

# BRAD'S BARNs & GAZEBOS

903 RT 28, KINGSTON, NY 12401  
(845) 339-2276 FAX (845) 340-1947

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## Two Story Buildings

Greenwich	24 x 24 Vinyl/Hardy Plank /Cedar Shakes	\$42,000
Jefferson	24 x 24 (3) Dormer LP Lap Siding	\$41,500
Providence	28 x 38 Hardy Plank 3 Car	\$60,500
Williamsburg	16 x 24 Duratemp	\$22,995
Kingston	24 x 24 Duratemp with 7'4" Knee Walls	\$34,000
***Dutch	24 x 24 Duratemp	\$27,000
	As shown (with Weight Bearing Walls) ***	
With TJI Floor Joists for Second Floor		\$29,715
A-Frame	24x24 Duratemp with 20" Knee Walls	\$29,900

### **STANDARD FEATURES ON TWO STORY BUILDINGS**

Residential Grade 2x6 Wall Framing. Residential Grade 2x10 Rafters for Greater Wind and Snow Load, 2x12s or Engineered Trusses Available if required by local zoning codes. Residential Grade Truss Joist I-Beams Support the second floor. Double Pane, Vinyl Insulated Windows. 1 – 9-Lite Metal House Door. All garage doors are aluminum and insulated unless otherwise noted. 30 Year Architectural Shingles included, Insulated Metal Roofing is available at \$3 per square foot of the structure. An interior, L-Shaped, 36" wide staircase with railing is included in the base price.

Please see following page for Building Standard Details.

\* PRICES QUOTED ARE FOR LOCAL DELIVERIES WITHIN 35 MILES OF KINGSTON, NY. PLEASE CHECK WITH A REPRESENTATIVE FOR DELIVERY CHARGES TO YOUR AREA. \*

PRICES EFFECTIVE MARCH 1, 2019 AND SUBJECT TO CHANGE WITHOUT NOTICE

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## STANDARD FEATURES ON TWO STORY BUILDINGS

- Walls – standard residential framing - 2x6s, 16” on center, double top plated. Walls are then sheathed with ½” exterior grade CDX plywood, then house wrapped with tyvek and then siding is applied.  
(Does not apply to Duratemp siding.)
- 2x10 Rafters or Engineered trusses are used for the roof system, 16” on center and designed with a snow load capacity of 74 lbs. per square foot and 110 mph winds. All rafters are notched on the tail for greater snow load capacity and increased wall strength.
- 16” on center or engineered, residential grade truss joist I-beams for clear span floor plans. All Second Floors are 5/8” Plywood.
- Insulated 30x36 windows with trim, shutters and screens. Windows are supported with 2x10 headers and jacks.
- 2 - 9’ x 7’ 6” insulated garage doors with jacks and 2x10 headers.
- 1 - 3’ 9-lite pre-hung metal house door with jacks and 2 x10 headers.
- Roof is sheathed with ½” exterior grade LP tech shield, an energy star rated roof sheathing, tar paper, 30 year architectural shingles, ice and water shield, drip edge, hurricane straps and rolled ridge vent. All soffits are vented.
- 1 - 3’ wide L shaped house grade staircase with railings.
- All of our 2 story buildings are built to residential building codes so that the second floor of your garage can be converted into living space at any time.
- All garages, 1 story or 2 story, must be built on a code approved concrete foundation.
- All Buildings built on site for better fit and finish.

STAMPED NYS ENGINEERED BLUEPRINTS

AVAILABLE UPON REQUEST

March 2019