



20x30 Cabin

Call toll-free: 1.866.297.3760

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, 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 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: 600 sqft Lower Level 600 sqft Upper Level

Overall Dimensions: 22'4" W x 32'4" L x 20' H

Ceiling Height: 8'-0" Lower Level, 10'-6" Upper Level

Recommended 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-lite Steel Factory Door

Windows: 2 Insulated Double Hung 2x3 Windows
2 Insulated Double Hung 4x4 Windows with Screens

Roof: 2x10 Rough Sawn Hemlock 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/sqft or 10lbs/sqft w/ clear span

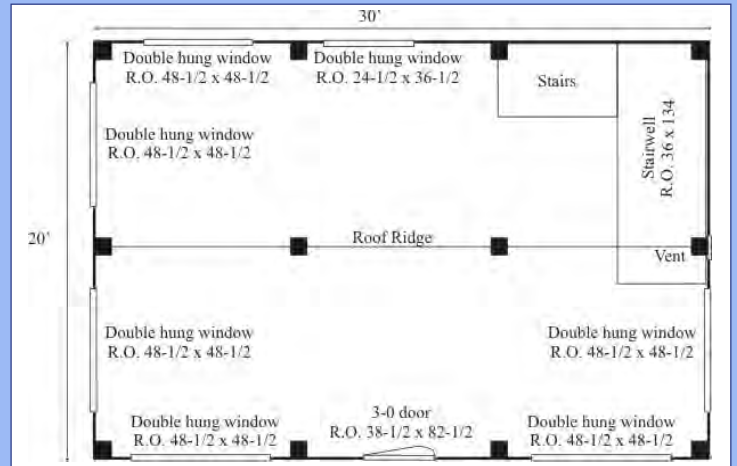
Assembly Time: 2 People 80 Hours

Shipping Cube Size:

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



Additional Options	
Add Flooring System	\$1,896
2x10 Hemlock FL Joist 16" on Center- 3/4 CDX	
Clear Span	\$423
Removal of Center Post	
Stairwell 3x12 Stringers & 2x12 Treads	\$4,295
8 x 30 Side Overhang with Floor System	\$7,922
8' Wide Doghouse Dormer	\$3,575
20' Shed Dormer	\$4,800
Insulation Package	\$4,014
Interior Sheathing	\$10,746
8x8 Basement Beam with 2- 8x8 Posts	\$1,688
4x8 Cupola with 2 Transom Windows	\$3,750
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 knowledge of carpentry. Engineered plans may be available for an additional fee.

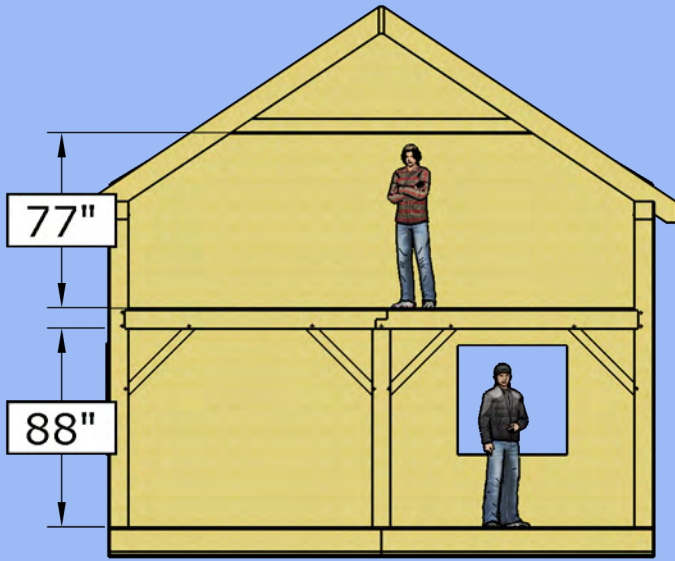
Plans \$69.95

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.

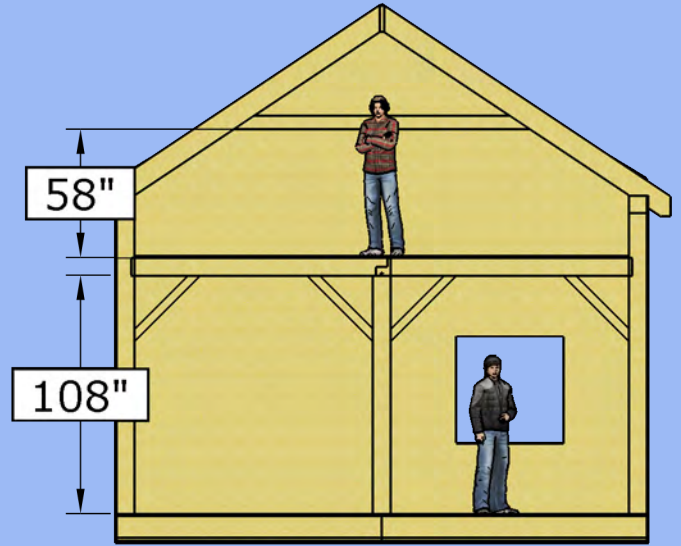


20x30 Cabin - Loft Height

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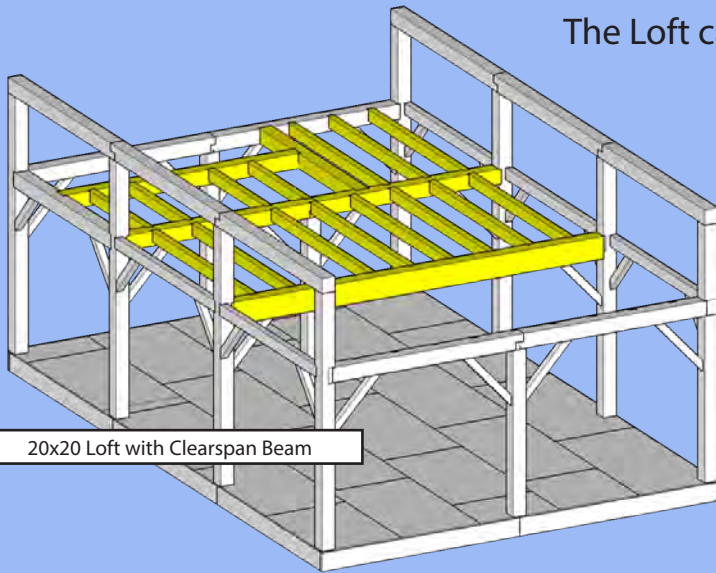
8 ft loft height
6 Ft figure for scale



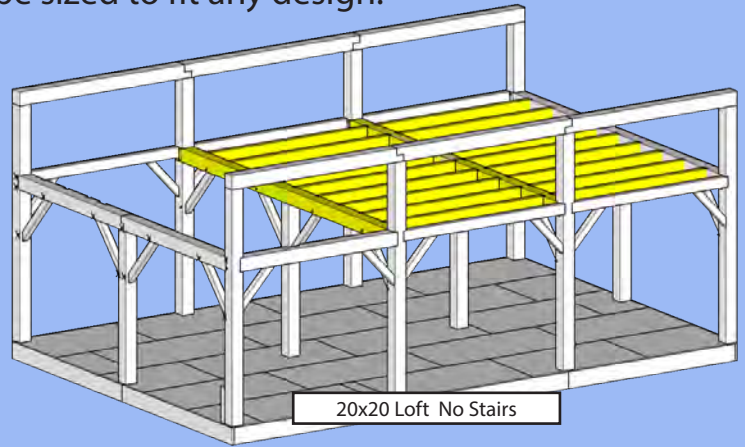
10 ft loft height
6 Ft figure for scale

*Raising Collar Ties will reduce snow load capacity.
Contact a designer to find the right solution.

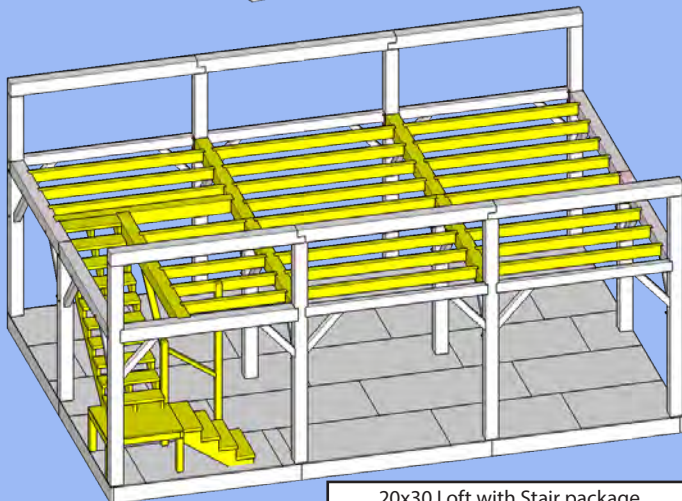
The Loft can be sized to fit any design.



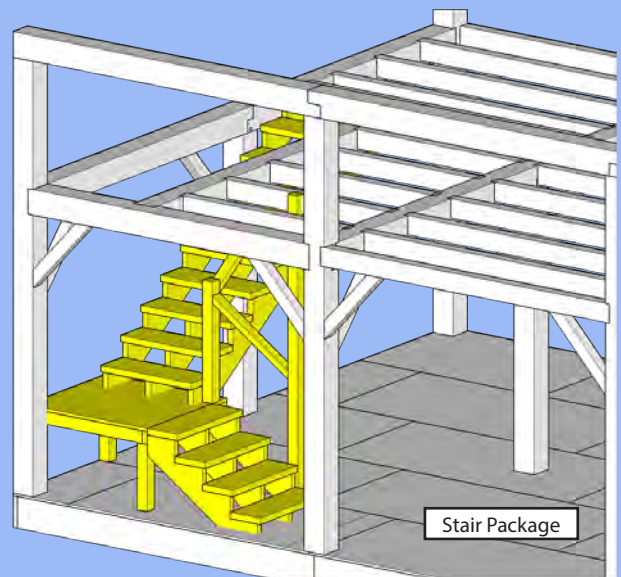
20x20 Loft with Clearspan Beam



20x20 Loft No Stairs



20x30 Loft with Stair package



Stair Package



20x30 Cabin - Option Examples

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8' Doghouse Dormer and Walk Out Deck



Stair Package and Interior Sheathing



30' Overhang with Floor System



Double Doghouse Dormers



30' Overhang with Floor System and Cupola



24' Shed Dormer