

3-SEASON Pre-Cut Kit



This inviting one room shanty offers an open floor plan and loft that extends over the porch. Pool house, home office, hunting cabin; the options abound with this design. Consider upgrading to four-season for a sanctuary you can escape to all year round.



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

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16X30 VERMONT COTTAGE C LIVING SOLUTIONS



16X30 VERMONT COTTAGE C 3-SEASON PRE-CUT KIT

Base Area: 480 sq. ft.

Loft Area: 128 sq. ft.

Total Interior Area: 544 sq. ft.

Porch Area: 64 sq. ft.

Recommended Foundation:
Compacted 12" Crushed Gravel

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

Estimated Weight: 14600 lbs

Floor System

- 3 (qty) 6x6x30' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 16" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: " Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Loft

- 8x16
- 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: 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, 8 (qty) 2'x4' eight-lite Hinged Barn Sash Windows with Screens

Assembly & Logistics Information

Estimated Assembly Time: Two People: 101 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"

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