



16x20 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 16x20 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: 448 total, 256 interior, 128 loft, 64 porch

Overall Height: 14'6"

Recommended Foundation: 18'x22' Pad of Compacted Crushed Stone 8-12" Deep

Floor: Three 6x6x20' Hemlock Skids
2x6 Hemlock Floor, Framing 16" on center joists
3/4" CDX Plywood Interior Floor

Walls: 4x4 Post & Beam Wall Framing
4x4 Angle Braces
90" front wall height, 96" rear wall height

Door: Single 3'0" JCS-built Door with 16"x21" Window and Black Thumb Latch

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 Joists 24" on center
1x8 Smooth Ship Lapped Pine Floor
2x4 Ladder Access

Roof: 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
29 Gauge Corrugated Metal Roofing, Color: Evergreen

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

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

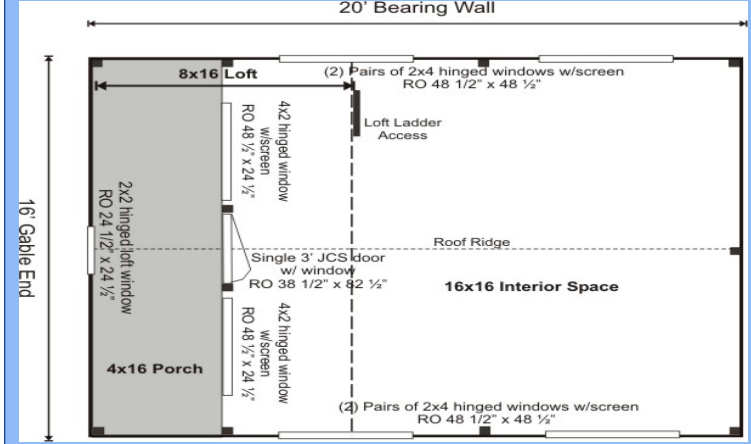
Kit Weight: 9,900 lbs

Shipping Cube Size: Cube #1 44" W x 40" H x 144" L
Cube #2 44" W x 40" H x 192" L

Assembly Time: Two People Forty Hours



Option C
Gable Porch

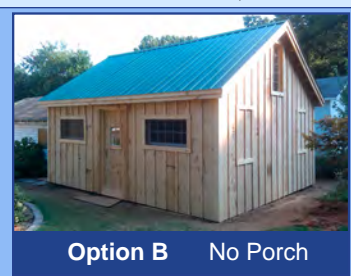


Additional Options

Envitolet Santerra X10 Composting Toilet	\$2,215
Roof Color Change	\$50.00
Solar Package	\$2,481
Insulation Package	\$8,432



Option A



Option B No Porch

Plans \$49.95

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.