



Two Car Single Story Garage Pricing

All Prices Listed Are the CASH Price – There is a 3% Transaction Fee on All Card Transactions

Painted T1-11 Siding

24x24	\$31,500		No One Beats Our Prices with our Building Standards
24x28	\$34,195		
24x32	\$37,925		
24x36	\$40,715		The Quality of Our Construction AND our Customer Service is Second to None
28x28	\$38,350		We Truly Build the Best Built Buildings in the Business
28x32	\$41,000		
28x36	\$45,000		Come See for Yourself, We will Both be Glad You Did

One Story Garage Building Standards:

8' Wall Height

2x6 Wall Framing

7/12 Roof Pitch

2x10 Rafters 16" On Center with Hurricane Straps

Architectural Shingles with Tar Paper, Sheathing and Ice and Water Shield

4 – 30x36" Insulated Windows

1 – 9-Lite Insulated House Door

12" Overhang on all Four Sides

2 – Insulated 9x7'6" Overhead Garage Doors

Pressure Treated Bottom Sill Plates with Sill Seal

PRICING INCLUDES STAMPED NYS ENGINEERED BLUEPRINTS

Our Superior Grade Two Car One Story Garages are Built on Site on Your Provided Concrete Slab. Our Standards Meet and Surpass ALL Building Codes

Additional Options:

\$5 per square foot for Insulated Metal Roof Available

\$350 per Additional Insulated 30x36" Window

Painted LP LAP Siding with Tyvek, and Painted Hardy Plank Siding with Tyvek Available at Additional Cost. Ask Sales Associate for Pricing.

Customer Pricing Notice:

Our Advertised Prices Include a 3% Cash/ Check Discount. If you are paying by any other method an additional 3% will be added to the final purchase price.

We Accept ALL Major Credit Cards with No Limit per Transaction

PRICES QUOTED ARE FOR INSTALLS WITHIN A 50 MILE RADIUS OF KINGSTON, NY
 PLEASE CHECK WITH A REPRESENTATIVE FOR DELIVERY CHARGES TO YOUR AREA
 PRICES EFFECTIVE JANUARY 18th, 2022 AND SUBJECT TO CHANGE WITHOUT NOTICE



1 CAR – ONE STORY GARAGES

A-FRAME & DUTCH HIGH WALL STYLES SAME PRICE

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SIZE	<u>T1-11</u>
12 X 20	\$11,135
12 X 22	\$12,025
12 X 24	\$12,665
12 X 26	\$13,275
12 X 28	\$13,835
12 X 30	\$14,370
12 X 32	\$14,860
12 X 34	\$15,640
12 X 36	\$16,500
14 X 20	\$12,640
14 X 22	\$13,625
14 X 24	\$14,675
14 X 26	\$15,395
14 X 28	\$16,415
14 X 30	\$17,100
14 X 32	\$17,700
14 X 34	\$18,470
14 X 36	\$19,235
9' Ramp	\$190

Siding Options

- +10% Vinyl Siding
- +15% LP LAP Siding
- +20% Pine Board and Batten
- +25% Painted or Stained Pine Board and Batten
- +40% Hardy Plank Siding
- Cedar and Horizontal Pine Available –
Market Pricing Varies
- Vinyl Stone Front - \$20 / Square Foot (4' high)

ROOFING

- Corrugated, Insulated metal roof – includes sheathing - \$5 per Square Foot
- Standing Seam Metal Roof - \$12 per Square Foot

FLOORING

- 1 ½" Pine Tongue and Groove Flooring – \$4 / Square Foot

PLEASE SEE SHED PRICE LIST FOR ADDITIONAL OPTIONS

*** Same Price for NO FLOOR and Lagged to a Concrete Slab***

Pricing INCLUDES 14' Wide Additional Wide Load Escort Fee.

STANDARD FEATURES FOR ALL 1 CAR GARAGES

- 1 - 9' x 7' insulated overhead door in A-Frames. (9x7'6" with NO FLOOR on Concrete)
- 1 - 9' x 7' 6" insulated overhead door in Dutch style.
- 12" overhang at garage door gable.
- 2 – 30" x 36" windows with screens, window trim and shutters.
- 2 gable end air vents, vented soffits and a ridge vent.
- 1 – 36" pre-hung metal 9-lite house door with key.
- A-Frame - 7 ½' sidewall, Dutch – 6' 4 ½" sidewall.
- Walls – 2 x 6 construction, 16" on center.
- Roof – Sheathing, tar paper, 30 year self-sealing architectural shingles, drip edge, hurricane straps and ridge vent.
- Rafters – 2 x 6 double gusseted trusses notched with bird's mouth for extra strength.
- Floor – 3/4" pressure treated tongue and groove engineered flooring over pressure treated 2 x 4 floor joists, 8" on center or without a floor and anchored to your slab.
- Foundation – 12' wide has 5 pressure treated 4 x 4 skids - 14' wide has 7.

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BRAD'S BARNs & GAZEBOS

903 RT 28, KINGSTON, NY 12401

(845) 339-2276 FAX (845) 340-1947

Two Story Garage Base Pricing

Greenwich	24x24 All T1-11	\$55,500
	24x24 All Vinyl	\$57,900
	24x24 Display Model as Shown	\$66,900
Cedar Shake around Wooden Carriage Style Overhead Garage Doors with glass windows +\$9,000 Vinyl or T1-11 Price Included in "Display Model as Shown" price above		
Jefferson	24 x 24 LP Lap Siding	\$60,795
20' Long House Dormer, 2-A-Frame Dormers, 2 – Homestead Style Garage Doors, 6' French Patio Door		
Providence	28 x 38 Hardy Plank 3 Bay	\$85,975
Cupola as shown additional		
Williamsburg	16 x 24 Duratemp	\$35,750
Includes Dormer, as shown, +\$1,750 for Cupola		
Kingston	24 x 24 T1-11 Siding	\$53,750
16 Total 30x36" Insulated Windows, 5/12 Pitch w/ 7'4" Knee Walls on Second Floor		
Dutchman	24 x 24 T1-11 Siding	\$48,500
Gambrel Roof, 8 Total 30x36" Insulated Windows, 2 Standard 9x7'6" Garage Doors		
A-Frame	24x24 T1-11 Siding with 20" Knee Walls	\$44,645
8/12 Roof Pitch, 20" Knee Wall on Second Floor, 8 Total 30x36" Insulated Windows, 2 Standard 9x7'6" Garage Doors		

All Two Story Garages Built On Site

All Second Floors Supported With TJI Floor Joists for Greater Strength AND
Clearspan Open First Floor (NO Weight Bearing Walls or Lolly Columns)

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 House Door. All garage doors are aluminum and insulated unless otherwise noted.

30 Year Architectural Shingles included, Metal Roofing is available at an additional cost.

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 JANUARY 19th 2022, 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 or OSB, 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 or ¾” Tongue and Groove Smart Flooring.
- Insulated 30x36 windows with trim, shutters and screens. Windows are supported with 2x10 headers and jacks.
- Standard Garage Doors are 9’ x 7’ 6” insulated garage doors with jacks and 2x10 headers.
- 1 - 3’ 9-lite pre-hung house door with jacks and 2 x10 headers.
- Roof is 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.
- Scheduling and Payments: Prices are subject to change. Price is Cash or Check only, 3% Transaction Fee on any Card Payments. Deposits and additional payments are usually in 3 – 1/3 Payments. 1/3 Deposit Due to Order and get plans started. 1/3 payment DUE TO SCHEDULE. Pictures and Final Measurements of your concrete slab are required at this time to schedule install dates. Final 1/3 due at time of completion.

PRICING INCLUDES STAMPED NYS ENGINEERED BLUEPRINTS

January 19th, 2022