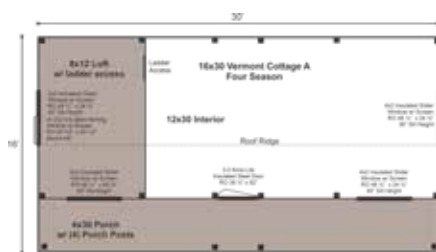


# 4-SEASON Pre-Cut Kit



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.



## 4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

## 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)

# 16X30 VERMONT COTTAGE A LIVING SOLUTIONS



## 16X30 VERMONT COTTAGE A 4-SEASON PRE-CUT KIT

Base Area: 480 sq. ft.

Loft Area: 96 sq. ft.

Total Interior Area: 456 sq. ft.

Porch Area: 120 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 14'6"H x 32'6"W x 18'6"D

Estimated Weight: 22300 lbs

### Floor System

- 3 (qty) 6x6x30' 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
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

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

### Roof

- Gable Roof Style
- Roof Pitch: 8/12
- 2"x6" Kiln Dried Spruce Rafters 24" On Center
- 2"x6" Kiln Dried Spruce Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Shiplap Pine Interior Ceiling Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen
- 12" Overhangs on all sides

### Door & Windows:

- Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware
- Windows: 4 (qty) 4'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 112 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x50"x192" Cube 2: 42"x50"x192" Cube 3: 42"x38"x168" Cube 4: 42"x48"x192" Cube 5: 42"x48"x192"

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