



Specifications and Construction System Overview:

All materials to build standard structure

- Five sets of working blueprints and engineering calculations packet for your build site
- Master Material Ship List complete lumber take-off
- Complete structural materials package
- Hardware: thru-bolts, joist and rafter hangers
- Heavy-duty tracks, trolleys, latches and black rustic-style hinges and handles
- Handcrafted pre-built door package
- Hand-built decorative cedar cupola

Barn/Garage framework & roof system details

- 6"x Premium Pacific Northwest (PNW) Doug fir posts, for main timber-frame typical with column bases
- 2"x exterior stud walls for perimeter with ½" CDX sheathing
- Versa-lam beams for roof rafters
- Engineered wood roof trusses
- 4' Clerestory
- 2"x Cleat material (Hem-fir/standard and better rating)
- 2"x Roof purlins and outrigger material for customer-supplied spray foam insulation (Hem-fir/standard and better rating)
- 2"x Purlin blocks
- 2"x Bracing for posts
- ½" CDX roof sheathing with clips
- 2"x Premium PNW Douglas Fir tongue and groove for lower perimeter walls
- Rough-sawn fir sheathing with tight knot Northwest cedar battens over gable end 2"x stud walls
- 1"x Tight knot Northwest cedar fascia with 2"x sub-fascia (Hem-fir/standard and better rating)
- 1"x Tight knot Northwest cedar wall and corner trim

Breezeway package includes:

- Two (2) 6'x9' pre-built (tongue and groove) track doors, one at each end of breezeway with trolleys, heavy-duty hardware package and black powder-coated track

Second floor living area includes:

- 2"x stud walls as shown on predetermined floor plan
- 2"x floor joist and hangers (Hem-fir/standard and better rating)
- 2"x Versa-lam rim joists
- ¾" CDX floor sheathing (tongue and groove)
- Window Package (Three (3) 4'0"x4'0"sliders, 4'0"x2'0" sliders for clerestory (per 12' section), One (1) 1'0"x3'0" slider for bathroom)
- 6'x 16' cedar deck package (2"x treated rim joists, 2"x treated joists with hangers, 5/4"x cedar decking, 2"x cedar pickets with 2"x cedar railings).



Barn Pros Nationwide
14567 169TH DR. S.E. MONROE, WA 98272
PHONE: 1-866-844-2276

Caretaker - APARTMENT KIT

Entry Room package includes:

- 2"x 6" interior stud walls
- Stairway with handrail material package (uncut 2"x stringers, 2"x pickets and 2"x rail material), pre-cut stair treads
- One (1) 9-Lite exterior entrance door
- One (1) Pre-hung 3'x 6'8" Solid core 1-hour fire rated interior entrance door
- One (1) 3x3'6" window

Optional Stall package includes:

- Barn Pros powder-coated stall front grill and door (heavy duty hot-dipped galvanized steel, grill with feeder window and sliding stall door)
- Heavy-duty custom formed galvanized metal chew protection for corners and edges
- Removable stall divider (2"x tongue and groove) and metal retainer channels
- Pre-built 4'x7' Dutch door (tongue and groove) with hardware
- Rubber mat package

Optional garage door package includes:

- Barn Pros insulated garage doors are available in multiple styles and finishes and can be placed in the configuration of your choosing.

Barn Pros "Signature Service" provides:

- Barn Pros "Lifetime" Limited Structural & Hardware Warranty
- Service & Support: Barn Pros takes great pride in providing contractor and homeowner support throughout the build. Whether it be clarifying a connection detail, or providing insight on some tricks of the trade, we are here to ensure your build is successful.

NOTE:

While a Barn Pros building kit is extremely complete, there are items that will be provided by builder if applicable. These may include: roofing material and underlayment, fasteners (nails and screws for provided hangers), miscellaneous blocking (if not repurposed from supplied bracing), electrical, plumbing, drywall, insulation, concrete and labor. This list is not exhaustive and may vary based on model. Please consult a Barn Pros Project Specialist for clarification. All permits and related fees are purchaser's responsibility.

Materials:

- Lumber species listed are predominate in quantity. Small variations in species aren't uncommon and if included in your order would be indistinguishable from one another.
- All tongue and groove provided is Pacific Northwest Douglas fir "select grade" milled to both surfaces.
- Standard window packages provided (if any) are Jeld-Wen (vinyl) brand in Desert Sand.
- If products are unavailable in your area an equivalent will be sourced by Barn Pros.