



20x30 Timber Frame Only

Call Toll-Free: (866) 297-3760

The 20x30 Timber Frame Only kit is a large post and beam model that comes with design options to create a functional space to suit a variety of needs. This versatile frame can be set up as a cabin, cold storage, two or three bay garage, living quarters, equipment storage, as a livestock barn or any combination of. This particular kit is a favorite as a 1,200 square foot tiny house. As a two bay garage, the space creates room for your vehicles and workshop. As a 20x30 barn it can shelter livestock with enough room for tack and grain while the standard loft makes great hay storage. This frame can be configured with client supplied millwork, siding, roofing and any other finishing touches such as insulation, interior sheathing and woodstoves. Materials for finishing your frame may also be purchased from Jamaica Cottage Shop.

Hand made in Vermont, from native rough sawn hemlock lumber, the pre-cut frame only lumber package includes all fastening hardware and step-by-step plans. The kit will ship as a curbside 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" or Base Ceiling Height: 10'-0", Loft Ceiling Height: 8'-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"

Roof: 2x10 Rafters 16" on center
8/12 Gable Roof Pitch

Loft: 3' Wide Ladder Access (Optional Stairwell Entrance)
Joists 4x6 Rough 24" on center

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

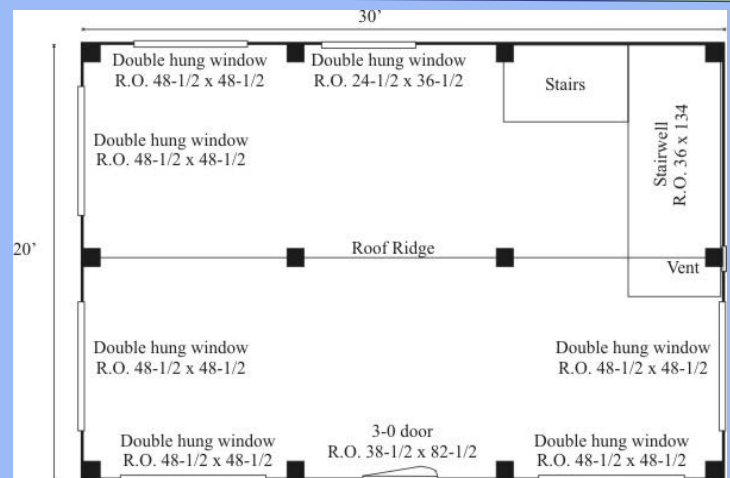
To accept delivery must have enough room to receive a full size tractor trailer and a minimum of a 5K forklift will be required to unload.

Not recommended for home owners

The full pre-cut kit is also available. This would include corrugated metal roofing, pine roof sheathing, ship-lapped pine siding, an insulated door, double pane windows in addition to the frame, hardware and step-by-step instructions. Call us to speak to a cottage associate for pricing.



Floor Plan



Suggested Options

Flooring System	\$1,896
2x10 Hemlock FL Joist 16" on Center- 3/4 CDX	
Clear Span	\$423 ea.
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 not recommended for do-it-yourself homeowners - an experienced contractor is highly recommended in both the planning and assembly stages.

Plans \$50.00

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself experienced contractors. 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.