Another new Tiny House design from Jamaica Cottage Shop cozy enough to be used as a cottage, tiny house, guesthouse, kid's bunkhouse, or hunting cabin, or use it for that home work shop, artist studio, pond house or even country garden shed.

The cabin is built with a steep 12/12 pitch roof and with the full 8’ walls and 60 square foot loft, that makes this design much more liveable than the square footage would indicate. Add our insulation package and wood stove roof flashing to make this cabin ready for 4-season use. It includes the 6x16 Covered Porch which makes it even more comfortable both inside and out. Don’t want the porch? We have you covered - check out our new 10x16 Harvester Cabin.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability.

**Included with Kit:**  * All Fastening Hardware  
* Step-by-Step Plans

**Specifications:**

- **Square Footage:** 256 sq ft; 160 sq/ft Interior; 96 sq/ft Porch
- **Overall Dimensions:** 17’2” W x 16’ 8” L x 14’ 9” H
- **Foundation Recommendation:** 6”-8” Crushed Gravel
- **Floor:** Three 6x6x16’ Hemlock Skids  
  2x6 Hemlock Floor Framing; 24” on center  
  3/4” CDX Plywood Interior Floor Decking  
  Base Floor Weight Rating: 25 lbs sq/ft
- **Walls:** 4x4 Post & Beam Wall Framing  
  10” Wall Heights
- **Doors:** (1) Single 3-0 JCS-built rough sawn Pine Door, no window, no ramp; right-hand in-swing
- **Windows:** Two 3x2 eight-lite Hinged Barn Sash Windows  
  One 2x2 six-lite Hinged Barn Sash Window in Loft
- **Siding:** 1” Pine Board and Batten  
  1” Rough Sawn Pine Trim includes Fascia & Shadow Trim  
  2” Rough Sawn Pine Trim includes Corner boards, Door & Window Trim
- **Roof:** 2x6 Rough Sawn Hemlock Rafters; 24” on Center  
  1x4 rough sawn Strapping; 20” on Center on Rear  
  12/12 Gable Roof Pitch  
  1x6 Rough Sawn Hemlock Exposed Collar Ties  
  Metal Roofing: 29g Corrugated: Evergreen
- **Loft:** 60 sq/ft loft w/ Ladder  
  2x4 Rough Sawn Hemlock Joists; 24” on center  
  Smooth Pine Shiplap Loft Decking  
  Loft Weight Rating: 10 lbs sq/ft
- **Porch:** 96 sq/ft Porch w/Floor & (3) 4x4 Hemlock Posts  
  2x6 Rough Sawn Hemlock Rafters; 24” on center  
  2x6 Rough Sawn Hemlock Joists; 24” on center  
  2” Rough Sawn Hemlock Board Decking  
  3/12 Shed Roof Pitch for Porch
- **Kit Weight:** approx 7000lbs
- **Shipping Cube Size:** 42”x50”x192” 42”x48”x120”
- **Assembly Time:** approx Two People, 40 hours

**Additional Options**

- 6” Woodstove Roof Flashing  
  Roof Color Upgrade  
  Architectural Asphalt Shingle Roofing  
  Insulation Package

Insulation package: replaces standard barn sash windows/door with Insulated Vinyl Windows and Insulated 9-lite Steel Door; includes 1” rough sawn pine roof sheathing, fiberglass insulation and vapor barrier in floor / walls / roof, 3/8” plywood for flooring insulation support, and vertical shiplap pine interior wall/ceiling sheathing.

**Photo may not depict exact standard option. See floor plan below and specs to the left.**

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.

**Pre-Cut Kit**

The rough sawn native VT lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows and doors are included as well as the step-by-step DIY plans. The kit is geared to a do-it-yourself homeowner with a basic knowledge of carpentry. Please note: this kit is currently in trial stages and discrepancies will exist. On-site cutting may be necessary. Please contact our office for tech support and to inform of any inconsistencies.