



Specifications and Construction System Overview:

All materials to build standard shop

- 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
- Hand-built functioning cedar cupola

Shop framework & roof system details

- 6"x Treated rough-sawn posts for main frame engineered to be encased in concrete
- Versa-lam beams for roof rafters
- 2"x Cleat material (#2 and better rating)
- 2"x Roof purlins and outrigger material (#2 and better rating)
- 2"x Purlin blocks
- 1/2" CDX roof sheathing with clips
- 6' gable dormer packages (windows, pre-built stud walls, precut rafters and wall siding).
- Shed Roof Dormer package (includes windows)
- Shed Roof Package (Includes treated rough sawn posts, Pacific Northwest Doug Fir beams, rafters with hangers, Versa-lam beams, 1/2" CDX roof sheathing)
- Timber awning package (Includes pre-built 6"x Pacific Northwest Douglas Fir outriggers, Pacific Northwest Douglas Fir beams, rafters, 2"x tongue and groove for awning ceiling and hardware mounting kit)
- 2"x tongue and groove walls all around
- Rough-sawn fir sheathing with tight knot Northwest cedar battens over gable end stud walls
- 1"x Tight knot Northwest cedar with fascia and 2"x barge boards (#2 and better rating)
- 1"x Tight knot Northwest cedar wall and corner trim
- Stairway with handrail material package (uncut 2"x stringers, 2"x pickets and 2"x rail material), stair treads
- Window package
- Two (2) pre-hung steel exterior entrance doors

Loft package includes:

- 2"x Floor joists (#2 and better rating)
- Versa-lam rim joists
- 3/4" CDX floor sheathing (tongue and groove)



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Coach House - SHOP KIT

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.