The Cottage Life Bunkie

Full plans for a compact guest cabin, complete with an adult-sized loft

By WAYNE LENNOX
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INSTRUCTIONS
INTRODUCTION ..................... 3
FLOOR .................................. 3
SIDE WALLS ........................... 3
REAR WALL ............................ 4
FRONT WALL .......................... 4
PORCH ................................. 5
LOFT .................................... 6
RAFTERS AND GABLE ENDS.... 6
ROOF .................................... 7
LOFT LADDER .......................... 7
WINDOWS .............................. 8
DOOR .................................... 8
TRIM AND FINISHING ............. 9

MATERIALS LISTS
PARTS LIST ............................ 6
SHOPPING LIST ........................ 9

PLANS
FLOOR ................................. 10
SIDE WALLS ......................... 11
REAR WALL ............................ 12
FRONT WALL AND PORCH ... 13
ROOF AND LOFT .................... 15
LOFT DETAILS ...................... 16
LOFT LADDER ....................... 17
The Cottage Life Bunkie

1. With the parts list (p. 6) and Figures 1 and 2 to guide you, cut all pieces for the floor frame to length (wear a dust mask when you cut PT lumber) and treat the cut ends. Lay out the joist locations – 16″ on centre – on the inner rim joists. Note that the measurement to the centre of the first joist from the end must take into account the 3" thickness of the double rim). Leave a 3⁄4" space between the two laminated bunkie joists that sit at the 10′ mark and the first deck joist. This gap allows rain and melt-water to drain between the boards.

2. Nail or screw the inner frame together. (The 3⁄4" deck screws in the hardware list [p. 9] are needed only if you are screwing the frame together.) Remember to keep joist crowns up; the crown is the convex edge of a board when viewed from the end. Nail or screw the outer rim joists to the inner frame.

3. Cut bridging pieces to length and install between floor joists.

Tips: When you measure for the bridging, take your measurements between the joists where they are secured to the rim, not in the middle. After installing two or three bridging pieces, check the cumulative measurement of bridging and joists and compare with the measure at the rim joist to be sure you’re not bending the joists out of line. Adjust the next piece you install to compensate, if needed.

4. Two-and-a-half sheets of 3⁄8" tongue-and-groove plywood are required to cover the floor for the dwelling part of the building. Square up the floor – diagonals must be equal – and screw the plywood to the floor frame.

5. Level the floor frame, if required.

SIDE WALLS

1. Cut the side wall pieces to length. Note that the window headers consist of two 2 x 6s laminated together with a piece of 3⁄4" plywood between as a spacer. Also, the...
3. Nail or screw the wall frame together on the ground, adding the double top plate last (lay out the location of the rafters on the double top plate first, starting from the porch end). Do not add the 6 x 6 side headers yet.

4. Cut the 2 x 4 blocking to length and nail between the studs.

5. We selected Canexel 4 x 8 pre-finished panels for this project for a number of reasons: sub-sheathing is unnecessary, siding time is reduced, and they look good. On the downside, there is a limited colour selection and the finish is only under warranty for five years, so repainting could be necessary after that. Cut five sheets to a length of 93 1/2" (good-side down to avoid chipping on that side). Rip one piece in half, lengthways.

6. Lay the sheets on the wall so that the edges meet the top plate. Transfer the location of the rafters on the edges of the sheathing. Remove the siding and cut 1 1/2" by 5 1/4" notches where marked (see Figure 14). These notches allow the rafters to sit tight against the plates and also let the siding butt against the bottom of the roof boards thereby sealing the building from drafts. You can be a little generous with the cuts as small gaps can be filled with caulking.

7. Lay the siding pieces back on the walls, making sure that the bottom edges are 3" below the bottom plates (this lip can later be nailed to the rim joist). Square up the frame and nail the siding to the wall using 2" galvanized ardox nails, spaced about 8" apart.

8. Find two helpers. Stand each wall up in turn, being careful not to damage the bottom edge of the panels. Line up the bottom plates with the floor's edges. Screw or nail the bottom plates to the floor.

9. Add a 1 x 3 temporary, vertical brace at the porch end (see photo, p. 5), from the rim joist to the end of each top plate. Insert the 6 x 6 side headers into the space created when you framed the side walls. Screw to the top plates and to the 2 x 4 studs. This is also a helper-assisted procedure!

10. Drill a 1"-dia. by 2"-deep hole down through the top plate and into the side header where indicated in Figure 16. Drill a 5/8" clearance hole all the way through.

11. If you have a reciprocating saw, cut out the window openings from the inside. If you only have a jig saw, drill holes through the paneling at each corner, go outside, draw lines between the outside radii of the holes, and follow the lines to cut out the window openings.

12. Do not add the 6 x 6 posts yet.

**REAR WALL**

1. Cut all the pieces and assemble the rear wall as shown in Figures 8 and 9. Since there are no window openings, cladding is simply a matter of nailing the two 4" by 89" panels to the assembled wall. Make sure that the top edges of the panels are lined up with the bottom edge of the top plate, i.e., between the two plates.

2. With a helper, lift the rear wall assembly into place. Nail or screw the bottom plate to the floor. Nail or screw the corners together. Nail the 3 1/2" overlap to the side wall end studs. Nail the bottom edge of each panel to the rim joists.

**FRONT WALL**

1. Cut all front wall pieces to length (see Figure 10). The header over the window consists of two pieces of 2 x 4 laminated together. Since the front wall is not a load-bearing wall, the header over the door

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**Layout options for main floor**

- **Guest cabin**
  - Built-in bench
  - Table
  - Low bookshelf/storage
  - Daybed
  - Porch

- **Writer’s retreat**
  - Club chair
  - Tall bookshelf
  - Side table
  - Desk
  - Porch

- **Kids’ space**
  - Easel
  - Low bookshelf/storage
  - Storage
  - Drop-down table
  - Cushions
  - Porch

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**The Cottage Life Bunkie**

You’ll need a couple of helpers to lift the walls in place. Note the notches cut into the top of the siding panels. These allow the bird’s mouth rafters to fit snugly against the top plate.
consists of a single 2 x 4 on the flat to provide the correct dimension for the entrance door rough opening.

2. Nail or screw the frame together. Note that the piece in the bottom plate, where the door is located, will be removed after the assembled wall is in place.

3. Trim two sheets of siding to 91".

4. Lay one panel on the wall over the door opening, noting that the top edge should be flush to the top of the double top plate, side wall end studs. (If the floor is level and the walls are square then, when assembled, the walls should be plumb.)

8. Before you can cover the porch ceiling, you will need to scab a 2 x 4 naier to the top of the front wall double top plate to act as a nailing edge (see Figure 11). It should extend about halfway over the leading edge of the double top plate.

9. With all four walls in place, drive the bottom plate nails home, cut out the openings at both ends. (Mitering the 6 x 6 is a bit of challenge if you do not own a 12" compound sliding mitre saw: Mark your cut line, then take passes with a circular saw from either side. There will likely still be a sliver of wood in the middle that you’ll need to clear with a handsaw.) Drill two ½" holes, ¾" deep in the end faces, as in Figure 14.

3. Stand the end posts in place. Lag the 6 x 6 by 8' front header into place. Attach it to the side headers with outdoor glue and the #12 x 3½" screws. Plug the holes (glue the plugs in place and trim them after the glue dries).

5. Add the 2 x 6 top plate and screw or nail it down to the front header. Drill a 1" hole about 2" deep down through the 2 x 6 into the top of each end of the 8' header. Drill a ½" clearance hole as in Figure 16. Lag the 8' header to the end posts. Also screw the side wall 2 x 4 top plate to the header using #8 x 3" screws with clearance holes to minimize splitting.

6. Screw or nail the 2 x 4 nailing edge to the 2 x 6, as in Figure 11.

7. According to the OBC, a deck does not need a railing if it’s less than 2' above grade. For decks higher than that, the railing must be no less than 35" high. If the deck is higher than 5'11" above grade, then the railing must be 42" high. If you are installing the optional railing assemblies, start by notching the newel posts, as in Figure 15. Determine where the newel posts will be situated and mark 1¼" by 3½" rectangles on the deck boards. Remove the marked boards and cut out the rectangles with a jigsaw. Replace the boards, fit the newel posts into the holes, and clamp in place. Make sure that, once installed, the railing assembly will fit tightly against the newel and corner posts.

8. Cut pickets to length (36" or 38", see below) and router all four edges with a pound sliding mitre saw: Mark your cut line, then take passes with a circular saw from either side. There will likely still be a sliver of wood in the middle that you’ll need to clear with a handsaw.) Drill two ½" holes, ¾" deep in the end faces, as in Figure 14.

The bunkie loft extends out over the porch. For an extra 3½' of floorspace on the ground level you could modify the plans, eliminating the porch and moving the front wall forward and the left side should be 3½" past the end stud (this lip will be nailed to the side wall end stud). Square everything up and tack the sheet in place. Have a helper lift the upper end of the wall up off the floor, high enough so that you can trace the opening for the door. Lay the wall back down, remove the sheet and cut out the opening for the door. While you’re at it, cut out notches for the 6 x 6 side header and for the rim joists (include the thickness of the plywood floor in this calculation).

5. Lay the panel back down and nail it to the frame.

6. Lay the other sheet on the frame and nail it down.

7. Remove the two braces from the side walls and, with a helper, lift the front wall into place. Nail or screw the bottom plate to the floor. Nail or screw the corners together. Nail the 3½" overhangs to the for the front window and door, and then cut out the sill space for the door opening.

PORCH
I chose cedar for the front porch – despite its rather steep cost – chiefly because it is hard to find 6 x 6 pine (my preferred material). PT is a lot cheaper but far less attractive than cedar, unless painted or stained.

1. Cut the ½ x 6 deck boards to length – allowing for 1" of overhang at the front – and nail or screw to the joists. A clearance hole may be needed at the board ends to prevent splitting. Begin in the centre and work your way out evenly to both sides, leaving a ½" gap between the boards. The last two boards may have to be ripped – make sure to leave a 1" overhang as well. If you were careful, each end board should be the same width.

2. Cut the two 6 x 6 porch posts and the front header to length; the header is mitred

The Cottage Life Bunkie
The Cottage Life Bunkie

**Roundover bit.** Screw the pickets to the handrails. I suggest covering the screws with 3/8"-plugs on the top handrail for a more attractive finish. Drill pocket holes (with a pocket-hole jig) slightly angled out on the underside of the handrail ends and secure them to the posts. Router the handrail and shoe rail edges, top and bottom, with a roundover bit. To keep the pickets from turning, glue them in place. 

9. Cut out and assemble the brackets (see Figure 13). Locate and attach to the posts and headers with eight #8 x 2" screws per bracket. If you've plugged all of your holes so far, then don't neglect to do so now (this requires 3/8" plugs).

**Loft** 
The loft joists are located on the inside of the roof rafters, as in Figure 17. The rafters will be screwed or nailed to the joist ends later.

1. Cut the loft joists to length and trim the corners as required. Set the joists in place and toenail to the top plates.

2. Cut bridging pieces to length and install between the loft joists, as in the floor construction.

The loft floor, as well as the railing and gate assembly, can be installed once the rafters have been installed (see instruction on p. 7).

3. Next, you need to finish off the ceiling of the porch area with pine tongue-and-groove. Cut the boards to length and attach to the two nailing boards and to the underside of the loft joists in the porch ceiling. You will have to add trim around the inside perimeter to hide the gap left over the headers. (The trim is not needed on the front wall, but makes for a more finished appearance. Add only after the siding has been installed). This is the same trim that you will use for the foot of each corner and newel post.

**Rafter and Gable Ends** 

1. Lay out and cut the rafters as in Figures 6 and 7. Note that 22 have a bird’s mouth, while four do not. Now, 53° might seem like a rather arbitrary angle for rafters, and it is. It was born out of the necessity to gain as much room as possible in the loft and from the fact that my mitre saw will cut angles as great as 65°. So, after a number of drawings we determined that 53° would give the most pleasing appearance as well as maximize loft height.

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### Parts List

<table>
<thead>
<tr>
<th>Parts List</th>
<th>Use</th>
<th>Material</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td><strong>Floor</strong></td>
<td>Joists and end stringers</td>
<td>16 at 2 x 6 by 8'</td>
<td>PT</td>
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<td>Stringers and solid bridging</td>
<td>5 at 2 x 6 by 14'</td>
<td>PT</td>
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<td></td>
<td>Bunkie floor</td>
<td>2.5 at 3/4' x 4' x 8'</td>
<td>T&amp;G PLY</td>
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<td><strong>Side Walls</strong></td>
<td>Posts and headers</td>
<td>2 at 6 x 6 by 12'</td>
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<td></td>
<td>Top and bottom plates and blocking</td>
<td>8 at 2 x 4 by 10'</td>
<td>SP</td>
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<tr>
<td></td>
<td>Studs (2 per 14' piece)</td>
<td>16 at 2 x 4 by 14'</td>
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<tr>
<td></td>
<td>Bracing</td>
<td>4 at 1 x 3 by 8'</td>
<td>SP</td>
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<tr>
<td></td>
<td>Window headers (doubled)</td>
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<td>Canexel Shiplap Panel</td>
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<td>Canexel Shiplap Panel</td>
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<td>Header</td>
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<td>Corner brackets</td>
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<td>Curved pieces</td>
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<td>2 x 4 nailing edge</td>
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<td>Porch floor</td>
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<td>Porch ceiling</td>
<td>70 lin.ft. 1 x 6 T&amp;G PN</td>
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</tr>
<tr>
<td></td>
<td>Trim</td>
<td>1 at 1 x 6 by 8'</td>
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</table>

**Rafter and Gable Ends**

<table>
<thead>
<tr>
<th>Parts List</th>
<th>Use</th>
<th>Material</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td><strong>Rafter and Gable Ends</strong></td>
<td>Rafters, 22 with bird’s mouth, 4 without</td>
<td>26 at 2 x 4 by 8'</td>
<td>SP</td>
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<tr>
<td></td>
<td>Gable framing</td>
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<td>Roof boards</td>
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<td>VicWestSuper Vic Profile</td>
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<td>Ridge cap</td>
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<td><strong>Ladder</strong></td>
<td>Stringers and ladder brackets</td>
<td>2 at 2 x 4 by 12'</td>
<td>PN</td>
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<td></td>
<td>Rungs</td>
<td>1 at 2 x 4 by 14'</td>
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<td></td>
<td>Railings</td>
<td>2 at 1 x 3 by 10'</td>
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</tr>
<tr>
<td><strong>Trim</strong></td>
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<td>4 at 1 x 6 by 16'</td>
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<td>Corner trim</td>
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<td></td>
<td>Horizontal lintel on rear wall</td>
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<td>PN</td>
</tr>
<tr>
<td></td>
<td>Gable end trim</td>
<td>4 at 1 x 2 by 8'</td>
<td>PN</td>
</tr>
</tbody>
</table>
2. Set opposing rafters in place on the top plates, beginning at the porch end. The first seven sets sit tight to the loft joists (the left-over piece of plywood laid on the loft joists serves as an excellent temporary floor). There is no ridge board in this plan so the rafters will butt up against each other. Screw or nail the rafters together at the peak, toenail to the top plate, and nail or screw to the joist – where applicable.

3. Plumb up the last set of rafters, bracing them from the inside of the back wall. Temporarily nail or screw a couple of 1 x 3s to the rafters to hold them parallel. Check the spacing between the sets and check that the first set is also plumb and that the overall distance is 13'6". Make adjustments as you go.

4. Now you can go back and finish off the loft floor, as well as the railing and gate assembly. For the pine tongue-and-groove floor, start with the groove edge of one 96" long, measure, snap a chalk line, and cut where these meet the eave fascia. Remove and cut off this piece. Nail to the sub-fascia rafter and to the eave fascia.

5. Figure 20 shows details for the loft railing and gate (the view is from the inside of the loft looking towards the rear of the bunkie). If you plan to move a large mattress into the loft, hold off on building this assembly. For the pine tongue-and-groove loft floor, as well as the railing and gate (the view is from the inside of the glow looking towards the rear of the bunkie). If you plan to move a large mattress into the loft, hold off on building this assembly.

6. Frame the gable ends (Figures 9, 18, and 19). It is unusual to use 2 x 4s on their faces in the manner shown in Figure 18 for the front gable, but it works well in this instance. The gable end with no window must be wide enough to meet the top edge of the rafter and extend ½" down onto the side-wall headers.

7. Install the panels with the cut edge towards the peak, overlapping each panel with the next, by about 1". We used 1½" screws to avoid stripping. (Do not over- overlap this piece. Nail to the sub-fascia rafter and to the eave fascia.) Rows of screws should be 2" apart. You will have to overlap the last panel.

8. Cut the steel roof panels to length with a metal-cutting blade in your circular saw. Make sure you use a straightedge guide. Install the panels with the cut edge towards the peak, overlapping each panel with the next, by about 1". We used 1½" screws to avoid stripping. (Do not over- overlap this piece. Nail to the sub-fascia rafter and to the eave fascia.) Rows of screws should be 2" apart. You will have to overlap the last panel.

9. You should also nail filler pieces of siding between the rafters that sit on the 6 x 6 side wall headers, bearing in mind that they must be wide enough to meet the top edge of the rafter and extend ½" down onto the side-wall headers.

10. You will only be able to add the sub-fascia rafters, at the front and back of the roof, once the roof boards have been nailed in place (Figure 18).

**ROOF**

1. Starting at the rafter tails and working your way up, nail the roof boards to the rafters, good side down, three nails per rafter. The gable overhang should be 13½" (install long, measure, snap a chalk line, and cut when the boards are already nailed down).

2. Screw the sub-fascia rafters to the roof-board ends.

3. Measure, cut, and nail the eave fascia to the rafter tails (see Figure 18). The two gable end tails need to be perfectly vertical.

4. Now cut the pieces for the gable end fascia. In the middle of two 1 x 6 by 16' boards, make the 37° cut for where they meet at the peak. Temporarily tack them in place to the sub-fascia rafters and trace the line where these meet the eave fascia.

5. Staple the roofing underlayment to the roof boards, beginning at the bottom.

6. Cut the steel roof panels to length with a metal-cutting blade in your circular saw. Make sure you use a straightedge guide. Install the panels with the cut edge towards the peak, overlapping each panel with the next, by about 1". We used 1½" screws to avoid stripping. (Do not overlap this piece. Nail to the sub-fascia rafter and to the eave fascia.) Rows of screws should be 2" apart. You will have to overlap the last panel.

7. Install the panels with the cut edge towards the peak, overlapping each panel with the next, by about 1". We used 1½" screws to avoid stripping. (Do not overlap this piece. Nail to the sub-fascia rafter and to the eave fascia.) Rows of screws should be 2" apart. You will have to overlap the last panel.

8. Install the ridge cap. You'll have to cut one of the ridge cap pieces to length – don't forget to leave extra length to allow the pieces to overlap each other.

**LOFT LADDER**

1. Cut the two ladder stringers and brackets to length from the 12' lengths of 2 x 4 pine (see Figure 23). The rungs are cut from a 2 x 4 by 14'. Using a jigsaw, round the ends of the stringers and the brackets.
10. Unhook the snap and lean the ladder against the loft. Cut two pieces of pine tongue-and-groove board: 1" x 6" by 17". Screw or nail to the top of the brackets (Figure 25). These boards form the first step. (If screwing, it is a good idea to drill clearance holes to minimize the risk of splitting.) The boards should not extend out over the curve of the brackets.

WINDOWS

We used Canadian-made Anderson windows (note that this is a different manufacturer than the Andersen brand). I also opted for pine frames and brick-stop mouldings. In this instance, because of the flat siding product we used, the windows can be installed over the siding. (Generally, windows are installed first and then siding butts up against the frame.)

1. Set the windows in the spaces provided (this is usually a two-person job—one holder, one installer). Shim for plumb and level.
2. Nail or screw into the sill and studs only, through the shims, and into the 2 x 4 frame. Again, 3/8" holes and plugs should be used for appearance if using screws.
3. Since the windows I have selected come complete with brick-stop mouldings, these can be nailed into the 2 x 4s as well. (To reduce drafts, you should caulk around these later with a paintable or coloured caulk.)
4. Carefully trim away the shims.

Note: The windows, door, siding, and roofing materials are all special-order materials. Allow 2–3 weeks for delivery.

DOOR

1. If the entrance door you select is prehung (always the better option), then...
Installation is straightforward. Remove the pins from the hinges and lift the door out of the frame. Sit the door frame in the opening. (Note that you will need to add a strip of 3⁄8” plywood to the underside of the sill to bring it level with the deck boards.) Level the top jamb, shim, and plumb up the strike-side jamb. (Shim in three places as well, making sure to place one set of shims behind the strike plate.) When you are satisfied, nail in place. Hook the door back into the hinges, add the pins, and check that it operates smoothly.

**Tip:** For a more secure installation, remove one factory installed screw – the middle one – from each jamb hinge and substitute a longer one that will pass through the shims and well into the 2 x 4 trimmer.

2. Some pre-hung doors come complete with brick-stop mouldings already installed. If not, you will have to cut and nail the trim to the door jambs.

3. Installing the screen door may require mortising the hinges. (I recently acquired a $50 mortising jig for my router and it performed exceedingly well.) However, the door from Beyond The Screen Door actually mounts to the brick stop moulding, so I used face-mount screen door spring hinges.

### TRIM AND FINISHING

1. Since few places sell cedar trim, you will most likely have to fashion your own. Rip one 2” strip and two 11⁄2” strips from the 1 x 6 by 8’. Add a routed profile of your choice. (Use the same profile for the porch ceiling trim.) Mitre and nail 2” trim around the base of the corner and newel posts. Repeat below corner brackets as in Figure 14 with the 11⁄2” trim.

2. Trim the inside perimeter of the porch ceiling with 11⁄2” trim.

3. Measure and trim the 10’ length of 1 x 6 pine, and nail over the sheathing on the rear wall. Centre it more or less on the line that divides the sheathing so you can nail into the framing below and above the top plates. Add a bead of caulk along the top edge as a water barrier. (To harmonize wood types, you could expand your budget and select 1 x 6 cedar for the trim instead of pine.)

4. For the corners of the building, we used 1 x 6 to maintain a balance with the 6 x 6 posts, giving the structure a kind of faux timber-frame style. Consequently, one of the two pieces used for each corner will have to be ripped to 43⁄4”.

5. Where the siding meets the roof boards in the gable ends, trim with 1 x 2.

6. All exterior wood surfaces should be given a protectant finish.

7. Caulk where required (around the windows, door, and where the top of the siding meets the rafters and the roof boards).

### Shopping list

#### MATERIALS

| Pressure Treated Lumber | 16 at 2 x 6 by 8’  
| 5 at 2 x 6 by 14’  
| Spruce Lumber | 6 at 1 x 3 by 8’  
| 26 at 2 x 4 by 14’  
| 12 at 2 x 4 by 10’  
| 40 at 2 x 4 by 8’  
| 11 at 2 x 6 by 8’  
| Cedar | 1 at 2 x 6 by 6’  
| 2 at 6 x 6 by 12’  
| 1 at 6 x 6 by 8’  
| 1 at 4 x 4 by 8’  
| 1 at 2 x 4 by 14’  
| 1 at 2 x 4 by 12’  
| 1 at 2 x 4 by 8’  
| 2 at 1 x 6 by 8’  
| 26 at 2 x 2 by 36’  
| 70 lin.ft. 1⁄4 x 6” deck boards  
| Pine Lumber | 400 linear feet 1 x 10 rough-sawn pine  
| 230 linear feet 1 x 6 T&G flooring  
| 4 at 1 x 6 by 16’  
| 8 at 1 x 6 by 8’  
| 1 at 1 x 6 by 10’  
| 4 at 2 x 4 by 12’  
| 1 at 2 x 4 by 14’  
| 1 at 2 x 4 by 8’  
| 2 at 1 x 4 by 8’  
| 2 at 1 x 3 by 10’  
| 6 at 1 x 2 by 8’  
| Plywood | 3 at 3⁄8” x 4’ x 8’ T&G  
| Lp Canexel Shiplap Panels | 11 at 3⁄4” x 4’ x 8’  
| Vicwest Supervic Profile  
| Steel Roofing | 14 at 30” x 93”  
| 2 x 10’ steel roofing ridge cap  

#### HARDWARE

| 1 bundle cedar shims (full size)  
| 1 container outdoor glue  
| 250 #9 x 3 1⁄2” deck screws  
| 250 #8 x 2” deck screws  
| 2 at 3⁄8” x 4” carriage bolts, nuts, and washers  
| 4 at 3⁄8” x 4” carriage bolts, nuts, and washers  
| 2 Anderson model 2N1630 double casement windows  
| 2 Anderson model N1624 casement window (RH)  
| 1 Anderson model W2430 casement window (RH)  
| 1 at 32” x 80” screen door and hardware  
| 1 at 32” x 80” prehung pine entrance door and hardware  
| 4 at 3⁄8” x 6” carriage bolts, nuts, and washers  
| 2 at 3⁄8” x 8” lag bolts and washers  
| 2 at 3⁄8” x 6” lag bolts and washers  
| 100 #10 x 3 1⁄2” wood screws  
| 20 #12 x 3 1⁄2” wood screws  
| 1’ medium link chain  
| 2 quick links  
| 1 brass snap  
| 1 at 3⁄8” x 5” lagged eye bolt  
| 1 at 3⁄8” x 5” threaded eye bolt, nut, and washer  
| 2 at 2 1⁄2” butt hinges  
| 1 magnetic catch  
| 2 lbs. of 2” galvanized nails for Canexel panel  
| 1 box of 1 1⁄2” screws for steel roof  
| 1 roll VicWest underlayment  
| 1 tube clear silicone caulk  
| 1’ medium link chain  
| 2 at 3⁄8” x 6” carriage bolts, nuts, and washers  
| 2 at 3⁄8” x 4” carriage bolts, nuts, and washers  
| 2 at 3⁄8” x 6” carriage bolts, nuts, and washers  
| 1 box of 1 1⁄2” screws for steel roof  
| 1 roll VicWest underlayment  
| 1 tube clear silicone caulk  
| 2 tubes acrylic caulk (colour matched)  
| Foam screened insert for ridgecap  

**FINAL COST:** about $5000.00 to $6000.00

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**The Cottage Life Bunkie**

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**STEPS**

1. Mark the line that divides the sheathing so you can nail into the framing below and above the top plates.

2. Caulk where required (around the windows, door, and where the top of the siding meets the rafters and the roof boards).
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**FLOOR**

![Diagram of a bunkie floor structure]

**FIG 1: FLOOR**

- 96" height
- 90° angle
- 16" o.c. (on center)
- 16" o.c. with gap
- 12" o.c.
- 46" width
- Rim joist
- Bridging
- 3/4" gap

**FIG 2: FLOOR**

- 2 x 6 (PT)
- Pier

Dimensions:
- Length: 120"
- Width: 42"
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**SIDE WALLS**

![Diagram of side walls with measurements and components labeled]

**FIG 3: SIDE WALL**

- 2nd sheet of siding
- 1st sheet of siding
- loft: 8'
- 83 1/2''
- 88''
- 17 1/4'' o.c.
- 14 1/2'' o.c.
- 16'' o.c.
- 16'' o.c.
- 16''
- 12''
- 12'' o.c.
- 42 1/2''
- 36 3/4''
- 36 1/4''
- 80 3/4''
- 79 1/2''
- 120''

**FIG 4: CORNER BLOCK DETAIL**

- Corner nailer
- End stud
- Cripple studs
- 2x6 doubled header
- Sill
- Cripple studs
- 2x4 blocking
- 3/4'' plywood flooring

**FIG 5: SIDE WALL**
FRONT WALL AND PORCH

FIG 10: FRONT WALL

FIG 11: PORCH

FIG 12: PORCH CEILING NAILER DETAIL
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FIG 13: PORCH

FIG 14: PORCH

FIG 15: NEWEL POST DETAIL

FIG 16: PORCH HEADER TOP VIEW
LOFT LADDER

FIG 22: LADDER

FIG 23: LADDER

FIG 24: LADDER STORED AWAY AND IN USE

FIG 25: LADDER BRACKET DETAIL