



20x40 Two Bay Garage - Option A

Call toll-free: 1.866.297.3760

A new design to help you with your garage needs. The two overhead garage doors have enough clearance for large pick up trucks, tractors, and ATV equipment. The full size loft accommodates general storage needs and/or can be used as a game or activity 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: 1600 sq/ft includes 800 sq/ft Upper Level

Overall dimensions: 22'4" wide x 42'4" long x 20' height

Recommended Foundation: Concrete Slab

Floor: 2x10 Treated Sill Plate

Walls: 8x8 Hemlock Post & Beam Wall Framing

Wall Height 144"

Doors: Single 2-8 Nine-light Steel Factory Door

Two 8'w x 8'h Overhead Doors

Windows: Single 3x2 8-light Fixed Barn Sash Window

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: 1x10 Shiplap Pine

1" Pine Fascia and Shadow Boards

1" Pine Trim Detail & 1" Soffit Backing

Loft: 2' Wide Ladder Access (Optional Stairwell Entrance)

Joists 4x6 Rough 24" on center

1x10 Pine Board Flooring

Loft Floor Rating: 25 lbs/ sq ft or 10lbs/sq ft w/ clear span

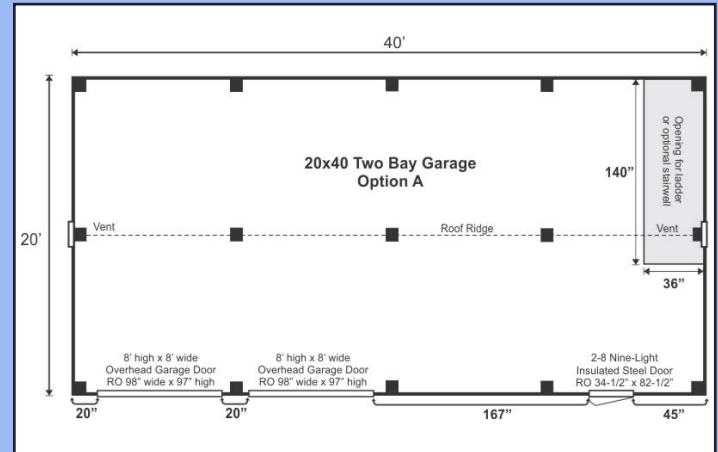
Estimated Assembly Time: 2 People, 80 Hours

Kit Weight: 10 Cubes totaling 22,000 lbs

To accept delivery, have enough room to receive a full size truck and a minimum 5K forklift will be required to unload.

The 20x30 kit is not recommended for a homeowner DIY project and it is highly recommended to have a professional contractor for planning stages, assembly, and any desired modifications to the standard design. Any and all site prep, zoning/permits, land engineering, and/or engineered drawings are the sole responsibility of the client/landowner. JCS is not responsible for ensuring the building will meet any necessary codes and/or building requirements.

Time required to assemble a kit is only an estimate and cannot factor in all the variables of each job site / project. Some projects, such as this one, are more complicated than others and require the advice and assistance of a licensed contractor.



Additional Options

Flooring System

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

Removal of Center Posts

Garage Door Opener

Stairwell

Drop Down Stairs

8 x 30 Overhang

Engineered plans are 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. The kit is not geared to a do-it-yourself homeowner, a contractor is recommended.

Plans

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners with exception to this design which is recommended for a contractor. The detailed plans include foundation options, a shopping list, and a color coded cut list. The plans are set for full dimensional lumber and provide a clear step-by-step path.