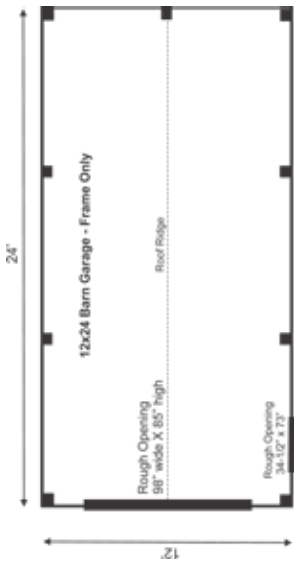


# FRAME ONLY

Pre-Cut Kit



The Barn Garage, nearly identical to our classic Barn, features a robust garage door rather than the double barn doors. To accommodate the overhead garage door, while still maintaining over the road transport, we decreased the roof pitch to increase the wall height.



## FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

**EVERY KIT INCLUDES**

- Color Coded
  - Part Numbered
  - Step-by-Step Instructions
- & All Fastening Hardware Included

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

# 12X24 BARN GARAGE OPTION A **STORAGE SOLUTIONS**



The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

## 12X24 BARN GARAGE OPTION A FRAME ONLY PRE-CUT KIT

Base Area: 288 sq. ft.

Total Interior Area: 288 sq. ft.

Recommended Foundation:  
4-6" Crushed Gravel

Overall Dimensions:  
10'6"H x 12'W x 24'D

Estimated Weight: 3900 lbs

### Floor System

2 (qty) 6x6x24' Hemlock Skids

2"x6" rough sawn Hemlock  
Joists 24" On Center

### Walls

4"x4" Hemlock Post and  
Beam Wall Framing

Wall Height: 82"

### Roof

Gable Roof Style

Roof Pitch: 4/12

2"x6" rough sawn Hemlock  
Rafters 24" On Center

1"x6" rough sawn Hemlock  
Exposed Collar Ties

### Rough Openings:

1 (qty) 98"W x 85" H Rough  
Opening for Overhead Door, 1  
(qty) 34 1/2"W x 73"H for Door

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 27 hrs

Estimated Shipping Cube Sizes  
Cube 1: 42"x60"x192"

BARNGRG.12X24.FPCK