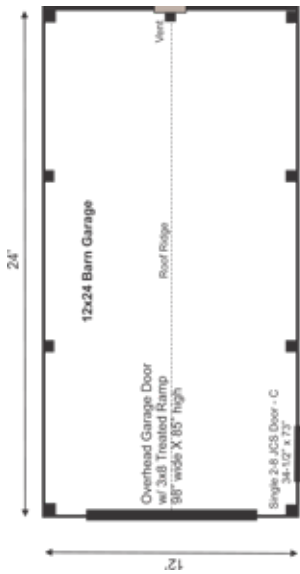


# COMPLETE Pre-Cut Kit



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.



## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## 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



## 12X24 BARN GARAGE OPTION A COMPLETE PRE-CUT KIT

Base Area: 288 sq. ft.

Total Interior Area: 288 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

Overall Dimensions: 10'6"H  
x 13'2"W x 25'2"D

Estimated Weight: 6500 lbs

### Floor System

2 (qty) 6x6x24' Hemlock Skids

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

3/4" CDX Plywood Floor Decking

Floor Weight Rating: 25 lbs/sq. ft.

### Walls

4"x4" Hemlock Post and  
Beam Wall Framing

Wall Height: 82"

Siding: 1" rough sawn Pine Board & Batten

1" rough sawn Pine Corner & Door Trim &  
2" rough sawn Pine Fascia & Shadow Trim

### Roof

Gable Roof Style

Roof Pitch: 4/12

*The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, doors and hardware. Note: Pictures may reflect client upgrades and modifications that do not come standard.*

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

1"x6" rough sawn Hemlock  
Exposed Collar Ties

1"x4" rough sawn Hemlock  
Strapping 20" On Center

Corrugated 29g Metal Roofing,  
Color: Evergreen

### Doors:

1 (qty) 8'w x 7'h Overhead Garage  
Door, no windows, no insulation,  
no ramp; Color: Sandstone, 1 (qty)  
2-8 JCS-built 2" Thick rough sawn  
Pine Single Door, no ramp

### Additional Features

1 (qty) Wood Louvered Vent

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 36 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x44"x192" Cube 2:  
42"x26"x120" Cube 3: 42"x30"x120"

BARNRG.12X24.PCK