



# 14x24 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

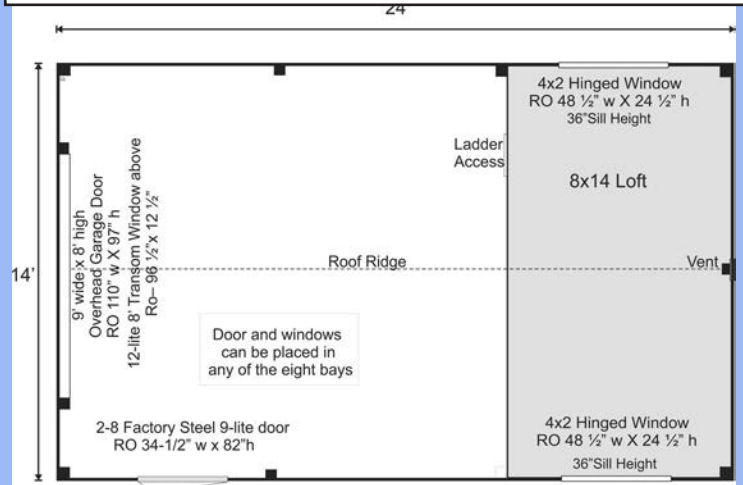
**Specifications:**

**Square Footage:** 448 sq/ft includes 112 sq/ft Loft  
**Overall Dimensions:** x 15'3" W x 25'3" L x 14'4" H  
**Recommended Foundation:**

- 14'x24' 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 35 hours
- Kit Weight:** 9,500lbs
- Shipping Cubes:** 42"x48"x168"  
42"x48"x120"



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



<b>Additional Options</b>	
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.