

Studio

Ideal for... Home Office Art Studio Exercise Room Music Studio
Hobby Room Playhouse Game Room ...and many other uses!



10x14 Studio with French Door*



Studio Benefits

- A **Shed Shop** Studio provides valuable usable space at a fraction of the cost of a room addition.
- Each Studio is built-to-order allowing for a variety of choices & options.
- **The Shed Shop** can handle all the details including site prep, concrete, electrical, obtaining permits, and dealing with the city.
- You can view and walk in actual Studio demos at our showroom helping you determine how to equip and configure your building to meet your needs.
- Sorry... our Studios are not designed or marketed as suitable for use as a bedroom or living quarters.

the **shedshop** 
The Bay Area Shed Leader

3201 Diablo Ave., Hayward, CA 94545
(510) 791-7433

www.shedshop.com
M-F 9-5 Sat 10-4

Since 1989... over 16,000 Sheds & Studios
installed in the SF Bay Area

*Gutter, downspout, and flower boxes in-
stalled by homeowner

Lic. No. 819384

Studio Features & Pricing

Typical Studio Package



9 Light House Door & DP Vinyl Jeld-Wen Windows
1 ea. 3x3 & 4x3



★ Concrete slab or Foundation
(type depends on size)



★ Project Management



Local Delivery and Complete Set-up on Site



Most "Classic" model features included Plus...

- Extra Roof Overhang
- 8" Gable Vents
- Extra Wall Height
- Ceiling Joists
- Treated Sub-Floor ≤120 sf
- Horizontal siding - extra cost on Studios >120 sf



Building Wrap



Insulated Walls & Ceiling

Includes all "Studio" features shown here

Size	Price
8x10	\$17,789
8x12	18,676
8x14	19,946
8x15	20,912

10x10	\$19,305
10x12	20,912

8x16	\$24,903
8x18	26,449
8x20	27,899

10x14	\$26,531
10x16	28,099
10x18	30,782
10x20	33,484

12x12	\$26,952
12x14	29,677
12x16	32,850
12x18	36,797
12x20	40,127

Price Notes

- Prices effective 11/2017
- Width & length are approximate
- Project Mgmt. costs increase as value of project increases
- Travel fees apply to "extended service areas"
- City fees are added when the exact cost of fees are known
- Cost of electrical hook-up depends on distance and routing path



Interior Door & Window Trim



Textured Sheetrock

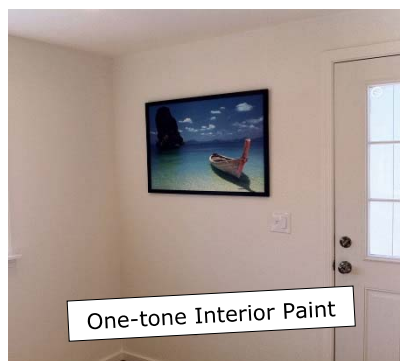


Electrical Package

- 4 or 6 LED ceiling lights (depending on size of building)
- 4 or 6 outlets & dual light switch with dimmer
- Exterior motion light
- New 20A breaker at panel



Two-tone Exterior Paint



One-tone Interior Paint



Natural Oak Finished Flooring (light or dark) & Baseboard



Do-it-Yourself Paint & Flooring

Includes all "Studio" features shown on the left EXCEPT painting and finished flooring.

Size	Price
8x10	\$14,792
8x12	15,370
8x14	16,163
8x15	16,892

10x10	\$15,815
10x12	16,892

8x16	\$20,790
8x18	21,881
8x20	22,891

10x14	\$21,989
10x16	23,054
10x18	25,069
10x20	27,210

12x12	\$22,288
12x14	24,252
12x16	26,717
12x18	29,861
12x20	32,500

Building Size Color Code

Buildings 120 sq. ft. or smaller include a 4" thick reinforced slab. Note: certain cities require a full foundation.

Buildings larger than 120 sq. ft. include a full foundation with perimeter footing and embedded anchor bolts.

Features/Options

Door Options



French Doors

4 Ft.	\$1,250
5 Ft.	1,300
6 Ft.	1,350

- Fiberglass skin resists dings
- Includes dual lockset
- All Doors "in-swing"

Extra Windows



JeldWen Vinyl Double Pane Slider with Grids

3x2, 2x3, or 2x2	\$260
3x3	\$280
4x3	\$310
5x3	\$340

Fixed Windows



Jeld-Wen Double Pane Mounted High on Wall

3x1	\$210
4x1	\$230

3 Ft. Landing



Landing \$175

- 3'x3' wood landing; other sizes available

Exterior Paint

One-Tone Paint \$4 /sq. ft. (\$400 min.)

Two-Tone Paint \$5 /sq. ft. (\$500 min.)

(Extra charges apply for red or yellow paint color choices)

Interior Paint

One-Tone \$7 /sq. ft. (\$600 min.)

Two-Tone Addn'l \$3 /sq. ft. (ceiling & trim painted white)

Service Options

Site Preparation - will quote

Travel to extended svc. area \$125 per trip

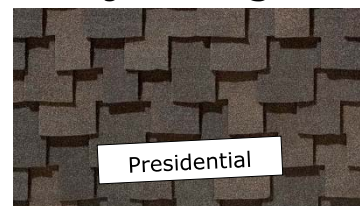
Sun Tunnel



Sun Tunnel \$600

- A great option that lets in lots of natural light
- Magnetic Shade \$95

50yr Shingles



Presidential

Add \$2/sq. ft.

- Recommended for high-wind areas

Site Consultation



- A visit to our showroom starts the consultation process.
- An on-site visit is available if you live in our Primary Service Area. The \$200 fee is waived if you first visit our showroom.

➡ Items NOT Included that are quoted separately: **City Permit Fees & Electrical Hook-up**



Concrete and Project Management (including permit procurement) is included in ALL our Studio pricing formulas. Your new Studio will be safe, stable, legal, and add value to your home.
Already have Concrete? In most cases your existing concrete will be sufficient for sizes 120 sq. ft. or smaller, resulting in a price break.

Studio Roof Peak Heights

8' widths: 10' 1"
10' widths: 10' 5"
12' widths: 10' 9"

NOTE: height may vary depending on levelness of site and/or building features. Height includes the thickness of a typical slab or foundation.

Permits

- Our Studios are classified as "non-habitable accessory structures" and are NOT designed as suitable for living, sleeping, eating, or cooking.
- Price includes our handling of most permit related issues including plans, drawings, permit procurement, and meeting inspectors.
- Sorry... we offer NO plumbing options.

Site Requirements

- Located in our service area
- Reasonable access & workspace
- Clear & level site; costs to prepare your site (if required) are quoted separately
- Placement on property must conform to local Planning Dept. codes

Studio Examples



8x12 Mt. View - Home Office



8x15 Menlo Park - Home Office



8x15 Los Altos - Getaway Room



12x20 Livermore - Hobby Room



12x14 Menlo Park - Backyard Retreat



8x15 Berkeley - Music Studio