

2-STORY GARAGE PRICE LIST*

*Prices effective January 2020 and subject to change

3850 Route 9W Highland, NY 12528
(845) 834-3455
www.barnraisersheds.com

WE'LL GIVE YOUR LIFE THE EXTRA SPACE IT NEEDS.

Single-Wide 2-Story Garages					Double-Wide 2-Story Garages				
Some photos shown with options					Some photos shown with options				
Style	LP Smart Side	Vinyl	Board & Batten	UPGRADE To GAMBREL ROOF	Style	LP Smart Side	Vinyl	Board & Batten	UPGRADE To GAMBREL ROOF
W x L				ADD:	W x L				ADD:
12 x 12	7910	9030	9090	800	20 x 20	17160	19800	20030	3440
12 x 14	8655	9940	10065	870	20 x 24	20140	23225	23460	4030
12 x 16	9410	10855	11040	950	20 x 28	23115	26720	26985	4630
12 x 18	10180	11775	12020	1025	20 x 32	25610	29610	29910	5130
12 x 20	10930	12685	12995	1105	24 x 20	19145	22090	22315	3825
12 x 24	12440	14520	14665	1255	24 x 24	21765	25145	25395	4365
12 x 28	13955	16350	16570	1405	24 x 28	24650	28495	28780	4940
12 x 30	14715	17260	17405	1480	24 x 30	25945	29985	30280	5195
12 x 32	15470	18175	18355	1550	24 x 32	27410	31690	32010	5490
12 x 36	16985	20010	20245	1710	24 x 36	30355	35125	35465	6070
12 x 40	18060	21310	21970	1815	24 x 40	33295	38530	38915	6665
12 x 44	19540	23110	23690	1970	24 x 44	35930	41600	42020	7200
12 x 48	21015	24880	25535	2110	24 x 48	38550	44640	45085	7720
14 x 20	12035	14035	13995	1215	28' W	Gambrel	Gambrel	Gambrel	28' Wides
14 x 24	12690	14810	14950	1280	28 x 30	36185	41450	41870	ONLY
14 x 28	14415	16900	17110	1455	28 x 32	38480	44105	44545	AVAILABLE
14 x 32	16165	19010	19265	1620	28 x 36	42980	49265	49760	IN
14 x 36	17905	21115	21425	1795	28 x 38	45235	51850	52370	GAMBREL
14 x 40	19135	22600	23385	1915	28 x 40	47470	54440	54985	STYLE
14 x 44	20820	24645	25535	2095	28 x 44	51895	59615	60210	ROOF
14 x 48	22510	26685	27665	2255	28 x 48	56485	64795	65445	Inc. in pricing
STANDARD FEATURES	1 steel double door 2 windows w/ trim (up) 2 windows w/ shutters (down) Stairs to attic	1- 9' x 76" insulated overhead steel door 1- 3' x 6' side door 2 windows w/ trim (up) 2 windows w/ shutters (down) Stairs to Attic	1- 9' x 76" insulated overhead steel door 1- 3' x 6' side door 2 windows w/ trim (up) 2 windows w/ shutters (down) Stairs to Attic	ADD TO PRICE OF STRUCTURE	STANDARD FEATURES	2 double doors 4 windows w/ trim (up) 4 windows w/ shutters (down) Stairs to attic	2 - 9' x 76" insulated overhead steel doors 1- 3' x 6' steel side door 4 windows w/ trim (up) 4 windows w/ shutters (down) Stairs to attic	2 - 9' x 76" insulated overhead steel door 1- 3' x 6' steel side door 4 windows w/ trim (up) 4 windows w/ shutters (down) Stairs to attic	ADD TO PRICE OF STRUCTURE
<p>1st FLOOR (OR go Floorless* w/ 6x6 PT perimeter) 5 - 4x4 pressure-treated foundation skids PT 2x4 floor joists, 12" on-center, 3/4" PT plywood floor 2x4 wall studs, 16" on-center, 10' exterior side wall height 1 - 9'x7'6" steel insulated overhead doors or 1 New England Style double door 1 - 36 x 80 9-lite pre-hung fiberglass house door 2 - 24x36 SH windows with screens & shutters Headers over & stud jacks under windows Diamond plate thresholds Stairway to second floor (pull-down ladder available)</p> <p style="text-align: center;">2nd FLOOR</p> 2x6 floor joists at 16" on-center w/ 5/8" LP Pro Struct floor 40 yr. Metal Roof w/ Ins. o/ 2"x4" rafters at 24" on-center w/ 2"x4" purlins or 30yr. Arch Shingles o/ 7/16" LP Tech Shield w/ Tar Paper w/ Ice & Water Shield 2 - 24x36 SH windows w/ screens & shutters 7/8" painted LP or Premium vinyl siding Roof Pitch: A-frame= 12:12 Gambrel= 12:12 / 3.5:12					<p>1st FLOOR (OR go Floorless* w/ 6x6 PT perimeter) 10 - 4x4 pressure-treated foundation skids PT 2x4 floor joists, 12" on-center, 3/4" PT plywood floor 2x4 wall studs, 16" on-center, 10' exterior side wall height Quadruple 2x10 center header over 14' opening 2 - 9'x7'6" steel insulated overhead doors (8'x7'6" in 20' wides) or 2 sets of New England Style double doors 1 - 36 x 80 9-lite pre-hung fiberglass house door 4 - 24x36 SH windows with screens & shutters Headers over & stud jacks under windows Diamond plate thresholds Stairway to second floor</p> <p style="text-align: center;">2nd FLOOR</p> 2x6 or 2x8 floor joists at 16" on-center w/ 5/8" LP Pro Struct floor 40 yr. Metal Roof w/ Ins. o/ 2"x6" rafters at 24" on-center w/ 2"x4" purlins or 30yr. Arch Shingles o/ 7/16" LP Tech Shield w/ Tar Paper w/ Ice & Water Shield 4 - 24x36 SH windows w/ screens & shutters 7/8" painted LP SmartSide or Premium vinyl siding Roof Pitch: A-frame= 8:12 Gambrel= 20:12 / 3.5:12				

Customer is responsible for site preparation, wide load access and permits. Proof of permit required before order can be submitted. Additional DELIVERY/ ASSEMBLY fees WILL apply. Fees are based on style/size/location. CALL OR EMAIL US FOR AN EXACT QUOTE!

Site must be prepared and accessible for long truck/trailer set up, width and height accounted for. A minimum of 10 ft. of clear workspace around structure is required for assembly purposes. Specs may vary. All measurements are outside and approximate. Building footprint may vary slightly from actual dimensions noted above due to transport regulations. *FLOORLESS GARAGES REQUIRE A CONCRETE SLAB THE EXACT FOOTPRINT SIZE. WE ANCHOR THE BUILDING TO THE CONCRETE. ANY ADDITIONAL SEALING IS CUSTOMER RESPONSIBILITY.



2-STORY Building Options/Extras/Upgrades

Prices effective 2020 and subject to change

ROOF	
(Choice of Metal or Purlins OR Plywood / Shingled Roof)	
Dormer- LP SmartSide (1- 24" x 36" SH Window every 6ft)	\$25.00/sq. ft.
Dormer- Vinyl & Board & Batten (1- 24"x36" SH Window every 6ft)	\$28.00/sq. ft.
1' Gable End Overhang	\$13.00/ft.
Insulation Under Roof (R-11 Bubble)	\$1.45/sq. ft.
Snow Guards installed on metal roof	\$7.00/ea
9' w x any length Lean To / Carport add on w/ 6x6 posts	\$13.75 sq ft
Awning o/ Overhead Doors: 3'x any length	\$15.00 sq ft
Awning o/ House Door: 2'x4' w/ peak style or sloped roof	\$250.00
METAL CUPOLAS for Metal Roofing*	
Cupola - 24" Sq (best for singlewides) w/ louvered sides only	\$589.00
Cupola - 36" Sq w/ louvered sides	\$860.00
Cupola - 36" Sq w/ windowed sides	\$1,023.00
Cupola - 48" Sq w/ louvered sides (best for bldgs over 40')	\$1,195.00
Cupola - 48" Sq w/ windowed sides (best for bldgs over 40')	\$1,455.00
Weather vanes for Metal Cupolas - 30" (or 46" for 48" cupola)	\$125./ \$200
Ask about custom vinyl cupolas/weather vanes for a shingled roof	
SIDING, WALLS & INTERIOR	
Upgrade: Clapboard or Cedar Siding	25%
2x6 Wall Studs	\$1.35/sq ft
Deluxe Trim/Wood Shutter Pkg (wider trim, handcrafted shutters)	\$360.00
Tyvek House Wrap	Available
Upgrade to double 18" LVL Header - for 20' open interior span	\$400.00
Custom Vinyl Siding Match, Paint/Stain Match	Available
	Available
Add Stain - Board & Batten	\$1.65/sq ft
No Siding / Plywood only Exterior	Available
Partition-10'	\$255.00
Partition-12'	\$290.00
Partition-14'	\$330.00
Wood Shelving-Includes 2x4 frame & brace, 1/2" plywood top	\$4.25/sq. ft.
FLOOR	
(please review building specs for standards)	
Floorless (wood-sided / base is upgraded to 6x6 PT lumber)	add \$400
Floorless (vinyl-sided / base is upgraded to 6x6 PT lumber)	add \$600
Pressure-Treated 3/4" Plywood Floor (Std in garages)	\$1.00/sq. ft.
12" On-Center PT Floor Joists (Std in garages)	\$.65/sq. ft.
2x6 Pressure-Treated Floor Joists, 16" On -Center	\$0.75/sq. ft.
PT 2" X 8" Plank Floor (Board & Batten)	\$3.00/sq. ft.
Insulated First Floor (R-11 Bubble)	\$1.45/sq. ft.
Pre-drilled Anchor holes (you supply size & increments)	\$35.00
Choice of Pull-Down Attic Ladder or Stairs (default is stairs)	Included

DOORS	
(please review building specs for standards)	
36"x72" Single Wood Barn Style Shed Door w/ t-handle & lock	\$110.00
4'x72", 5'x72", 6'x72" Double Wood Barn Style Shed Doors	\$195.00
Higher (6') Double Wood Barn Style Shed Doors	\$75.00
36"x72" Single Fiberglass Shed Door	\$195.00
4'x72", 5'x72", & 6'x72" Double Fiberglass Shed Doors	\$325.00
House Door - Solid Steel 36"x80" Pre-Hung w/ lockset	\$295.00
House Door w/ 9-Lite Glass 36"x80" Pre-Hung w/ lockset	\$340.00
House Door w/ Arched Glass 36"x80" Pre-Hung w/ lockset	\$375.00
Double House Door w/ Full Glass 72"x80" Pre-Hung w/ lockset	\$695.00
Add Arched Glass to Single Steel Shed Door (add to door price)	\$55.00
Add Arched Glass to Double Steel Shed Door (add to door price)	\$110.00
Add Full Glass to Single Door (add to door price)	\$165.00
Add Full Glass to Double Door (add to door price)	\$330.00
6'x6' Sliding Glass Door (standard vinyl clad white doors)	\$650.00
8'x7' Oversized Double Barn Doors - Basic Style	\$350.00
8'x7' Oversized Double Barn Doors - Premier Style w/ Windows	\$500.00
5'x6' OR 6'x6' Steel Roll Up Door (need 13' clearance)	\$500/\$550
TIP: Commercial use doors must swing out	
Overhead Doors	
(White, Almond, Brown, Sandtone)	
Add 9'x7' 6" Steel Insulated Overhead Door (RV= 4.3)	\$650.00
Add 9'x8' Steel Insulated Overhead Door (floorless model only!)	\$750.00
Upgrade to 9'x8' Steel Ins. Overhead Door (floorless model only!)	\$150.00
Square Glass in Overhead Door (price per door)	\$125.00
Decorative Inserts for Glass in Overhead Door (price per door)	\$125.00
9' Ramp - Pressure Treated	\$185.00
Custom OH Doors? Visit Clopaydoor.com to design your own!	
<i>Send us the style, series#, hardware choice, etc. for a price quote</i>	
WINDOWS	
(standard=24x36 SH Aluminum w/ screen/ 9" vinyl shutters)	
Standard 24"x36" Window Deduction (price per window)	(\$35.00)
24"x36" Single-Hung Vertical Window w/ screens and shutters	\$125.00
30"x36" Single-Hung Vertical Window w/ screens and shutters	\$150.00
Upgrade to 30"x36" Single-Hung w/ screens and shutters	\$30.00
30"x36" Double-Hung Insulated Vinyl House Window	\$250.00
Upgrade to 30"x36" Double-Hung Ins.Vinyl House Window	\$135.00
32"x40" Double-Hung Ins. Vinyl House Window	\$325.00
Upgrade to 32"x40" Double-Hung Ins.House Window	\$215.00
Aluminum Trimmed Window / No shutters (Vinyl-sided Bldgs)	\$80.00/ea
12" Deluxe Raised Panel Shutters (per pair)	\$35.00
Flower Boxes - Poly Resin - up to 24"	\$40.00/ea.
Flower Boxes - Poly Resin - over 24"	\$55.00/ea.
Custom Windows/Colors/Sizes	Available
DRAWINGS	
(Meets NYS Code for unheated accessory bldg)	
Prototype/Generic (Fee credited back to your acct upon order)	\$25.00
Stamped by NY Architect w/ your name/layout (non-refundable)	\$400.00
Custom NYS Architect Drawings Available	Inquire

All permits, approvals and foundation work is the customers responsibility. There must be appropriate access for delivering a large load