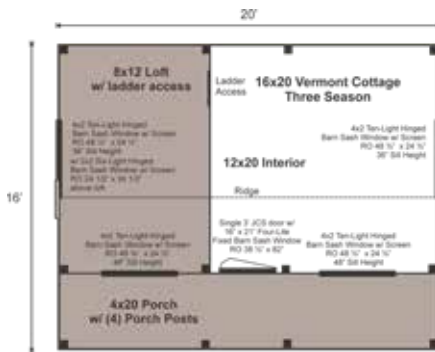


# 3-SEASON Pre-Cut Kit



This charming one-room cabin features an open floor plan and high ceilings with a loft. This cottage is brimming with possibilities. Turn it into a camp, playhouse, pool house, guest house, workshop, cabana, art studio, cabin, or even 4-Season living.



## 3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

## EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

## Additional Sizes:

16X20 | 16X24 | 16X30 |

## Additional Types:

FRAME ONLY KIT | COMPLETE KIT |  
3-SEASON KIT | 4-SEASON KIT

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

# 16X20 VERMONT COTTAGE A **LIVING SOLUTIONS**



## 16X20 VERMONT COTTAGE A 3-SEASON PRE-CUT KIT

Base Area: 320 sq. ft.

Loft Area: 96 sq. ft.

Total Interior Area: 336 sq. ft.

Porch Area: 80 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 14'6"H x 22'W x 18'D

Estimated Weight: 10400 lbs

### Floor System

- 3 (qty) 6x6x20' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 16" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

### Loft

- 8x12
- Ladder Access
- 2"x6" rough sawn Hemlock Joists 24" on center
- Smooth Shiplap Pine Loft Decking
- Weight Rating 10 lbs / sqft

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: Front: 128" Rear: 96"
- Wall Vapor Barrier

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner, Door, Window, Fascia & Shadow Trim

### Roof

- Gable Roof Style
- Roof Pitch: 8/12
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 2"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- Corrugated 29g Metal Roofing, Color: Evergreen
- 12" Overhangs on all sides

### Door & Windows:

- Door: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door with 16"x21" Fixed Window and black thumb latch, no ramp
- Windows: 4 (qty) 4'x2' ten-lite Hinged Barn Sash Window with Screens, 1 (qty) 2'x2' six-lite Hinged Barn Sash Window with Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 76 hrs
- Estimated Shipping Cube Sizes

Cube 1: 42"x50"x192" Cube 2:  
42"x50"x192" Cube 3: 42"x48"x192"

VTCAL.16X20.3SPCK

