



**BUILDERS. DESIGNERS. ENGINEERS.**

**TheBarnYardStore.com 1-800-628-2276**

**TIMBER FRAME ONLY**

## 22' x 32' Special Package Carriage Barn <sup>WITH</sup> 10' Lean-To Post and Beam 2-Story Barn Frame

|   |   |          |
|---|---|----------|
| <b>Frame Price</b>  | Regular Price \$33,572 - 10% Discount (\$3,357 Savings) | \$30,215 |
| 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   |   | \$8,095  |
| 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 <sup>nd</sup> 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 |

**REGULAR PACKAGE PRICE**

**\$43,167**

**10% SALE DISCOUNT**  
**\$3,357**

**SALE**  
**FRAME PRICE**  
**\$39,810**

**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.

**Options Available**

|  |          |
|--|----------|
| TBY Raising Supervisor to Assist Local Crew (2-days on-site) | \$10,000 |
|--|----------|

**Shown with additional options. Travel may apply.**

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

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