



12x20 Garage

Call toll-free: 1.866.297.3760

The 8' Wide x 7' High overhead garage doors are large enough to fit your Motorcycles, ATV's or even a small car comfortably in this quaint garage. With 240 square feet of usable space, this garage has unlimited storage potential. The open floor plan allows for a great work shop space or can be split up and used for multiple purposes. Organize and tidy up the yard by adding this attractive post and beam outbuilding to your farm.

Built with no floor system, this building can sit on a crushed gravel bed or concrete pad. The treated sill sits directly on the ground and is cut out at the entry after delivery to provide drive in access.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability. New England weather can really put a wood garden shed or cottage to the test, and Jamaica Cottage Shop's products have proven to stand the test of time.

Included with Kit:

- * All Fastening Hardware
- * Step - by - Step Plans

Specifications:

Square Footage: 240 sq/ft

Overall Dimensions: 10'6" H x 13'2" W x 21'2"

Recommended Foundation: 6"-8" of crushed gravel

Floor: 6x6 Treated Sill Plate- Cut Out
No floor system

Walls: 96" Wall Height
4x4 Post and Beam Wall Framing
2x6 Rough Hemlock exposed collar ties

Doors: 8' W x 7' H Overhead Steel Garage Door - No Windows
Single JCS 2'-8" Built Door

Windows: Two 2x2 Six light hinged barn sash

Roof: 2x6 Rafters 24" on center
4/12 roof pitch
1x4 Strapping 20" on center
29 Gauge Corrugated Metal Roofing. Color: Evergreen

Siding: 1" Pine Board & Batten

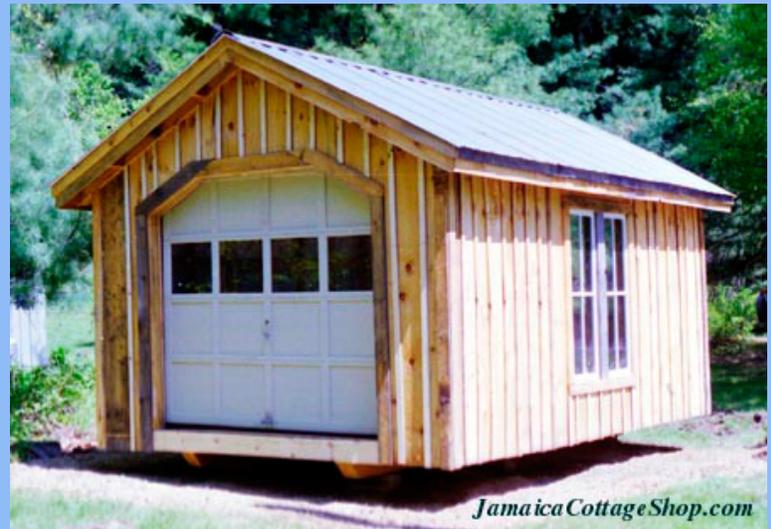
Trim: 2" Fascia & Shadow
1" corner, door & window trim

Wood Louvered Vent

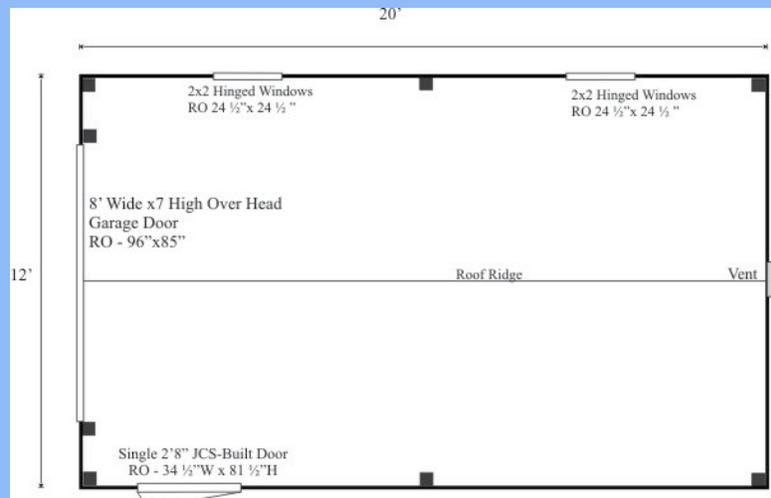
Kit Weight: 5400 lbs

Shipping Cube Size: 42"x56"x144"

Assembly Time: Two People 28 Hours



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. Floor plan below depicts option A design.



Additional Options

Flooring System	\$399
2x6 Flooring Frame 24" on Center	
3/4" CDX Plywood Interior Floor	

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.

Pre-Cut Kit \$7,718

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.