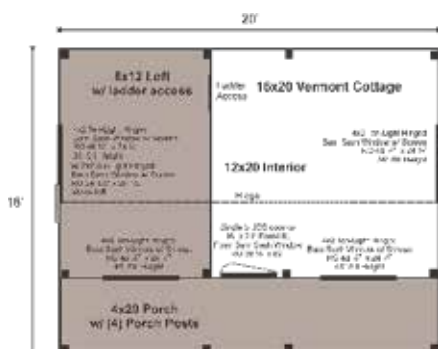


# COMPLETE Pre-Cut Kit



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.



## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## 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 STORAGE SOLUTIONS



## 16X20 VERMONT COTTAGE A COMPLETE 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:  
10-12" Crushed Gravel

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

Estimated Weight: 9900 lbs

### Floor System

- 3 (qty) 6x6x20' Hemlock Skids
- 2"x6" rough sawn Hemlock Joists 16" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- 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"
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door, Window, Fascia & Shadow Trim

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### 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"x4" rough sawn Hemlock  
Strapping 20" On Center

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: 40 hrs

Estimated Shipping Cube Sizes

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

VTCA.16X20.PCK