



14x20 One Bay Garage with Floor System Call Toll-FREE: 1.866.297.3760

This one is an original design by JCS. Its (2) 10-light primed barn sash windows are both hinged to open out. Additional windows available for purchase can be placed anywhere in this design allowing extra light and enhancing the spaciousness of this garage. The roofing material is corrugated evergreen metal. This model comes with the optional deck and flooring system. The 8x14 loft means plenty of room for additional storage.

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. Rugged post and beam techniques passed down through the centuries are applied to pre-cut and notch this kit into a sturdy picturesque building reminiscent of old New England. Designed for the beginner to intermediate carpenter, the kit pieces are color-coded, part-numbered and detailed.

- Included in the kit:**
- All Fastening Hardware
 - Step-by-Step Plans

Specifications:

Square Footage: 392 sq/ft includes 112 sq/ft Loft

Overall Dimensions: 14'4" H x 15'3" W x 21'3"

Recommended Foundation:

14'x20' x 6" thick Concrete Slab

Floor: 2- 6x6 Hemlock Skids

2x6 Hemlock Joists- 24" on center

3/4" CDX Plywood Flooring

Walls: Wall Height 96"

4x4 Post and Beam Wall Framing

4x4 Angle Braces

Doors: Single 2'8" 9-light Steel Door w/ locking hardware

Single 9' wide x8' high Garage Door

Windows: One Fixed 8' 12-light Transom Window

(2) 4x2 10-light Primed Barn Sash Hinged Windows

Roof: 2x6 Rafters 24" on center

8/12 Roof Pitch

29 Gauge Corrugated Metal Roofing, Color: Evergreen

1x4 Roof Strapping

Siding: Pine Board and Batten

Trim: 2" Fascia & Shadow - All sides

1" door, window, corner trim

Wood Louvered Vent

Loft: 8x14 Loft Weight rating 500lbs

Loft Floor Joists: 2x6 24" on center

Smooth Ship Lapped Pine Floor

Loft Ladder

Ramp: 2x6 Pressure treated ramp for overhead door

Assembly Time: Two People 30 hours

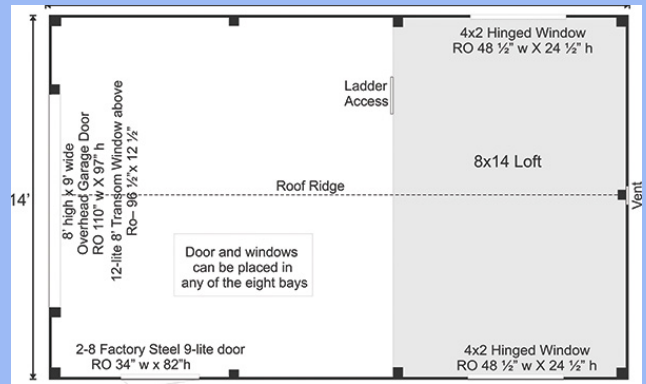
Kit Weight: 8,000lbs

Shipping Cubes: 42"x40"x168"

42"x40"x120"



Photo may not depict standard Option A, please refer to the floor plan below and the specifications to the left.



Additional Options

4x2 10-light Hinged Window	\$292
Garage Door Opener	\$299
Roof Color Change	\$50
2x2 Six light hinged window	\$194
8x20 Overhang	\$1,264

Plans \$39,95

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.

Complete Kit \$9,835

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. 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.