

# TWO-CAR GARAGE & DOUBLE-WIDE SHED PRICELIST

2964 Route 9W  
Saugerties, NY 12477  
(845) 247-4449  
www.BarnRaiserSheds.com

Prices effective March 1, 2009\*



**28 x 40 Two-Car Garage - Duratemp Siding**  
(shown with optional insulated house windows  
& 1ft. gable overhang)



**20 x 24 Double-Wide Shed - Duratemp Siding**  
(shown with 1 set of double doors  
Standard building includes 2 sets of double doors)



**24 x 24 Two-Car Garage - Vinyl Siding**  
(shown with optional 9-lite house door, 1ft. gable overhang,  
windows w/ decorative inserts in insulated overhead doors,  
& exterior light fixtures)

<b>Duratemp</b>		
Size (W x L)	Two-Car Garage (w/ Insulated overhead doors)	Double-Wide Shed (w/ 2 sets Barn doors)
20 x 20	\$8,360	\$7,480
20 x 24	\$9,435	\$8,540
20 x 28	\$10,570	\$9,620
24 x 20	\$9,590	\$8,425
24 x 24	\$10,760	\$9,550
24 x 28	\$12,125	\$10,875
24 x 30	\$12,695	\$11,420
24 x 32	\$13,395	\$12,100
24 x 36	\$14,815	\$13,475
24 x 40	\$16,220	\$14,840
24 x 44	\$18,550	\$17,125
24 x 48	\$19,320	\$17,850
28 x 30	\$14,015	\$12,685
28 x 32	\$14,890	\$13,535
28 x 36	\$16,645	\$15,240
28 x 40	\$18,405	\$16,950
28 x 44	\$20,060	\$18,555
28 x 48	\$21,915	\$20,360

<b>Vinyl</b>		
Size (W x L)	Two-Car Garage (w/ Insulated overhead doors)	Double-Wide Shed (w/ 2 sets Barn doors)
20 x 20	\$9,445	\$8,450
20 x 24	\$10,660	\$9,650
20 x 28	\$11,945	\$10,870
24 x 20	\$10,835	\$9,520
24 x 24	\$12,160	\$10,790
24 x 28	\$13,700	\$12,290
24 x 30	\$14,345	\$12,905
24 x 32	\$15,135	\$13,675
24 x 36	\$16,740	\$15,225
24 x 40	\$18,330	\$16,770
24 x 44	\$20,960	\$19,350
24 x 48	\$21,830	\$20,170
28 x 30	\$15,835	\$14,335
28 x 32	\$16,825	\$15,295
28 x 36	\$18,810	\$17,220
28 x 40	\$20,795	\$19,155
28 x 44	\$22,670	\$20,970
28 x 48	\$24,765	\$23,010

<b>Options</b>	
<b>FLOORLESS OPTION- Duratemp</b>	Add \$375
<b>FLOORLESS OPTION - Vinyl</b>	Add \$500
1 foot Gable Overhang	\$10/run ft
Single Barn Door (Duratemp)	\$100
Single Steel Slab Door (Vinyl)	\$195
Steel House Door w/ Glass (9-lite)	\$300
Steel House Door w/ Arched Glass	\$350
9' x 7' Insulated Overhead Door	\$475
9' x 7.5' Insulated Overhead Door	\$525
Overhead Door w/ Glass - Add:	\$95/dr
Decorative Inserts for Overhead Door	\$75/dr
Upgrade>Carriage House OH Doors	\$400/dr
(Carriage House OH Doors include Windows)	<<<<<<<<<
Extra 24x36 (single-hung) Vertical Window	\$105
Double-Hung House Windows (30x36)	\$205
10ft. Ridge Vent	\$65
3/4" Plywood Floor	\$0.35**
12" O.C. 2"x4" Floor Joists	\$0.45**
P.T. 3/4" Floor & Joists	\$1.25**
Insulated Floor	\$1.45**
Upgrade to 2x6 Wall Studs	\$1.10**
9Ft. Garage Ramp	\$175
LVL Header (allows 20' open span)	\$350
Upgrade to Board & Batten Siding	\$4.00**
Upgrade to Cedar or Log Siding	Add 40%

\*\*price per square foot

> 28' W Buildings are Overwidth & Require an Additional Escort fee of \$450.00 per section <

### Two-Car Garage Standards:

- 10 - 4x4 pressure-treated foundation skids
- 2x4 floor joists, 12" on-center†
- 3/4" tongue & groove plywood floor†
- 2x4 wall studs, 2x8 rafters, 16" on-center
- Quadruple 2x10 center header
- Hurricane clips at top and bottom of rafters
- 2x4 collar ties, 6' 8" on-center
- Two 9x7 steel insulated overhead doors†
- (20' wide garages include 8x7 OH doors)
- 36"x72" side entry door
- Diamond Plate Thresholds
- 4 - 24x36 windows w/ screens & shutters
- Headers over & stud jacks under windows
- 1/2" Duratemp or Weyerhaeuser vinyl siding
- 30lb felt paper & ice & water guard
- 30yr Architectural Shingle or 40yr Metal
- † **DOUBLE-WIDE sheds** have floor joists placed 16" on-center, 5/8" tongue & groove plywood floor and 2- 6x6 double doors

Felt paper & Ice & Water shield included!

Choice of Metal or Shingled Roof!



### FLOORLESS OPTION :

The base is upgraded to 6x6 pressure-treated lumber. This option costs a bit more because extra 6x6 transport bracing is needed and it involves additional on-site labor. Going floorless also increases the interior height by 6".

**Customer is responsible for anchoring the structure to the foundation and moisture-proofing the base.** (i.e.: applying a silicone bead along base, adhering flashing, etc.)

\*Prices subject to change. Specifications may vary. Customer is responsible for all permits and site preparation. All measurements are outside and approximate. Building width (gable side) measurements are from overhang to overhang.



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## MODULAR BUILDING GUIDELINES / REQUIREMENTS

### **Delivery:**

2-Story double-wide: Most double-wide 2-story buildings are direct deliveries. Certain styles are over 12' in width at the top and require an escorted tractor trailer for transport from our PA builders to your location. Open access for a large load is required. Delivery is a multi-day process taking 1 or 2 days w/ final assembly usually on day 2 or 3 if schedules and weather permits.

2-Story single-wide & regular double-wides: Depending on the size, your location and whether it has a floor or not determines final delivery method. Direct deliveries, long distance & out-of-state may incur extra fees.

### **Assembly & Wet Weather:**

Our pre-fabricated modular buildings are either direct delivered to you or arrive on our lot partially assembled and/or in two sections. The middle interior walls (double-wides) and the roofing system (2-story's) are exposed to the elements. Moisture will not hurt the exterior grade plywood used in constructing the unit but any interior section must be completely dry prior to assembly. Therefore, we will not assemble any modular building in the rain or if it's still wet from a previous day's precipitation. In this case; your assembly date will need to be rescheduled on the next available date or when the structure is dry. Also, if rain has been predicted on your scheduled assembly date, we may try to reschedule in advance.

### **Modular Building Site Preparation\* (in addition to our standard site prep form):**

All oversized buildings require a completely level and very firm foundation to rest on. If your building has a wood floor, the 4x4 PT runners should sit flush on the prepared pad. If it is a floorless unit, the 6x6 PT base should sit flush on the prepared pad. If your foundation is off level, soft, and overall, just poorly made; we cannot guarantee the structures long term integrity and all implied warranties/guarantees are void.

Gravel foundation: This method is best for structures that include a wood floor. We recommend laying a stone pad using Item #4 (stone aggregate - combination of stone and stone dust). It should be rolled/tamped firm and checked for level. Do not use shale, pea stone, bank run or any other loose or large stone that can shift. We strongly recommend hiring a professional to do the job for you; someone who is experienced in building pads for this purpose. **For local jobs; we recommend Dan Riozzi / D&M Trucking Cell: 845-399-7972**

Concrete slab: This method is best for floorless structures, especially garages. The slab should have no pitch (unless your town code requires it; be sure to let us know) so the 6x6 PT perimeter of the building sits completely flush on the concrete. The size of the slab should be at least the building dimensions as purchased and no less than the actual footprint of the building. Keep in mind; the **exact** footprint is slightly less than the purchased dimensions; as our building measurements are from eave to eave. There should be no anchors, hooks or anything else implanted in the concrete prior to the delivery of your building. We must be able to slide the building off of a trailer and onto the pad without **any** obstructions. The slab should be no more than 4" high, but preferably flush with the surrounding ground; as we need to be able to drive up and on the slab during the delivery process. Blacktop foundations are not recommended!

### **Other Requirements / Important information:**

- We need a **minimum of 10'** of clear work space around the entire building.
- From delivery to assembly; the entire process can take a few days; on-site assembly is an all day task.
- Floorless structures: customer is responsible for anchoring and moisture-proofing the 6x6 perimeter.
- We cannot guarantee rush orders, exact measurements, requested delivery dates or specific delivery times.
- We do not deliver modular buildings on Saturdays, Sundays or holidays. **All balances due upon delivery.**
- While we do our best to adhere to scheduled delivery dates; we reserve the right to reschedule for any reason such as inclement weather, equipment failure, temporary route restrictions, etc.

### **Foundation Referral: (within a reasonable radius of Ulster County (NY) call Dan for more info)**

D&M Trucking – Dan Riozzi – Cell: 845-399-7972 Office: 845-246-4059

### **Anchor Referrals: (anchors, installation instructions, faq's, etc.)**

Stone Pad Anchoring: American Earth Anchors [www.americanea.com](http://www.americanea.com) or 866-520-8511

Concrete Anchoring: Concrete Fastening Systems, Inc. [www.concretefasteners.com](http://www.concretefasteners.com) or 800-966-9617

\*Customer is responsible for site preparation and permits. If The Barn Raiser performs a site check, it is strictly for site access and not leveling issues. The Barn Raiser, LLC is not responsible for any damage to a customer's lawn during a delivery. Please be assured that we will be as careful as possible, but minor damage, such as tire tracks/ruts, divots, etc. can occur especially on soft ground.