



## 20x40 Cabin Option A

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 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:** 1600 sq/ft includes 800 sq/ft Upper Level

**Overall dimensions:** 22'4" wide x 42'4" 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 100 Hours

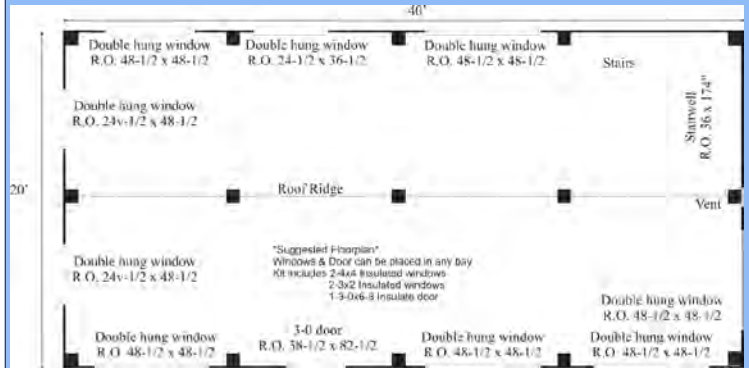
**Kit Weight:** 14 Cubes totaling 28,000 lbs

*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

Add Flooring System

2x10 Hemlock FL Joist 16" on Center- 3/4 CDX

Clear Span

Removal of Center Post

Stairwell 3x12 Stringers & 2x12 Treads

8 x 30 Side Overhang with Floor System

6' Wide Doghouse Dormer

20' Shed Dormer

Insulation Package

Interior Sheathing

8x8 Basement Beam with 3- 8x8 Posts

4x8 Cupola with 2 Transom Windows

Engineered plans may be available for an additional fee

### Pre-Cut Kit

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. It is recommended a contractor or experienced builder is employed. Engineered plans may be available for an additional fee.

### Plans

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.