

## 2-STORY BOARD & BATTEN PRICELIST



*Prices effective January 2010  
 Prices subject to change without notice*

2964 Route 9W • Saugerties, NY 12477  
 845-247-4449  
*Some photos shown with options*



2-Story Sheds & Garages						2-Story Horse Barns					
SINGLE-WIDES	A-FRAME	GAMBREL	DOUBLE-WIDES	A-FRAME	GAMBREL	SINGLE-WIDES	A-FRAME	GAMBREL	DOUBLE-WIDES	A-FRAME	GAMBREL
W x L			W x L			W x L			W x L		
12 x 12	6795	7085	20 X 20	13475	14275	1- <b>Stall</b>			4- <b>Stall</b>		
12 x 14	7525	7860	20 X 24	15835	16795	12 X 12	7190	7480	24 X 24	24130	25280
12 x 16	8255	8640	20 X 28	18185	19305	12 X 14	7980	8315	24 X 28	27650	28995
12 x 18	8990	9420	20 X 32	20175	21455	12 X 16	8780	9165	24 X 32	31135	32670
12 x 20	9720	10200	24 X 20	16375	17335	12 X 20	10380	10860	28 X 24	NA	28895
12 x 24	10970	11540	24 X 24	19110	20260	14 x 16	9565	10015	28 X 28	NA	33750
12 x 28	12395	13065	24 X 28	21910	23255	14 x 20	11590	12150	28 X 32	NA	38310
12 x 30	13020	13740	24 X 30	23265	24705	2- <b>Stall</b>			6- <b>Stall</b>		
12 x 32	13725	14495	24 X 32	24675	26210	12 X 20	10755	11235	24 X 30	29865	31305
12 x 36	15145	16010	24 X 36	27485	29215	12 X 24	12355	12925	24 X 36	35165	36895
12 x 40	16440	17400	24 X 40	30295	32215	12 X 28	13955	14615	24 X 42	40325	42335
12 x 44	17715	18770	24 X 44	32750	34860	12 X 36	17140	18005	24 X 48	45055	47360
12 x 48	19105	20255	24 X 48	35215	37520	14 x 20	11965	12525	28 x 30	NA	36565
14 x 20	10470	11030	28 X 28	NA	26585	14 X 24	12905	13575	28 X 36	NA	43300
14 x 24	11185	11855	28 X 30	NA	28435	14 X 28	14360	15145	28 X 42	NA	49395
14 x 28	12795	13580	28 X 32	NA	30220	14 X 32	18190	19085	28 X 48	NA	56750
14 x 32	14410	16920	28 X 36	NA	33785	3- <b>Stall</b>			8- <b>Stall</b>		
14 x 36	16025	17035	28 X 38	NA	35565	12 x 30	15070	15790	24 x 40	38995	40915
14 x 40	17495	18615	28 X 40	NA	37335	12 x 36	17465	18330	24 x 48	45390	47695
14 x 44	19105	20335	28 X 44	NA	40900	14 X 30	16855	17695	28 X 40	NA	48075
14 x 48	20700	22045	28 X 48	NA	44465	14 X 36	18740	19750	28 X 48	NA	57053

### SHEDS & GARAGES:

*All sheds & garages include heavy duty oak post and beam framing, rough cut board & batten siding, 2"x8" T&G Plank Floor o/ 4"x4" PT joists over 4"x4" PT Runners on bottom, 5/8" Plywood o/ 2x6 joists on 2nd floor, Ridge Vent, Diamond Plate Thresholds, and a 35yr Metal Roof*

*Single-Wide 2-Story Sheds also include: 4-24"x36" windows w/ screens (2-up/2-down), 1-Set 6' heavy duty double doors*

*Double-Wide 2-Story Sheds also include: 8-24"x36" windows w/ screens (4-up/4-down), 2-Sets of 6' heavy duty double doors*

*Garages: Same specs as sheds but you receive a 9-lite steel house door and 9'x7'6" steel insulated overhead door(s) in place of standard double door(s) / no price change.*

**Sheds and Garages are also available FLOORLESS (typically set atop a concrete slab):**

*Base is upgraded to 6"x6" PT lumber and more on-site labor is required. Please add \$250. for Single-wide & \$375. for Double-wide  
 Optional colored stain or clear water sealer / \$1.15 per sq ft and **More Options Are Available!** ...extra windows, doors, gable overhangs, etc*

### HORSE BARN:

*All horse barns include heavy duty oak post and beam framing, rough cut board & batten pine siding, 6"x6" PT base, Ridge Vent and a 35yr Metal Roof*

*Single-Wide 2-Story Horse Barns include: Each Stall: 1- 4' x 7' heavy duty dutch door, 1- 24"x36" window w/ grill, 4' high oak kickboard w/ steel chew guard and*

*2, 3 & 4 stall barns include divider walls w/ steel grills. Upper Level: 1- 24"x 36" window in gable, 1-3'x6' single barn door other gable w/*

*exterior PT pine built-on ladder & trap door over each stall.*

*Double-Wide 2-Story Horse Barns may include feed alley (dependent on final configuration/stall size) and 4, 6 & 8 Stall Barns include: Each Stall: 1- 4' x 7' heavy duty dutch door,*

*1- 24"x36" window w/ grill, 4' high oak kickboard w/ steel chew guard & divider walls w/ steel grills.*

*Upper Level: 2-24"x36" windows w/ screens in one gable, 5' heavy duty barn doors w/ exterior PT pine built-on ladder on other gable & trap door over each stall*

*Tack/Feed Room include: 1- 3' x 7' heavy duty door w/ T-handle / lock, 1- 24" x 36" window w/ screen, 1- 3' interior access door into stall (if applicable) & 2" x 8" T&G Plank Floor.*

*Feed Alley (if app.) includes: 2"x8" T&G plank floor over 4"x4" PT joists & interior ladder to upper level, situated in mid-section and allows access to all stalls*

**NOTE:** There is NO ext / int stairs leading to 2nd floor. We include an exterior and/or interior built-on wood ladder. You can forklift hay inside, install a pulley system or build stairs later.



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

## 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.