



## 16 x 20 Vermont Cottage

Call toll-free: 1.866.297.3760

A cozy feeling overcomes one when you sit on the porch of this cottage. A charming one-room cabin or large storage shed kit, with a 8x12 loft is a wonderful addition to your backyard as a kid's playhouse, pool house, guesthouse, workshop, cabana or artist studio retreat. The loft space allows for added storage of seasonal items and or a sleeping area. With more room and character than a yurt, the building beckons onlookers to investigate and welcomes individuals to venture within.

Hand made in Vermont, from native rough sawn hemlock and pine lumber, the package includes all fastening hardware, metal roofing and step by step plans. Rugged post and beam techniques passed down through the centuries are being applied to pre cut and notch this cabin kit into a sturdy picturesque retreat reminiscent of old New England. Have your own Vermont cabin in the woods in your backyard.

The 16x20 Vermont Cottage will be delivered curb side by common carrier. It is recommended to have helpers on hand to unload. Basic carpentry tools are required; the kit is geared to intermediate carpentry skills. Technical support is provided via our toll free support line. Cabin kit takes approximately two people forty hours to assemble. Step by step plans may be purchased separately. The cottage kit in the picture has been customized to include vintage 1800's factory salvaged windows, white cedar shingle siding with painted Essex green trim.

### Specifications:

Included in the Kit: All fastening hardware, step by step plans

Square Feet: 320

Floor: Three 6x6x20 hemlock skids, 2x6 hemlock floor framing

16" on center, 3/4" CDX plywood interior floor

Walls: 4x4 post and beam wall framing, 4x4 angle braces,

4x4 rough hemlock porch posts

Door: 3'0" JCS with 16"x21" window and black thumb latch

Barn Sash Windows: Single pane true divided lights, one six light 24"x24" opening hinged window with screen,

four ten light 48"x24" opening hinged window with screen

Loft: 2x6 joists, 1x8 smooth ship lapped pine floor, 2x4 ladder access

Roof: Overall height 14'6", 2x6 rafters 24" on center, 2x6 rough hemlock exposed collar ties, 1x4 strapping 20" on center, 8/12 pitch gable roof matching 12" overhangs on all sides, green corrugated metal roofing

Siding: 1" board and baton siding, 1" rough sawn pine trim includes corner boards, fascia, and shadow boards, no soffit

Porch: Four foot porch w/ 12x20 interior space, overall dimensions 16x20, 1" rough sawn hemlock decking on porch

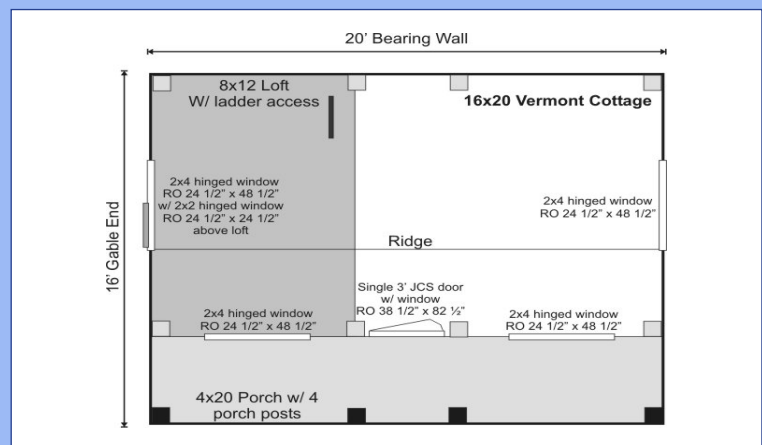
Kit Weight: 9,900 lbs

Shipping Cube Size: #1 44" W x 40" H x 144" L

#2 44" W x 40" H x 188" L

Assembly Time: Two people forty hours

Recommended Foundation: 18'x22" pad compacted crushed stone 8-12" deep



### Plans

\$50.00

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

\$12,999

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

