

The Pennfield Cottage



Tools Needed:

- Cordless drill (12V or higher)
- #2 square drive bit
- Hammer
- 6' step ladder
- Tape measure
- Square utility knife w/ blade & hook blade



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1



Thank you for purchasing from Little Cottage Co! You will find all components necessary to complete your Pennfield Cottage. Refer to your buy list for specific contents, which will vary by unit.

3



Measure along and mark the 2x4 as to set the underlying 4x4 on a 48" center.

5



Next, measure on 16" centers at underlying trusses and secure 2x4's by toenailing a 2½" screw on both sides as above.

7



Once square, you are ready to begin installing floor sheeting.

2



Locate the 4x4's and layout per the flooring diagram. Beginning at the rear corner, measure and mark 1" from outside edge of 2x4. Set abutting 2x4 and toenail into 4x4 as shown.

4



With the perimeter 2x4's now in place, measure and mark ends to allow floor trusses to be set on 16" centers. Hold 2x4's in place and secure by driving two (2) 2½" screws inward. Repeat on opposite ends.

6



Once all 2x4's are in place, verify that flooring structure is square by measuring corner-to-corner as above. If lengths are not equal, square structure, measure, and repeat until square.

8



Set sheeting in place using angles to ensure sheeting is flush on both sides. Secure in place by driving 1¼" screws through the sheeting and into the 2x4's every eight (8) inches.

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9



Continue to set remaining sheeting until the entire floor is in place.

10



Locate the first wall panel and set in place. Ensure that stud is flush with the edge of floor structure using an angle. Apply pressure from the outside and secure using 2½" screw.

11



Secure at the opposite end in a similar manner as well as at every stud in between.

12



Set the next panel in place. Per the inset, ensure a 20" spacing between studs.

13



Apply pressure to base and secure by driving 2½" screws along the bottom of 2X studs (see inset). With the upper 2X's flush, secure by driving 2½" screws from both sides.

15



Set the remaining panel in place, ensuring that the end (i.e., at corner) is flush with the edge of floor structure. Then secure as previously shown.

14



Locate the strip of siding to be attached below the front doorway. Set in place, using an angle to ensure that the top of strip is even with the floor of structure, and attach using four (4) 1¼" screws.

16



Set the rear wall panels of structure in place and secure.

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17



Again, locate the strip of siding to be attached below the adult doorway. Set in place, using an angle to ensure that the top of strip is even with the floor of structure. Attach using four (4) 1 1/4" screws.

19



Use an angle to ensure base 2X's are flush and secure using a 2 1/2" screw

21



Then drive a third 2 1/2" screw through the middle of abutting 2X's.

23



Note that both ends of gable must overhang the innermost edges of the 2X's by 5 1/2." Likewise, lower plate of gable must be flush with the upper plate of side wall. Secure both ends with 2 1/2" screws.

18



Locate the two sections of the left gable end.

20



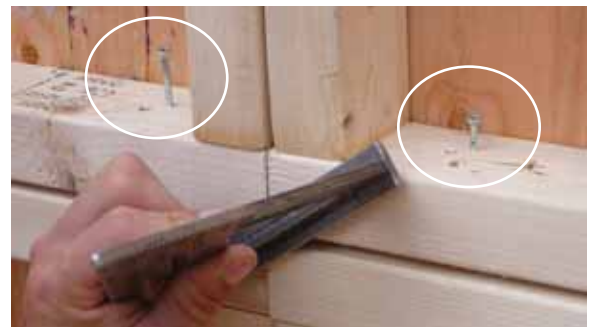
Square the peak of gable as shown and secure using a 2 1/2" screw.

22



Carefully lift assembled gable end into place.

24



With the ends secure, apply pressure (inward or outward, as needed) to ensure abutting side panels are flush. The secure by driving 2 1/2" screws on both sides of studs.

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25



Locate the two sections of the left gable end, noting these sections accommodate a doorway.

26



Use an angle to ensure base 2X's are flush and secure using a 2 1/2" screw

27



Square the peak of gable as shown and secure using a 2 1/2" screw.

28



Then drive a third 2 1/2" screw through the middle of abutting 2X's.

29



Install trim strip around above opening as shown using four (4) 1 1/4" black headed screws.

30



Carefully lift assembled gable end into place.

31



Verify that gable and lower wall panels are flush (as above) and secure using a 2 1/2" screw.

32



Similarly, square the opposite side of doorway opening and secure.

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33



Verify that gable and lower wall panels are flush at rear of structure and secure using 2½" screw.

34



Then secure the gable and lower wall panel at the front of structure. Repeat for the left side wall, however, there will be no doorway opening.

35



Support right door opening by attaching three (3) 36" braces on both sides and along the top.

36



Now locate the numbered eave plates (for rear wall) and set in place. Use an angle to verify that plates are flush along the upper 2X's of wall. Secure using 2½" screws on both sides of splices and every 18".

37



Secure eave plate blocks at each splice (from below). Note that center blocks will require a 1¼" black headed screw on both sides of splice while end blocks are pre-attached and will each require a single screw.

38



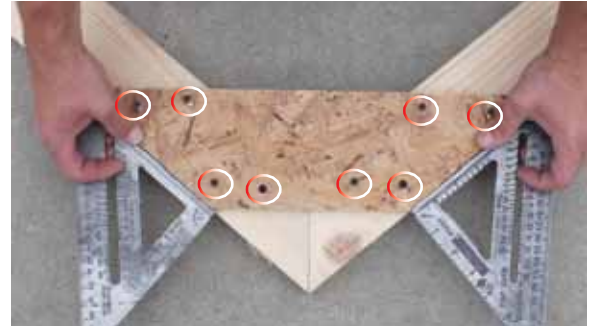
Locate truss components and place on a level surface. Note that each 2X truss (or rafter) component is identified as "front" or "rear."

39



Square peak of truss ends.

40



Set truss plate in place (i.e., flush with 2X trusses), and secure using eight (8) 1¼" blacked headed screws as shown. Repeat for remaining trusses.

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41



Locate markings along upper plate of front wall and set truss in place.

42



Secure truss to front wall by toenailing two (2) 2½" screws through the sides and one through the top.

43



Similarly, set front truss as marked and use an angle to ensure tip of truss is flush with edge of eave plate (see inset).

44



Then secure truss to front eave plate by toenailing two (2) 2½" screws through the sides and one (1) through the top. Then set all remaining trusses.

45



Plywood strip will support porch rafters

Edge

Referring to your roof sheathing diagram, prepare to set the first row of OSB sheathing. First, however, secure plywood strip (8½" from lower edge) along lower row of sheathing using 1¼" black headed screws.

46



Set sheathing in place and secure with 1¼" black head screws along bottom and side (i.e., at corners and every 8").

47



Measure truss to 24" on center, adjust as needed, and secure sheathing to truss.

48



Then, install the remainder of the first row as well as the remaining front side of roof.

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49



Install sheathing on the back roof (no plywood strip is required).

50



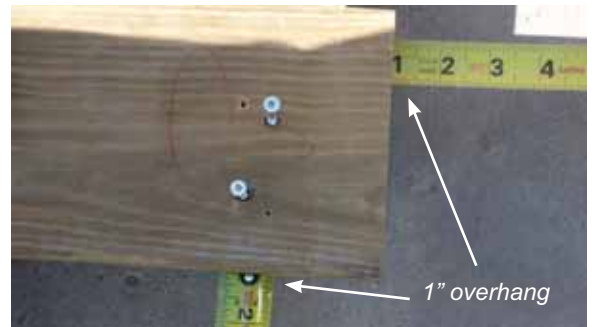
With the roof sheathing in place, proceed to the porch. First, set the end of the 1X end cap flush with the side of the 4x4 and secure using one (1) 2½" screw.

51



Secure the end cap to remaining 4x4's using two (2) 2½" screws each.

52



Next, set the first piece of decking in place, allowing a one inch (1") overhang on the front and side. Secure decking to the underlying 4x4 using two (2) 2½" screws. Repeat on the opposite end.

53



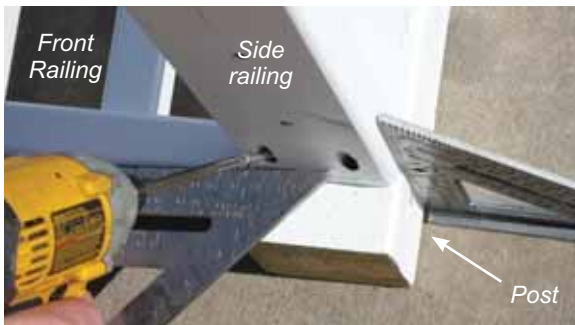
Set the second (and subsequent) pieces of decking in place (see inset), using an angle to ensure ends are flush. Secure using two (2) 2½" screws at each 4x4.

54



Locate and assemble one side of the porch railing.

55



Verify side railing is flush and level with both the front railing and post. Then secure by driving two (2) 2½" screws from the underside of side railing.

56



Secure the top portion of side railing to the post in a similar manner. Then, repeat on the opposite side of the porch railing.

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57



Next, set the right railing structure on the porch decking 1" in from the edge. Abut railing to the main structure and secured with a 2½" screw. Then toenail post to decking in a similar manner.

58



Similarly, toenail a 2½" screw through the front of post. Then set the left railing structure in place and secure in a similar manner.

59



Locate porch beam and carefully carry it to the structure and place atop the porch posts.

60



While holding the porch beam in place, measure outward 32½" from the wall of structure and mark the top of post.

61



Repeat for the opposite post.

62



Locate the porch gable and set in place.

63



Secure gable to porch beam using two (2) 2½" screws.

64



Secure porch gable to plywood strip on roof sheeting in a similar manner.

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65



Use an angle and apply pressure to siding splice. Once flush, secure gable to main structure using two (2) 2½" screws (see inset).

66



Secure the front of gable to the porch beam using two (2) 2½" screws.

67



Set remaining porch rafters in place as marked. Secure using two (2) 2½" screws both at the porch beam and on the roof sheathing. Use an angle to ensure tip of truss is flush with the edge of porch rafter.

68



With rafters in place, next install porch roof sheathing per the sheathing diagram provided with your kit.

69



Then install trim along siding splice using two (2) 1¼" black headed screws. Repeat on opposite side of porch.

70



Install corner strips along porch corners using 1¼" black headed screws every 12 (twelve) inches. Repeat on rear corners.

71



Similarly, install fascia trim along the front of porch using 1¼" black headed screws every 12 (twelve) inches.

72



Once all trim is installed, set drip edge in place and secure along the front of porch using 1¼" screws every two feet (2').

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73



Set shorter drip edge section in place, mark and trim flush with front drip edge, and secure.

74



Form joint as shown above at bend along the porch roof/main structure roof. Snip drip edge as needed.

75



Continue to install/secure drip edge along roof. Note that you will need to snip the drip edge to allow bend along the ridge (see upper inset).

76



Once drip edge is in place, snip the sharp edges off at both corners of the porch.

77



Per the instructions on the shingle package, begin shingling roof.

78



Stagger shingles upward towards ridge.

79



Continue installing shingles in a staggered manner.

80



Install all remaining shingles on both sides of the roof.

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81



Now locate your dormer components as shown above.

82



Begin assembling dormer sections.

83



Secure side sections using two (2) 1 1/4" black headed screws per side.

84



With the three sections assembled, now measure 1 1/2" upward from the bottom of dormer's side wall framing and mark.

85



Align dormer rafter with markings and secure using a 2" screw per side.

86



Attach the first side of dormer sheathing using 1 1/4" black headed screws at each corner.

87



Repeat on the opposite side of dormer roof. Then assemble the remaining dormers.

88



With dormers now assembled, locate the dormer base framing and measure and mark inward (from the edge) consistent with the layout diagram provided with your kit.

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89



Measure and mark downward from the ridge consistent with the layout diagram.

90



Once location is marked, turn over dormer base framing and run a bead of caulk along bottom (see inset). Then temporarily secure to the roof using five (5) 2½" screws.

91



From the underside of sheathing, drive five (5) 2½" screws upward through the sheathing and into the dormer base framing. Use the temporary screws (from above) to locate the desired locations.

92



Then from the outside, remove the temporary screws and cut-off exposed screw tips protruding from below.

93



Measure and mark inward from the other side of roof consistent with the layout diagram.

94



Measure and mark downward from the ridge consistent with the layout diagram. Caulk and install dormer base framing.

95



With outer dormer base frames in place, measure and mark the mid-point between them.

96



Likewise, measure downward from the ridge (per layout diagram) and mark to set the final dormer. Attach as previously described.

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97



Next, set dormers atop dormer framing bases.

98



Secure dormer to dormer framing base using two (2) 1 1/4" black headed screws base along the front side.

99



Similarly, drive three (3) 1 1/4" black headed screws along the base (and into the dormer framing base) on both sides of dormer.

100



Apply pressure to peak of dormer and secure using a single 1 1/4" black headed screw on both sides of ridge.

101



With dormers now secure, following instructions on shingle packaging to begin shingling dormers. Measure and snap a chalk line along sheathing for the first row of shingles.

102



Attach first row of shingles as shown above, cutting the end along roof line.

103



Shingle the entire dormer, including the ridge cap.

104



Now attach ridge cap along main roof line per instructions.

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105



106



At the joint of dormer and ridge, attach non-dormer side of shingle while cutting opposite side to fit the dormer's ridge.

107



Then secure.

108



Continue to shingle along dormer's ridge.

109



110



111



Attach trim to both corners of each dormer using 1/4" black headed screws (2 per side).

112



Peel protective sheeting from dormer window and set in place.

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113



Holding window in place, attach window trim using four (4) 1¼" black headed screws as shown. Repeat for all dormers.

114



Locate and set the adult door spacer in place.

115



Set the lower adult door section in place and secure using 1¼" black headed screws.

116



With the lower section of door in place, set the adult door spacer as shown.

117



Then install the upper door section using 1¼" black headed screws.

118



Set the outside case in place and secure using 1¼" black headed screws. Note that its base must be flush with (or slightly inset from) the door's trim.

119



On the inside of door, slide pin handle through hole, align, and secure with 1¼" black headed screws.

120



Hold front catch in position, verify that it is aligned with bolt, and tighten using 1¼" black headed screws.

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121



Locate the (front) door spacer bar and set in place.

122



Set the lower door section in place and secure using 1 1/4" black headed screws.

123



Then install the upper door section using 1 1/4" black headed screws.

124



Position wooden latch and secure by driving a 2 1/2" screw through the center. Screw should be tight enough to hold latch in place but not too tight as to prevent it from turning easily.

125



Attach outside pulls as shown.

126



Similarly, attach inside pull.

127



Hold shutter in place, centering it within the height of window. Secure using three (3) 1 1/4" black headed screws at top, bottom, and middle.

128



Hold opposite shutter in place, center it within height of window, and secure using three (3) 1 1/4" black headed screws at top, bottom, and middle.

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129



Finally, center flower box along the bottom of window and secure by driving three (3) 1¼" black headed screws along top of inner back side.