



24x30 Garage-10ft Loft

Call toll-free: 1.866.297.3760

A new design to help you with your garage needs. The two overhead garage doors have 8 feet of clearance for large pick up trucks, tractors, and ATV equipment. The loft accommodates general storage needs and/or can be used as a game or activity space with 8 feet of clearance at the peak. Choose a stairwell instead of the ladder access for easy accessibility; additionally consider Dormers for even more space. 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: 1440 sq/ft includes 720 sq/ft Loft

Overall dimensions: 26'4" wide x 32'4" long x 20' Overallheight

Base Ceiling Height: 112"

Suggested 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: 2-4x2 10-light Fixed Barn Sash Window

Roof: 2x10 Rafters 16" on center

8/12 Gable Roof Pitch

Barn Board Sheathing

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: 3'0"x13-8" Rough Opening Ladder Access (Optional Stairwell Entrance)

Joists 4x6 Rough 24" on center

Barn Board Flooring

10' Loft ceiling height-112" Clearance underneath

Loft Floor Rating: 25 lbs/sq ft

Assembly Time: 3 People 80 Hours

Kit Weight: 14 Cubes totaling 35,000 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.

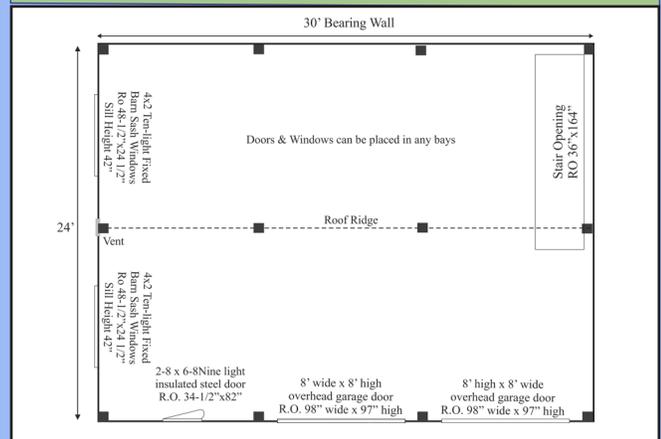
The 20x30 kit is not recommended for a homeowner DIY project and it is highly recommended to have a professional contractor for planning stages, assembly, and any desired modifications to the standard design. Any and all site prep, zoning/permits, land engineering, and/or engineered drawings are the 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.



Floor Plan



Suggested Options

Add Flooring System

- 2x6 Treated Sills 2x10 Hemlock FL Joist 16" on Center- 3/4 CDX
- Stairwell 3x12 Stringers & 2x12 Treads
- 8 x 30 Side Overhang
- 6' Wide Doghouse Dormer
- 20' Shed Dormer
- 3-Season Insulation Package
- 4-season Insulation Package
- Garage Door Openers
- 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. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry. 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.