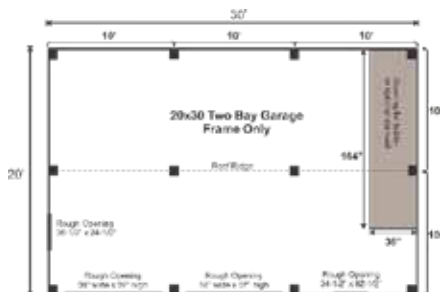


# FRAME ONLY

Pre-Cut Kit



This is our heavyweight garage built from a hefty 8x8 hemlock mortise and tenon timber frame. A full loft is included to double the usable storage space. It can easily be converted into a livestock shelter and hay storage by swapping to sliding barn doors.



## 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

### Additional Sizes:

20X30 | 20X40 | 24X30 | 24X40 |

### Additional Types:

FRAME ONLY KIT | COMPLETE KIT |

Configure Yours at

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

# 20X30 TWO BAY GARAGE

STORAGE  
SOLUTIONS



## 20X30 TWO BAY GARAGE FRAME ONLY PRE-CUT KIT

Base Area: 600 sq. ft.

Loft Area: 600 sq. ft.

Total Interior Area: 1200 sq. ft.

Recommended Foundation:

20'x30' Concrete Slab, Full  
Foundation, Crawl Space

Overall Dimensions:

20'H x 20'W x 30'D

Estimated Weight: 10800 lbs

### Sill Plates

2x10 Treated Sill Plate

### Loft

20x30

4x6 rough sawn Hemlock  
Joists 24" on center

### Walls

8x8 Hemlock Post &  
Beam Wall Framing

Wall Height: 144"

The frame only kit includes a treated sill plate, rough sawn hemlock 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.

### Roof

Gable Roof Style

Roof Pitch: 8/12

2"x10" rough sawn Hemlock

Rafters 16" On Center

2"x6" rough sawn Hemlock

Exposed Collar Ties

### Rough Openings:

1 (qty) 34 1/2"x82 1/2" Rough  
Opening for Door, 2 (qty) 98"W  
x 97" H Rough Opening for  
Overhead Garage Door

1 (qty) 36 1/2"x24 1/2" Rough  
Opening for Window

### Assembly & Logistics Information

Estimated Assembly Time:

Two People: 60 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x40"x156"

Cube 2: 42"x52"x192"

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