

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

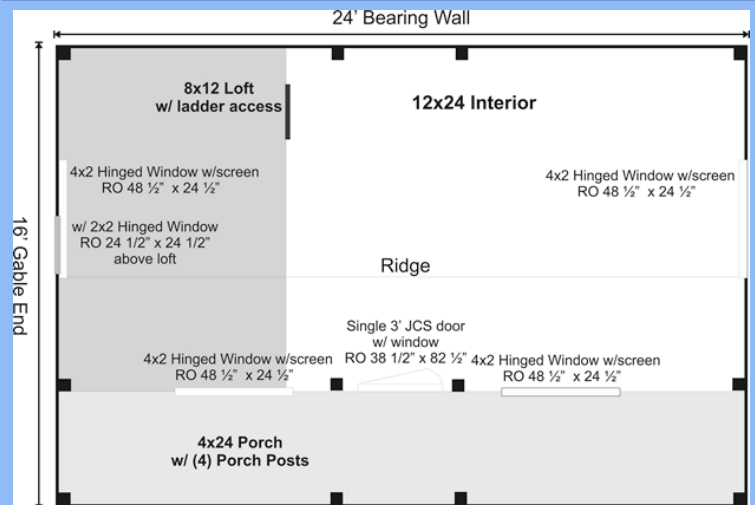
Shipping Cube Size: #1 - 44" W x 44" H x 144" L
#2 - 44" W x 44" H x 192" L

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 for more details