

10x12 Pool House Layout Sheet

Dimensioned clearances and shared plumbing plans for your backyard oasis

Maximize your compact footprint with these exact fixture clearances and pass-through bar measurements. Always submit your dimensioned layout to the local building office early to ensure a smooth build.

● Key Clearances & Dimensions

10x12 ft

Compact pool house layout footprint

48 in

Standard outdoor shower valve height

24 in

Eave over the serving ledge

9 sq ft

Floor space saved by pocket door

30 in

Min. open floor space at sink

Shared Wet Wall Savings

The shower backs the sink through one shared 2x6 wall. Run a single cold line and insulate heavily with closed-cell foam to prevent winter bursts.



● Smart Build Details

- 1 Slide door, gain bench** Install a coral pocket door on heavy-duty tracks to reclaim the entryway for a light oak bench.
- 2 Cedar slats on gravel** Skip the sloped concrete pan. Layer wood over a deep gravel pit; lift twice a year to maintain.
- 3 Protect the drop zone** Use marine-grade stainless steel hooks and seal the bench with three coats of exterior-grade polyurethane.
- 4 Manage roof runoff** Install a seamless aluminum gutter along the fascia board to protect guests seated beneath the extended overhang.

● Bar Height & Stool Sizing

Find your row: **Your Counter Type**

Your Counter Type	Your pick	Why
Dining Height	18-inch stool	For a 30-inch ledge
Counter Height	24-inch stool	For a 36-inch ledge
Bar Height	30-inch stool	Pass-through at 42 in

● Pre-Build Site Checks

- Verify property line setbacks and HOA height restrictions before breaking ground.
- Check local permit thresholds for 120-square-foot structures to avoid forced redesigns.
- Confirm 12 inches of knee clearance beneath the serving bar ledge.
- Ensure extra blocking is inside the pocket cavity to prevent siding bowing.
- Source synthetic resin wicker baskets and acrylic glassware for safe outdoor storage.

● Build Notes & Measurements

Enjoy building your beautiful backyard retreat, and cheers to many sunny pool days ahead!