



BUILDERS. DESIGNERS. ENGINEERS.

TheBarnYardStore.com 1-800-628-2276

TIMBER FRAME ONLY

22' x 32' Special Package Carriage Barn ^{WITH} 10' Lean-To Post and Beam 2-Story Barn Frame

Frame Price	Regular Price \$31,971 - 10% Discount (\$3,197 Savings)	\$28,774
30-Minute Step by Step Timber Frame Raising Instructional Video		Included
Great Country Timber Frames Toolbox (see store for items included)		Included
Sealed Shop Drawings for Timber Frame with Foundation Plan		Included
Exterior 2D Elevation Drawing Package		\$1,500
(1) 10' x 32' Enclosed Lean-to Overhang		\$7,709
Authentic Mortise & Tenon Post & Beam Construction		Included
Eastern White Pine Timber Frame with Finished Planed Surface (8'-12'-12' Bent Spacing)		Included
Traditional Wood Joinery with Hardwood Oak Pegs (no visible fasteners)		Included
6x8 Timber Sills, 8x8 Posts, 8x12 Tie Beams, 4x8 Loft Joists, 8x10 Rafter Plates, 4x8		Included
Arched Braces, 4x4 Siding Nailers		
10' First Floor Ceiling Height (12'8" eave height)		Included
10-12 Roof Pitch		Included
4x10 Pine Rafters		Included
22' x 32' Upstairs Floor Space with 3' Knee-wall & 8' Collar Tie Height		Included
Heavy Timber Pine Stairway to 2 nd Floor (incl stringers, treads, risers, handrail, newel posts)		Included
4" Gable & 10" Eave Overhangs		Included
Framed Window & Door Openings per Customer Specifications		Included
All Oak Pegs & Timberlok Fasteners Required to Assemble Timber Frame		Included
Stainless Steel Concealed Knife Plates for Interior Posts		Included
Sill Sealer & 2x8 Pressure Treated Sill Plate		Included
(2) Pine Arch Top Gable Vents		Included
Options Available		
TBY Raising Supervisor to Assist Local Crew (2-days on-site)		\$10,000

REGULAR PACKAGE PRICE

\$41,180

10% SALE DISCOUNT
\$3,197

SALE
FRAME PRICE
\$37,983

KITS SHIPPED NATIONWIDE

Customer responsible for forklift/unloading timbers upon delivery.

DOES NOT INCLUDE

General construction management, permits, site work, foundation, painting, staining, labor to construct barn, siding, roof decking, roofing, doors, windows, shipping.

Shown with additional options. Travel may apply.

Ellington & Bethel, CT | 1-800-628-BARN | TheBarnYardStore.com

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