

Instructions For Masonry for Onsite Garages

1. Concrete pad should be exact size of building. Example 24' x 24' garage requires a 24' x 24' concrete or block foundation.
2. Shawnee Structures strongly recommend 1 or more courses of block above concrete. Benefits include :
 1. Block walls are typically more watertight than studded wall above concrete
 2. Interior of garage can be washed down without worrying about rotting of pressure treated sill plate
 3. Interior height of garage is increased to 9' high.
3. Block Openings for doors
 1. Fiberglass entrance door 41"
 2. Garage door 6" wider than door, Example 10' door = Opening 10' 6"
4. Mud sill anchor straps should be placed 12-16" from each corner and then ever 6'. Anchor bolts also accepted. Anchor bolts should be placed at least 5" from outside of block wall.
5. Shawnee Structures will build walls to fit openings in block.
6. If foundation is more than 2" out of square or 2" off level , Shawnee Structures reserves the right to refuse to build on foundation.

Mason Contractor Suggestions

1. Barefoot Concrete 814-839-4689 Alum Bank. Barefoot works in Bedford
Barefoot is known for his high quality work.
2. Zellem Masonry 814-483-0946 Somerset, PA . Somerset County

Attic Truss



1. Includes 2 windows on 2nd floor
2. 5/8" flooring is standard in attic truss
3. L Shaped full Steps included.
4. Credit for no steps in attic \$1,000
5. 24' attic truss has area approximately 12' wide by 6' High
6. 28' attic has area approximately 12' wide by 7' 6" high.



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2022 (Feb) Standard Features for Vinyl Onsite Garages

- ◆ Built on concrete pad or block foundation. (Masonry not included in price)
- ◆ Pressure treated sill plate
- ◆ 8' high sidewalls, 2x4 16" on center with 1/2" OSB Sheeting
- ◆ Engineered trusses 2' on center. 40 pound snow load.
- ◆ 12" overhang on 4 sides with vinyl soffit and fascia
- ◆ 5/8" OSB sheathing on roof, Tar paper with ice and water shield
- ◆ 40 year (lifetime Warranty) GAF architectural shingles with snow country Ridge Vent
- ◆ 2 10x8 Garage doors
- ◆ 36" Fiberglass prehung entrance door
- ◆ 3 30x36" insulated single hung windows with grids (white or clay) include Vinyl shutters
- ◆ Vinyl Garages include : Maintenance Free exterior, House Wrap, Vinyl Siding, Vinyl soffit, aluminum trim and fascia.
- ◆ See inside for options and available upgrades



Options for Onsite Vinyl Garage

1. Extra Garage door \$1,100 (\$1,000 for nonbearing wall)
2. Upgrade garage door to steel backed insulated garage door. \$500
3. Upgrade to glass in garage door \$250
4. Other sizes available, see sales rep for quote.
5. Extra insulated windows 30x36 \$250
6. Extra entrance door \$400
7. Glass in entrance door \$50
8. Upgrade to Metal roof with purlins (2x4 every 24" instead of sheeting) and fanfold insulation under metal \$1,000 per building
9. Custom shingles or custom vinyl siding colors to match existing structures, cost depending on product.
10. LP SmartSide with grooves (similar to T-1 11) with paint , same price as vinyl siding

2022 (Feb) Prices for Onsite Vinyl Garages

Size	Vinyl Garage 4/12 Roof	Vinyl Garage 6/12 Roof	Vinyl Garage 8/12 Attic Truss
24' x 24'	\$23,000	\$25,000	\$32,000
24' x 28'	\$25,000	\$27,000	\$34,000
24' x 32'	\$27,000	\$29,000	\$36,000
24' x 36'	\$29,000	\$31,000	\$38,000
24' x 40'	\$31,000	\$34,000	\$40,000
28' x 28'	\$28,000	\$30,000	\$37,000
28' x 32'	\$31,000	\$33,000	\$40,000
28' x 35'	\$34,000	\$36,000	\$43,000
28' x 40'	\$38,000	\$41,000	\$48,000

Price Disclaimer Due to volatile material cost:

Shawnee Structures reserves the right to raise pricing for any projects that foundation is not complete within 90 days of invoice date.

The listed prices are within 40 miles of Bedford, PA. see sales rep for price over 50 miles.
 Onsite Garages terms are all payment by check or cash.
 Prices subject to change. Updated Feb 2022

LP Smart-side With Battens Add 15%



Same specs as vinyl garages except sidewalls with smooth LP Siding. 2x4 12" on center, Battens on exterior 12" on center. Includes paint.