



## 16x24 Vermont Cottage - Option C

Call toll-free: 1.866.297.3760

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 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.

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

### Specifications:

**Square Footage:** 512 total, 320 interior, 128 loft, 64 porch

**Overall Height:** 14'6"

**Recommended Foundation:** 18'x26' Pad of Compacted Crushed Stone 8-12" Deep

**Floor:** Three 6x6x24' Hemlock Skids  
2x6 Hemlock Floor, Framing 16" on center joists  
3/4" CDX Plywood Interior Floor

**Walls:** 4x4 Post & Beam Wall Framing  
90" Front Wall Height, 96" Rear Wall Height

**Door:** Single 3'0" JCS-built Door with 16"x21" Window

**Barn Sash Windows:** (Single Pane True Divided Lights)  
One 2x2 Six-light Hinged Barn Sash Window with Screen  
Four Pairs of 2x4 Hinged Windows with Screens  
Two 4x2 Hinged Windows with Screens

**Loft:** 8x16 Loft above Porch. Loft height 96"  
2x6 Rough Sawn Hemlock Joists 24" on center  
1x8 Smooth Ship Lapped Pine Floor  
2x4 Ladder Access

**Roof:** 2x6 Rough Sawn Hemlock 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

**Porch:** 4x16 Porch  
4x4 Rough Sawn Hemlock Posts  
1" Rough Sawn Hemlock Decking on Porch

**Siding:** 1" Rough Sawn Pine Board and Batten Siding  
1" Rough Sawn Pine Trim includes, Corner Boards, Fascia, and Shadow Boards. No Soffit

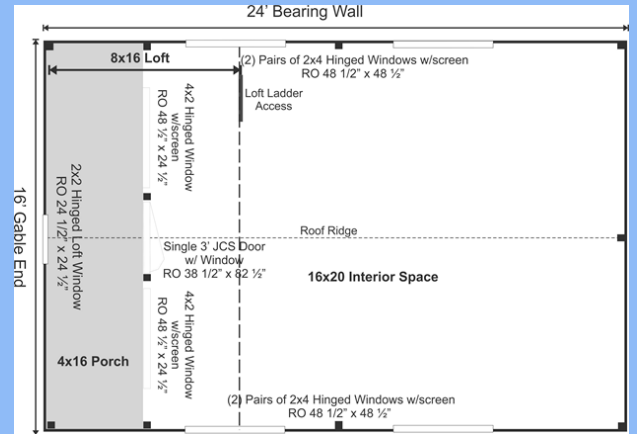
**Kit Weight:** 11,800 lbs

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

**Assembly Time:** Two People Forty Two Hours



**Option C**  
Gable Porch

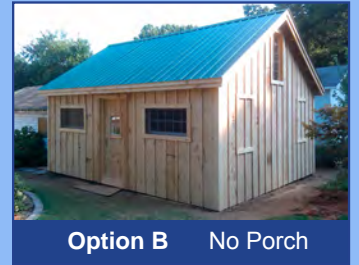


### Additional Options

|  |             |
|--|-------------|
| Envirolet Santerra X10 Composting Toilet | \$2,215     |
| Roof Color Change                        | \$50.00     |
| Solar Package                            | \$2,481     |
| Insulation Package                       | \$10,055.08 |



**Option A**



**Option B** No Porch

**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 \$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