FRAME ONLY
Pre-Cut Kit

24X40 TWO BAY GARAGE

STORAGE SOLUTIONS

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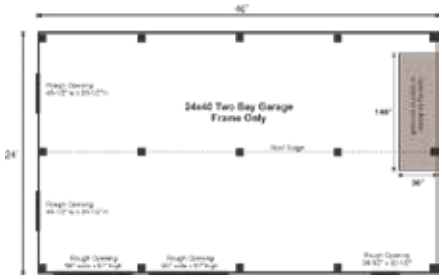
This is our heavyweight garage built from a hefty 8×8 hemlock mortise and tenon timber frame. A full loft is included to double the usable storage space. It can easily be converted into a livestock shelter and hay storage by swapping to sliding barn doors.



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

24X40 TWO BAY GARAGE FRAME ONLY PRE-CUT KIT

Base Area: 960 sq. ft.

Loft Area: 960 sq. ft.

Total Interior Area: 1920 sq. ft.

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

Overall Dimensions: 20'H x 24'W x 40'D

Estimated Weight: 18000 lbs

Sill Plates

2x10 Treated Sill Plate

Loft

24x40

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

2 (qty) 48 1/2"x24 1/2" Rough Opening for Window

Assembly & Logistics Information

Estimated Assembly Time: Three People: 75 hrs

Estimated Shipping Cube Sizes

Cube 1: (qty 2) 42"x60"x120" Cube 2: 42"x32"x48" Cube 3: (qty 2) 42"x60"x192" Cube 4: 42"x42"x156"

TBGRG.24X40.FPCK

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