



Call toll-free: 1.866.297.3760

20x30 Cabin Option A

A new design to help you with your housing needs. This cozy cabin is the perfect solution for your isolated New England property. The full size loft accommodates general storage needs and/or can be used as a game/activity space or additional living space. Choose a stairwell instead of the ladder access for easy accessibility; additionally consider the second story traditional loft door entrance with pulley. This design is true mortise and tenon joinery.

Hand made in Vermont, from native rough sawn hemlock and pine lumber, the pre-cut lumber package includes all fastening hardware, roofing, and step-by-step plans. Designed for the beginner to intermediate carpenter the kit pieces are color-coded and part-numbered. The kit will ship as a curb-side truckload sale to give you the best possible price for delivery. Pictures of client-modified kits do not depict Option A designs and may contain windows, doors, siding or hardware not included in the pre-cut kit.

Known foundation style is recommended for accurate quote.

Included in the kit: * All Fastening Hardware

* Step -by-Step Plans

Specifications:

Square Footage: 1200 sq/ft includes 600 sq/ft Upper Level

Overall dimensions: 22'4" wide x 32'4" long x 20' Overall-height

Base Ceiling Height: 8'-0", Loft Ceiling Height:10'-6"

Suggested Foundation: Concrete Slab, Concrete Piers, Crawl Space, or Full Foundation

Floor: Double 2x6 Treated Sill Plate

Walls: 8x8 Hemlock Post & Beam Wall Framing
Wall Height 144"

Doors: Single 3-0 Nine-light Steel Factory Door

Windows: 2 Insulated double hung 2x3 windows

2 Insulated double hung 4x4 windows with screens

Roof: 2x8 Rafters 16" on center

8/12 Gable Roof Pitch

Solid Sheathed 4 Quarter 1x10 Kiln Dried Pine

Green Corrugated Metal Roofing -29 Gauge

Siding: Kiln Dried Pine Shiplap

1" Pine Fascia and Shadow Boards

1" Pine Trim Detail & 1" Soffit Backing

Loft: 3' Wide Ladder Access (Optional Stairwell Entrance)

Joists 4x6 Rough 24" on center

1x10 Pine Board Flooring

9' Loft ceiling height

Loft Floor Rating: 25 lbs/sq ft or 10lbs/sq ft w/ clear span

Assembly Time: 2 People 80 Hours

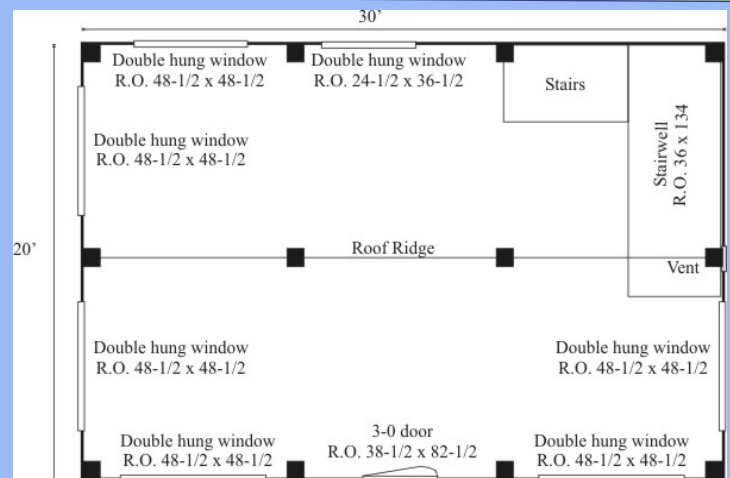
Kit Weight: 4 Cubes totaling 18,000 lbs

To accept delivery must have enough room to receive a full size tractor trailer and a minimum of a 5K forklift will be required to unload.

Not recommended for home owners



Floor Plan



Suggested Options

Flooring System	\$1,896
2x10 Hemlock FL Joist 16" on Center- 3/4 CDX	
Clear Span	\$423
Removal of Center Posts	
Stairwell 3 x12 Stringers & 2x12 Treads	\$4,295
Vapor Barrier Walls, Roof	\$966
Re-Bundeling for easier off loading	\$1,500
8 x 30 Side Overhang	\$7,922
with Floor System	

Engineered plans may be available for an additional fee.

Pre-Cut Kit \$22,836

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry. Engineered plans may be available for an additional fee.

Plans \$50.00

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.