



## 16x24 Vermont Cottage - Option A

Call **Toll-FREE: 1.866.297.3760**

A cozy feeling overcomes one when you sit on the porch of this cottage. This charming one-room cabin with a 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 necessary for assembly. Rugged post and beam techniques passed down through the centuries are at the foundation of this sturdy, picturesque retreat reminiscent of old New England. Have your very own "Vermont cabin in the woods" in your backyard.

The 16x24 Vermont Cottage will be delivered curb side by common carrier. It is recommended to have helpers on hand to unload. The kit is geared for those with beginner carpentry skills, and basic carpentry tools are required. Technical support is provided via our toll-free support line. The cabin kit takes approximately two people forty hours to assemble. Step-by-step plans may be purchased separately as well. The cottage kit in the picture has been customized to include vintage 1800's factory salvaged windows, white cedar shingle siding, and painted with Essex green trim.

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

### Specifications:

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

**Square Feet:** 464 total. 96 loft, 288 interior, 80 porch

**Floor:** Three 6x6x24 hemlock skids  
2x6 Rough Sawn Hemlock Floor Framing, 16" on Center Joists  
3/4" CDX Plywood Interior Floor

**Walls:** 4x4 Post & Beam Wall Framing  
4x4 Rough Sawn Hemlock Porch Posts  
128" Front Wall height, 96" Rear Wall height, 96" Porch Wall height

**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 screens

**Loft:** 8x12 Loft  
2x6 Joists 24" on center  
1x8 Smooth Ship Lapped Pine Floor  
2x4 Ladder Access

**Roof:** Overall height 14'6", 2x6 rafters 24" on center  
2x6 Rough-sawn Hemlock Exposed Collar Ties  
1x4 Strapping 20" on center  
8/12 Pitch Gable Roof Matching 12" overhangs on all sides  
29 Gauge Corrugated Metal Roofing, Color: Evergreen

**Siding:** 1" Rough Sawn Pine Board & Batten siding  
1" Rough Sawn Pine Corner, Fascia, and Shadow Trim, no soffit

**Porch:** 4x20 Porch  
4x4 Rough Sawn Hemlock posts  
1" Rough-Sawn Hemlock Decking

**Kit Weight:** 9,900 lbs

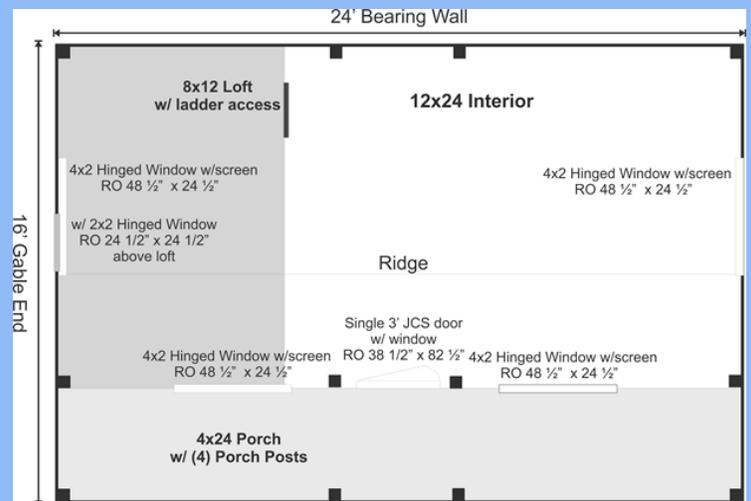
**Shipping Cube Size:** #1 - 44" W x 44" H x 144" L  
#2 - 44" W x 44" H x 192" L

**Assembly Time:** Two people, Forty Two Hours

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



**Option A**  
Bearing Wall Porch



### Additional Options

Envitolet Santerra X10 Composting Toilet	\$2,215
Roof Color Change	\$50.00
Solar Package	\$2,481
Insulation Package	\$9,999



**Option C** Gable Porch



**Option B** No Porch

**Plans \$50.00**

Jamaica Cottage Shop, Inc. engineered the plans for you 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 \$15,599**

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.

Visit [www.JamaicaCottageShop.com/16x20vc.asp](http://www.JamaicaCottageShop.com/16x20vc.asp) for more details