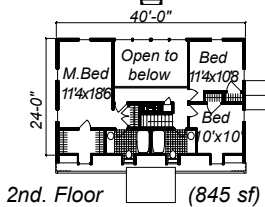
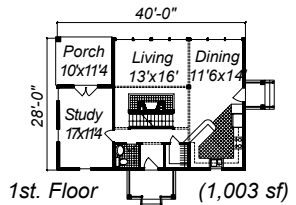
*This plan book and the designs herein have been copyrighted by Andrew Sheldon - 1999  
All Rights Reserved*

# Small Houses

## Plan #H101A 3 Bedroom - 2-1/2 Bath with Study \$99

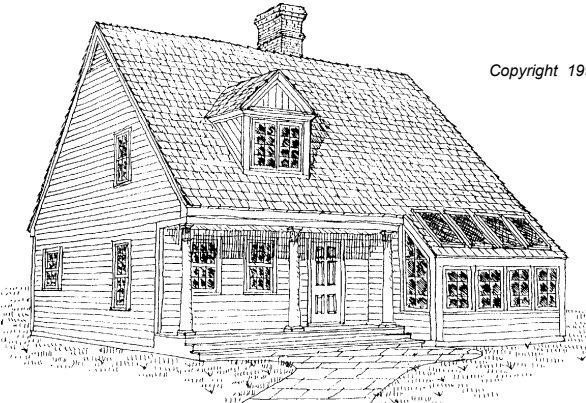


Copyright 1996 - Andrew Sheldon

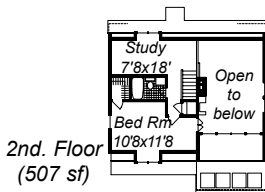
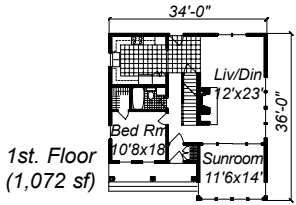


A traditional exterior surrounds an open flexible interior with a double-height central living space. A study (or guest bedroom) opens to a porch that can be easily screened. The master bedroom is separated from the other bedrooms for privacy and features a private bath. A full basement allows ample expansion and the side entrance can easily connect to a garage with a breezeway. The total finished area is 1,848 sf.

## Plan #H102A 2 Bedroom with Study \$99



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The spacious sunroom off the main cathedral living dining area is meant for comfortable living. The second-floor study can double as a third bedroom, and the full basement can easily be finished for a playroom or other purpose. The total finished area is 1,579 sf.

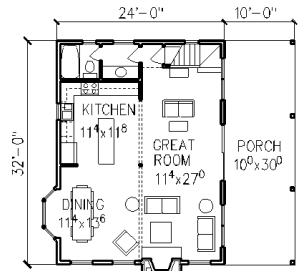
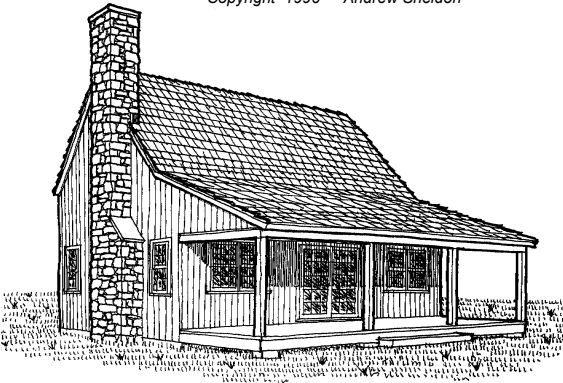
# Cabins

## Plan #C156

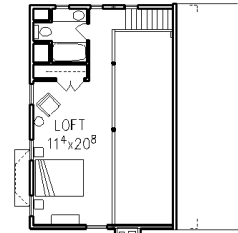
## 24' Classic Cabin-3

\$99

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1ST FLOOR (768sf)



2ND FLOOR (384sf)

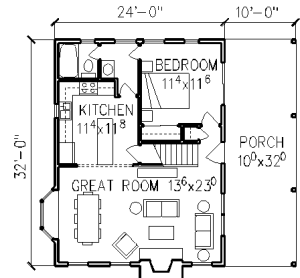
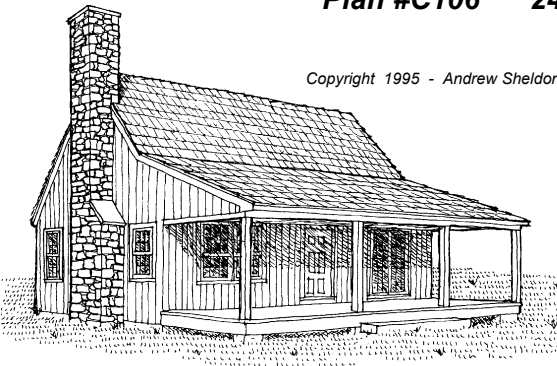
*This design is a combination of plans #C105 and #C106 in a 24ft. by 32ft. plan. There is a second floor bath, and the large loft could easily be divided into two bedrooms. The total area is 1,152 sf with a building height of 25'-6". Although designed for a crawspace, this plan can easily be built with a slab or basement.*

## Plan #C106

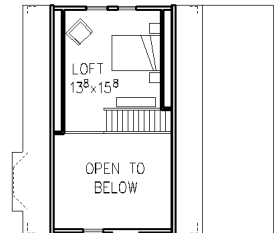
## 24' Classic Cabin-2

\$99

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1ST FLOOR (768sf)

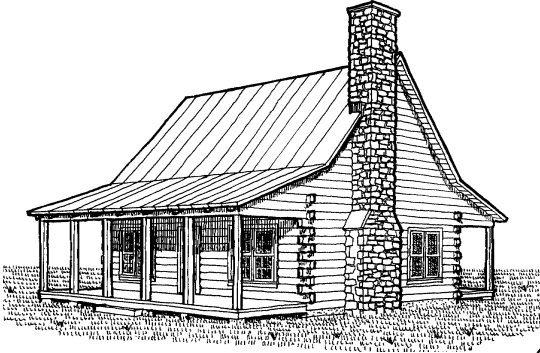


2ND FLOOR (212sf)

*This is a larger two bedroom version of the classic cabin style. It features a larger kitchen and a bedroom on the first floor. The second floor loft can be finished at a later date if desired. Although shown as open, the porch can easily be screened or glazed for extended season use. The total area is 980 sf with a building height of 25'-6". Although designed for a crawspace, this plan can easily be built with a slab or basement.*

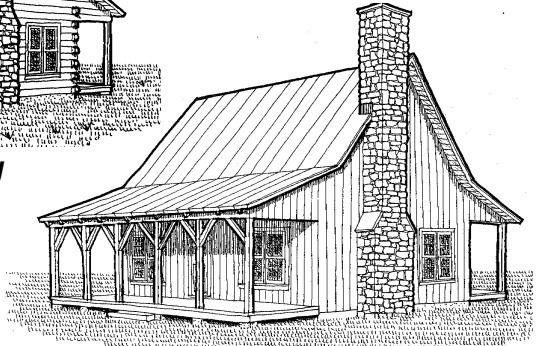
# Cabins

**Cohutta Classic Log & Stick-built \$149 each**

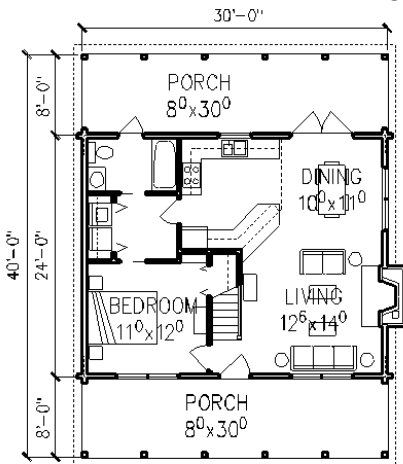


**#L980 Cohutta Classic Log**

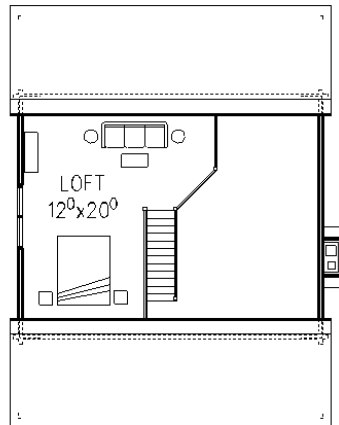
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**#C980 Cohutta Classic Stick-Built**



1ST FLOOR (720sf)



2ND FLOOR (240sf)

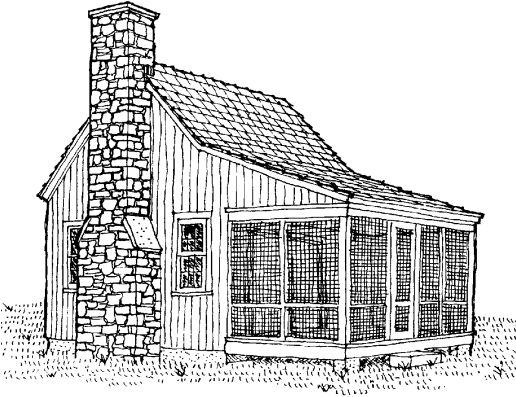
*This classic design originated in North Carolina by log expert Clinton Gray and is available both in a log design (#L980) and a conventional stick-built design (#C980). It exhibits the traditional one bedroom down with loft above and also has a separate laundry and utility space. It is built on a crawlspace foundation. An open beam framing system and metal roof complete the package. The total area is 980 sf with a building height of 24'-6". These blueprints come with a complete material list.*

# Cabins

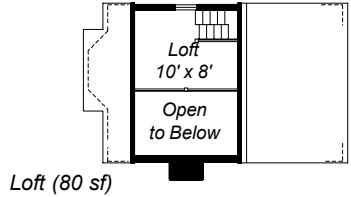
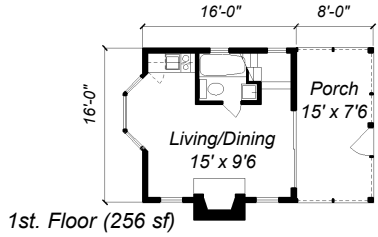
**Plan #C103**

**Classic Style Micro-Cabin**

**\$69**



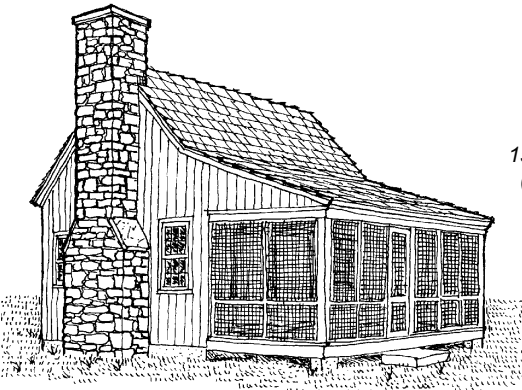
Copyright 1994 - Andrew Sheldon



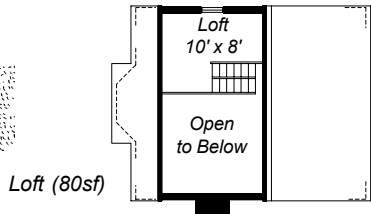
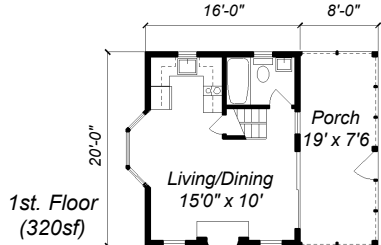
This is a micro version of the classic cabin measures 16' square with a porch across the front. Although designed for a crawlspace, it can easily be built on a slab or over a basement. A sleeping loft finishes this compact dwelling with a total of 336 sf.

**Plan #C102 Classic Style Mini-Cabin**

**\$79**



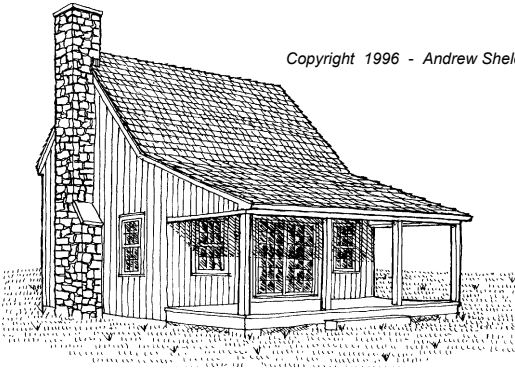
Copyright 1994 - Andrew Sheldon



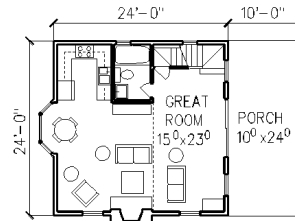
This mini cabin measures 16ft wide by 20ft long with a porch across the front. There is a sleeping loft above overlooking the main space below. The total area measures 400sf.

# Cabins

**Plan #C105    24' Classic Cabin-1    \$99**

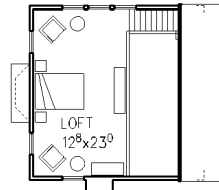


Copyright 1996 - Andrew Sheldon



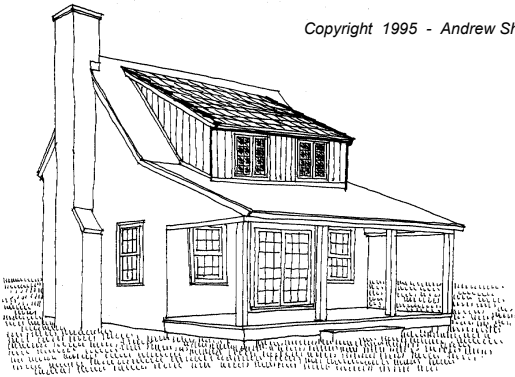
1ST FLOOR (576sf)

*This version of the classic cabin measures 24' square with a loft that can be used as a single area or divided into two areas as needed. The bay window creates a bright eating area. Although shown as open, the porch could easily be screened or glazed for extended season use. The total area is 904 sf with a building height of 25'-6". Although designed for a crawlspace, this plan can easily be built with a slab or basement.*

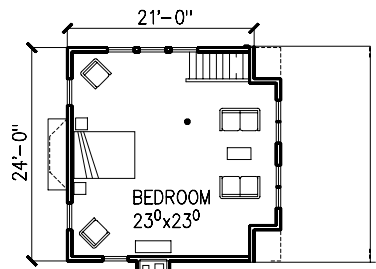


2ND FLOOR (328sf)

**Plan #C105-SD    Classic Cabin-1-Shed Dormer    \$19**



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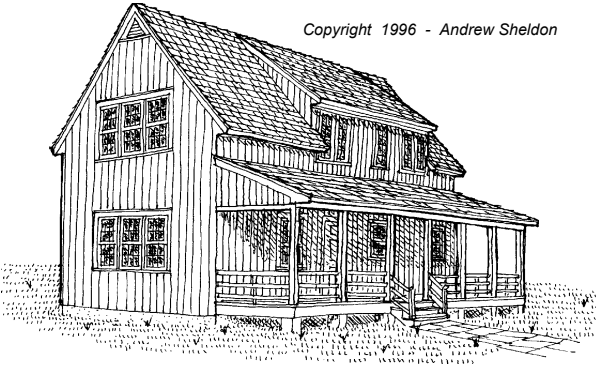


2ND FLOOR (489sf)

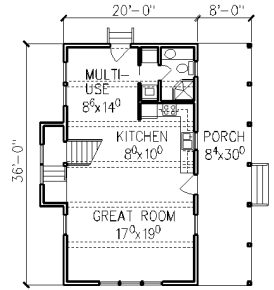
*This plan converts the loft of Plan #C105 to a full second floor grand bedroom through the addition of a shed dormer. The dormer makes the total area 1,065 sf. Note that this plan requires Plan #C105 and is not intended to be used by itself.*

# Cabins and Cottages

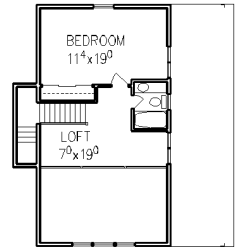
**Plan #C104 Alturus Pole Cabin \$99**



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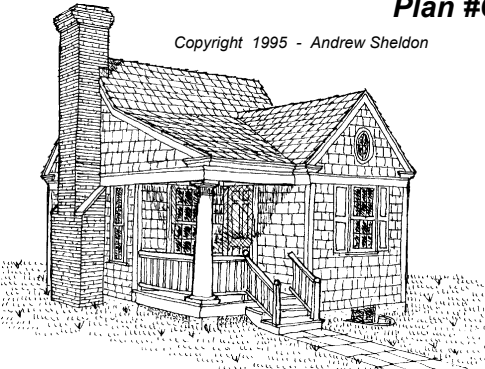
1ST FLOOR (720SF)



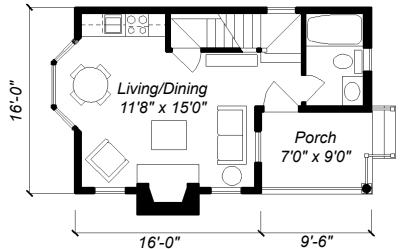
2ND FLOOR (480SF)

*This plan is based on a cabin designed for a customer in Alturas California. It is built using pole construction with 6x6 treated posts on 6' centers to minimize the disturbance to the site. The dormer gives full ceiling height to the second floor outside wall which otherwise is 4'. The Multi-purpose room could be partitioned into another bedroom if desired. The total area is 1,200 sf with a building height of 27'-6"*

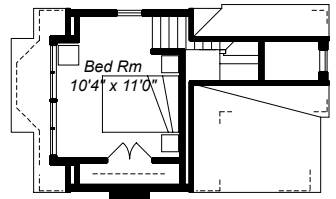
**Plan #CT103 16' Micro-Cottage \$79**



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1ST FLOOR (354 sf)



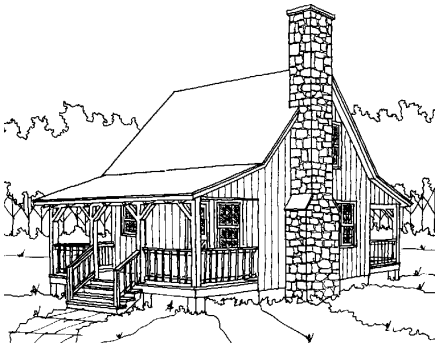
2ND FLOOR (170 sf)

*This design is similar to the Micro-Cabin but features a full second floor nestled under the roof with a shed dormer out the back that provides additional headroom. The bath is located outside the basic 16 ft. square which allows a larger main space. The total area is 524 sf with a building height of 18'-8". Although designed for a crawlspace, this plan can easily be built with a slab or basement.*

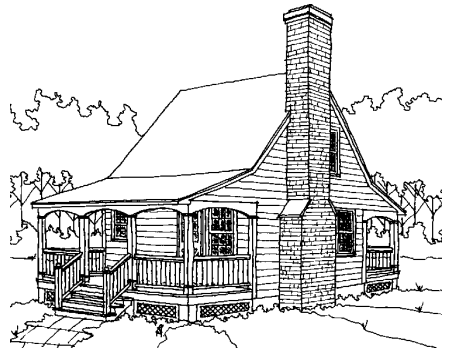


# Cabins and Cotages

The Sapphire - 20ft x 20ft Cabin \$149 Each



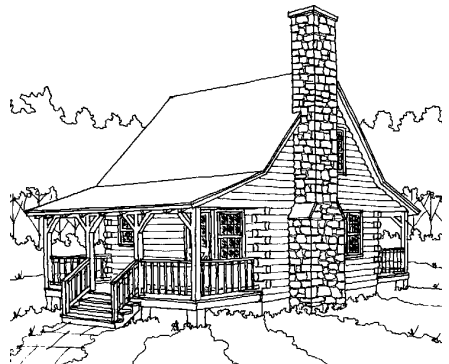
#C582 - Sapphire Cabin Style



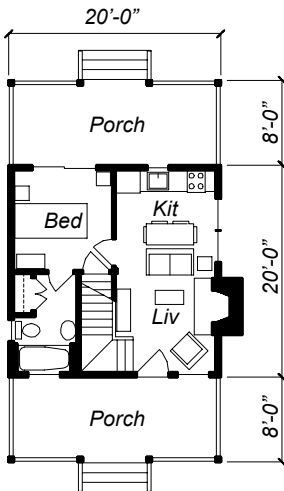
#CT582 - Sapphire Cottage Style

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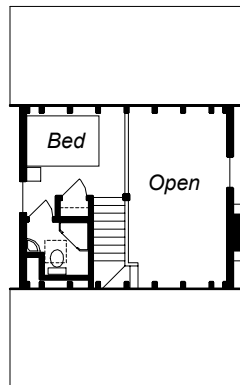
**A material list is available for this design.**



#L582 - Sapphire Log Style



1st. Floor (400 sf)

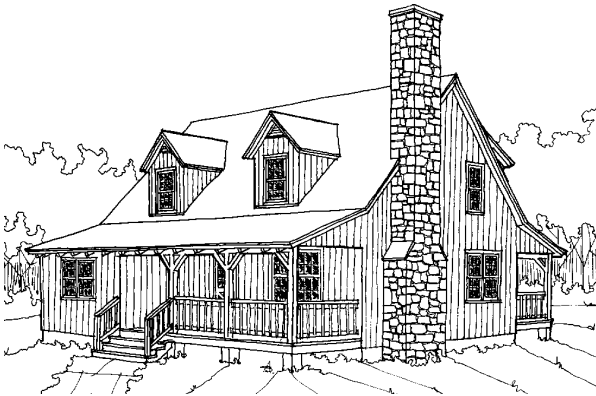


2nd. Floor (182 sf)

# Cabins and Cottages

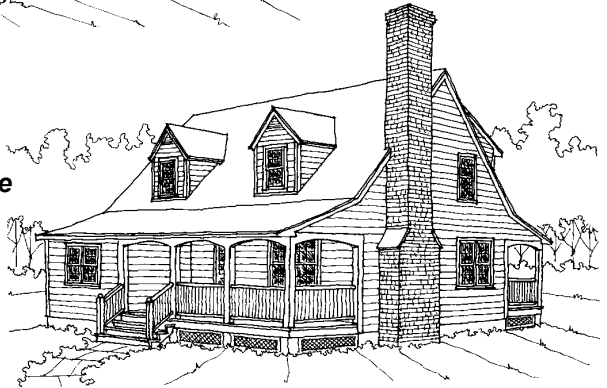
The Balsam Ridge - 1612sf. Cabin - \$149 Each

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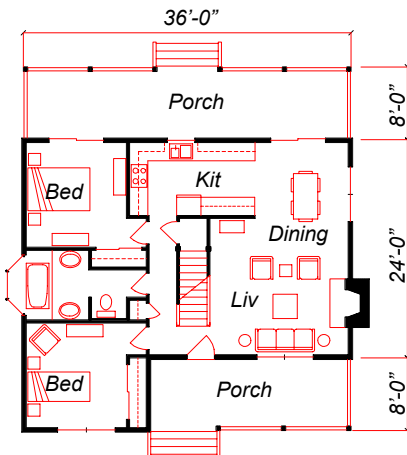


#C1612 - Cabin Style

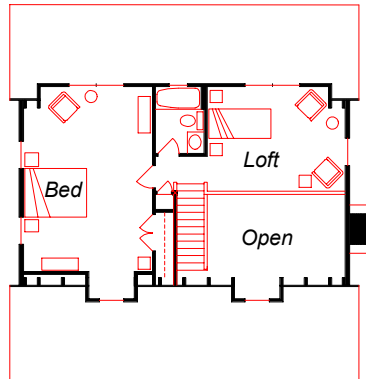
A material list is available for this design.



#CT1612 - Cottage Style



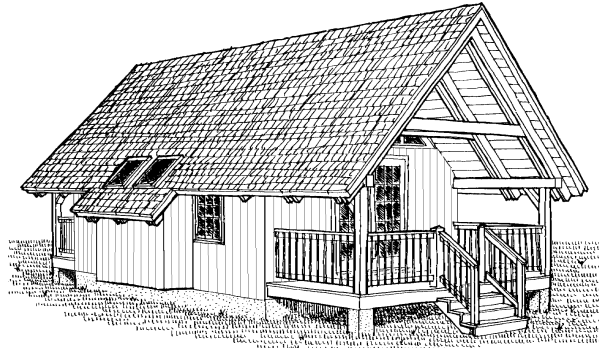
1st. Floor (1060 sf)



2nd. Floor (552 sf)

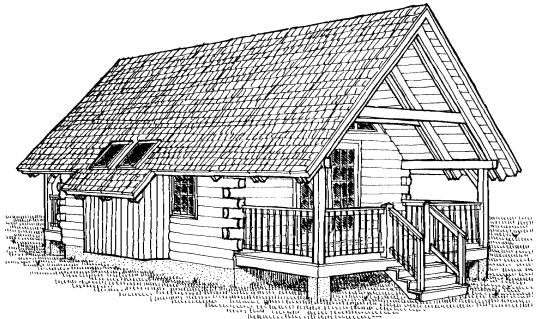
# Cabins and Cotages

16' x 24' Vacation/Rental Cabin \$119 Each

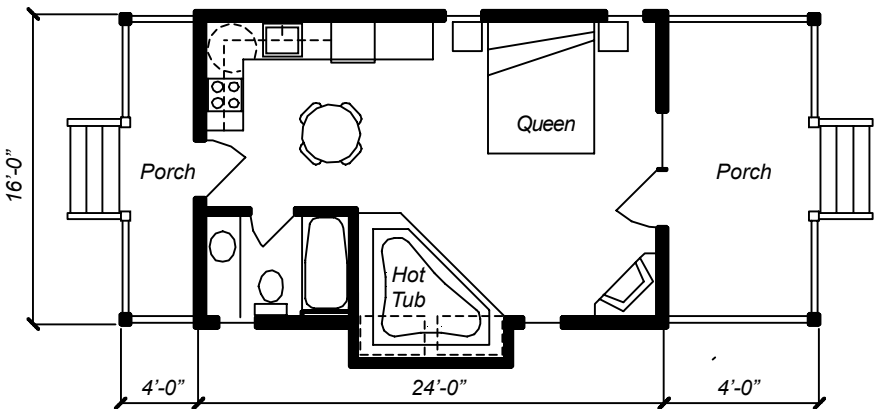


**#CV384 - Vacation Cabin Style**

*A material list is available for this design.*



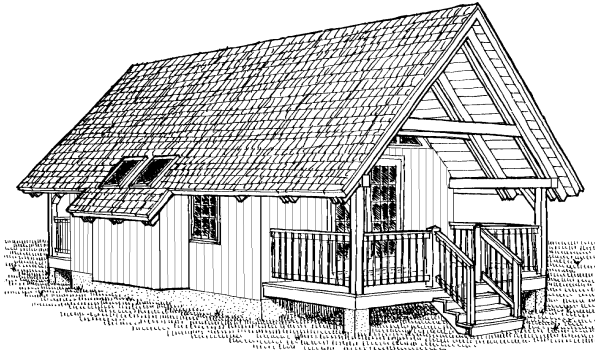
**#LV384 - Vacation Log Style**



**Floor Plan (384 sf)**

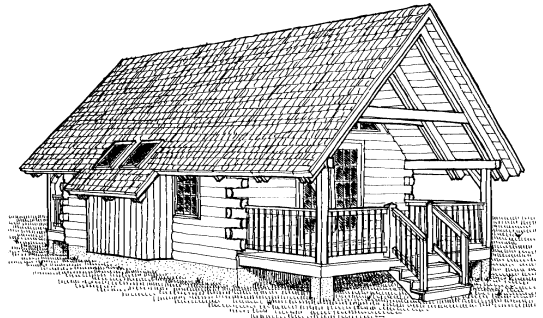
# Cabins and Cotages

16' x 28' Vacation/Rental Cabin \$119 Each

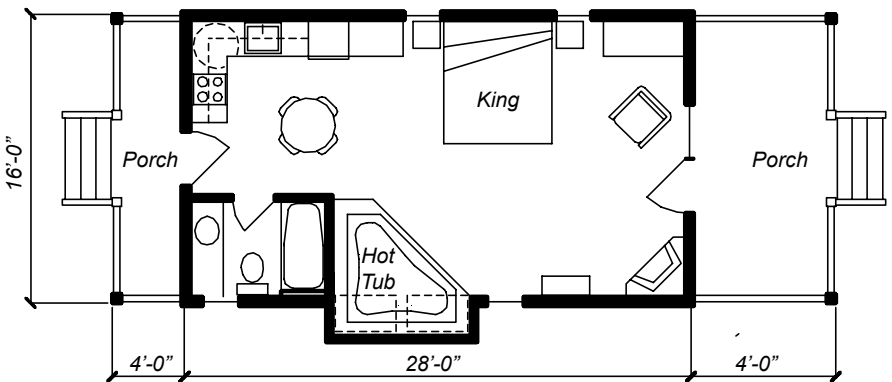


#CV448 - Vacation Cabin Style

A material list is available for this design.



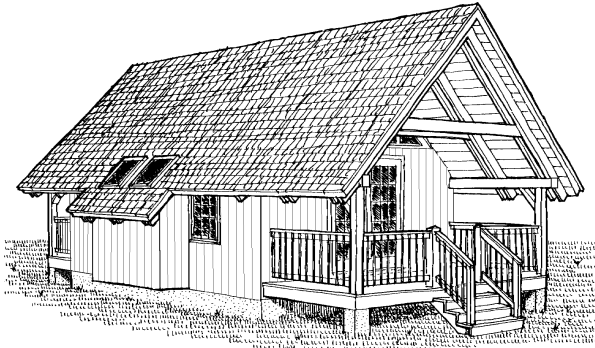
#LV448 - Vacation Log Style



Floor Plan (448 sf)

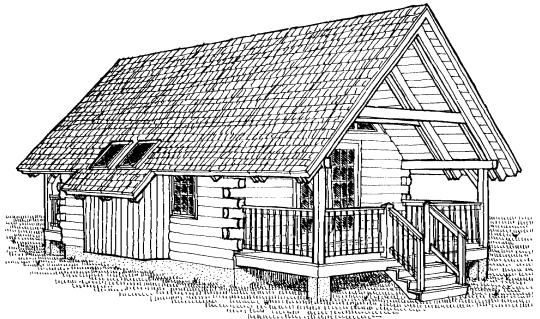
# Cabins and Cotages

18' x 24' Vacation/Rental Cabin \$119 Each

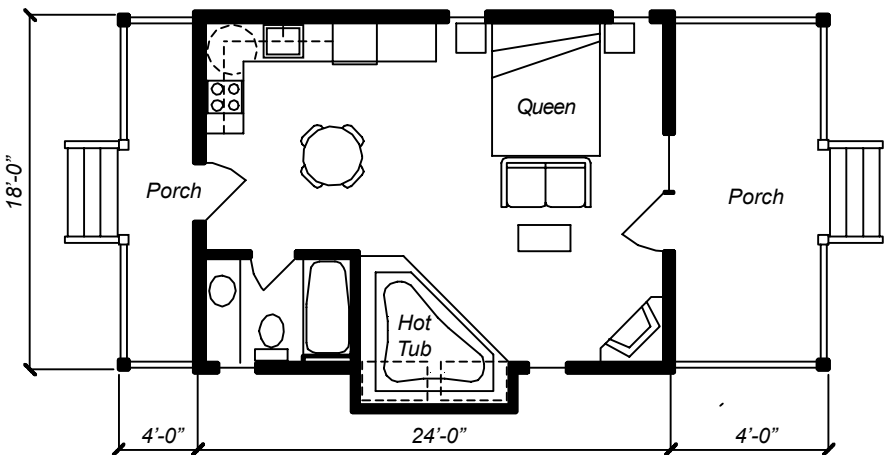


#CV432 - Vacation Cabin Style

A material list is available for this design.



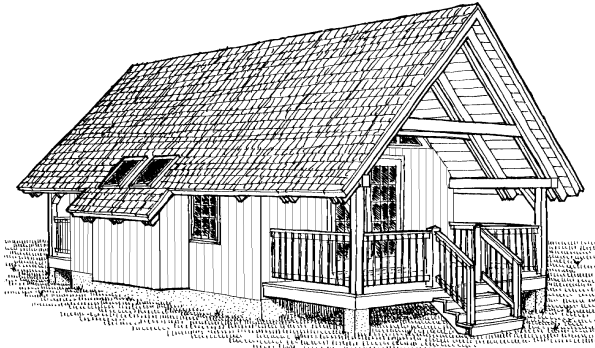
#LV432 - Vacation Log Style



Floor Plan (432 sf)

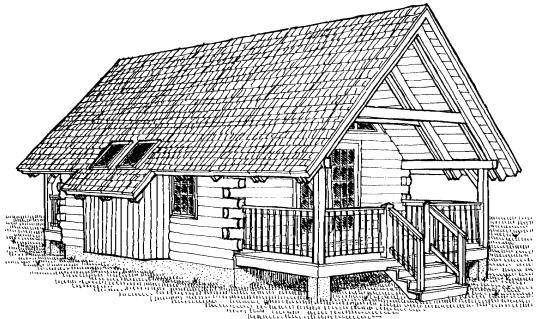
# Cabins and Cotages

18' x 28' Vacation/Rental Cabin \$119 Each

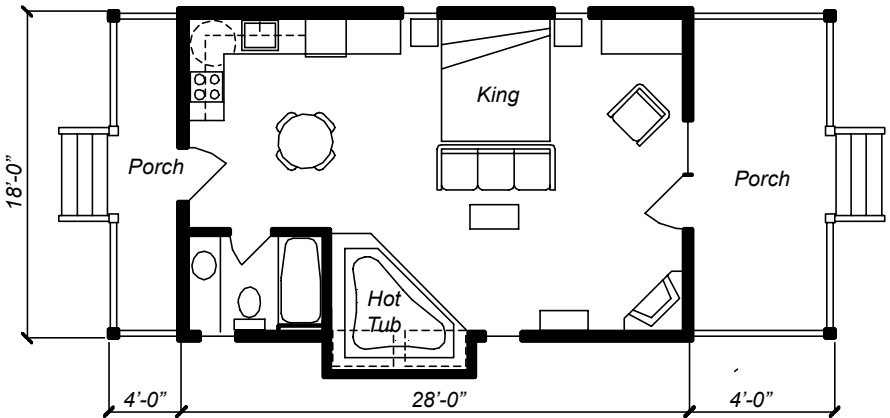


#CV504 - Vacation Cabin Style

A material list is available for this design.



#LV504 - Vacation Log Style



Floor Plan (504 sf)

# **What Others Say About Our Plans !**

*"... I wanted to tell you what a pleasure it is working with your blueprint drawings. They have a very nice crispness and clarity .... you handle notes and specifications in a manner that doesn't clutter the drawing."*  
(Doug Raynor, Raynor Woodworking)

*" It is a pleasure to have blueprints which are clear and informative."*  
(Glen Doyle, Doyle Builders)

*" ... the builder complemented your working drawings. They were explicit and easy to read."*  
(Peter Ritchie, Landscape Architect)

*"A colleague referred me, ... your barn plans are superb."*  
(J.S.B., MD)

*"We have found your drawings to consistently be of the highest quality in terms of clarity, content, detail, creativity, comprehensiveness, and value. Your attention to detail assures that the client knows what he or she is receiving, the builder knows what he or she is building, and I know what I'm supplying. "*  
(Keith B. Coleman, Hamilton Supply Company)

## **Hints for Your Success**

*The pictured designs have been developed and issued without knowledge or reference to a specific geographic or municipal location and therefore we cannot guarantee local code compliance or individual interpretation of the code. It is the owner's responsibility for full compliance with all governing code requirements for the geographic and municipal area in which this design is to be built, The drawings and specifications are intended to be a general guide and outline for an experienced builder of the intent of what to construct. It is expected that those performing the work understand and know the details of their craft and have the ability and expertise to construct the designs described herein and work out certain construction details on site. If you have never attempted to construct a building of the scope of these designs, I recommend that you get professional help.*

# **Construction Costs**

*From conversations with customers across the country, we have heard a very wide range of square foot costs. This is probably due to many of you building our designs yourself, whereas others are using a general contractor. The range we have been told is from \$25/sf to \$250/sf. The lower figures are coming from rural warmer areas where our cabins are self built and used as “weekend retreats”, un-insulated, with very rustic and inexpensive finishes. The larger figure represents contractor built retail costs in more expensive metropolitan areas. These buildings typically are used as guest cottages with a high level of finishes. As you can imagine a little guest house on a Beverly Hills estate will cost much more than a rustic hunting retreat in a rural wilderness.*

*Builders also tell us that a project is about ½ materials and ½ labor, so if you are performing your own labor that should give you a start. The building shell (less finished, plumbing, electrical, and heating) also seems to be ½ the total cost. We recommend that you call several builders or appraisers in you area and ask for a square foot range for the building type you are interested in. After several calls, the same numbers will keep popping up. Local knowledge is always the best.*

## **Materials Lists**

*Material lists are available for some of our plans. The more recent designs have material lists available and as we get time, we will develop material lists for the older plans. Each design in the catalog will say if a material list is available. If there is no mention of a material list for a particular design, one is not available.*

*Our plans are very specific with respect to the shell materials, and most building supply houses can do a take-off and supply you with material costs. The finish materials such as lighting, floor finish, plumbing fixtures, tile, etc. is left to the owner to select the specific brands, colors, etc.*



# **Modifying our Designs**

*Our plans have been designed to take into consideration your need to modify and change our designs to make the building fit your exact requirements. Changes such as are listed below can be easily made by you or your builder.*

*Add, delete or relocate a window or door.*

*Change swinging doors to sliding barn-type doors.*

*Change roofing materials. (shingles, metal, etc.).*

*Change siding material (horizontal, barn-board, board-&-batten).*

*Change roof pitch (although this will affect the design concept).*

*Finish off a loft for a studio or office.*

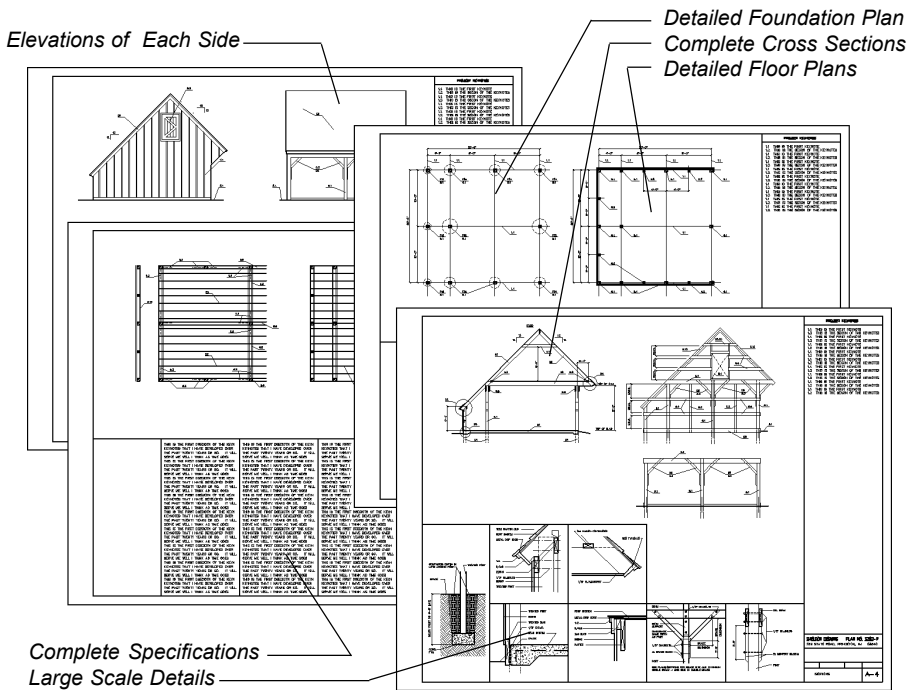
*Add or eliminate animal stalls.*

*Change the use of the building.*

*Any of the above can change the character of the design to meet your needs. A barn-style becomes colonial with a change to bevel horizontal siding, and becomes part of the house when connected with a breezeway. Or a traditional garage becomes a farm storage building with door and siding changes. The possibilities are literally endless.*

*If you don't see what you need or have questions about how a design can be adapted to your requirements, please give me a call, and I can probably help. Depending upon the requirements of your municipality, sometimes a quick phone conversation can solve the problem, other times a sketch is all that is needed. Custom designs or significant changes are available at a cost of \$1.50/sf of floor area.*

**Customer Service: (609) 683 - 4388  
9:00am - 2:00pm Eastern Time**



All designs and plans have been copyrighted.

## What Your Blueprints Include

Your detailed blueprints include a foundation plan, floor plans, building sections, elevations of each side, and large scale details geared to make the building easy-to-build. You also get locations of electrical outlets, switches and lighting fixtures.

## Local Codes and Restrictions

All the plans meet the CABO 1 and 2 Family Dwelling Code or the BOCA national code at the time the plans were made. Although designed under these nationally recognized codes, local variations, modifications, and interpretations make it impossible for us to guarantee compliance with every requirement of each locality.

## Important Hints for Your Success

Because of varying conditions and local requirements, the heating and detailed plumbing design and engineering are not included and should be provided by local professionals familiar with your area. You should also make sure you have your local building professional review the plans to ensure compliance with all the local building and zoning codes, local ordinances, building and structural conventions, and any other local restrictions that might apply.

## How to Order

After you have chosen the design(s) you want to order, fill in the order form as indicated then call, fax or mail your order to us.

**Only if you are having the plans shipped to New Jersey, be sure to include the 6% sales tax.**

## How Many Sets Do You Need ?

One set is handy to study the design and construction details. If you plan to obtain cost estimates or build right away, you will need more sets. In addition to a set for yourself, you will typically need two for the building department, and two or more for the contractor.

## Additional or Reverse Sets:

Additional sets or reverse prints of the same design are only \$15.00 if ordered within 30 days of your original order.

## 30-Day Money-Back Guarantee:

If you are not satisfied for any reason at all, simply return the order within 30 days for a full refund. If you prefer, you can exchange the plans for a different design and you will be credited the amount of the items returned.

# Order Form

## Important Hints for Your Success

Because of varying local conditions/requirements, you should make sure you have your local building professional review the plans to ensure compliance with all the local building/zoning codes and ordinances, building and structural conventions, and other local restrictions that might apply.

## Ordering is Easy!

Qty	Plan Number and Description	Each	Total

<b>Additional Sets \$15:</b>	Subtotal	
Additional sets or reverse prints of the same design are only \$15 if ordered within 30 days of your original order.	NJ 6% Tax	
	Shipping	4.00
	<b>Total Order</b>	

## 30 Day Money-Back Guarantee

If you are not satisfied for any reason, simply return the order within 30 days for a full refund. If you prefer, you can exchange the plans for a different design and you will be credited the amount of the returned .

**Order by Phone: 800-572-5934**

**By Fax: 609-683-5976**

or send payment to:

**Sheldon Designs**

1330 Rt.204-#204 Skillman, NJ 08558

**Order Data**  Check  Money Order  Credit Card

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Credit Card Data**  M.C.  Visa  Amex  Disc

Card Number \_\_\_\_\_ Expires \_\_\_\_\_

Signature \_\_\_\_\_ Telephone \_\_\_\_\_