

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 17,000 Sheds & Studios installed in the SF Bay Area

*Gutter, downspout, and flower boxes installed by homeowner

Lic. No. 1062810

"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 sq
- Horizontal siding - extra cost on Studios >120 sq



Building Wrap



Insulated Walls & Ceiling

Includes all "Studio" features pictured here

Size	Price
8x10	\$19,265
8x12	20,185
8x14	21,499
8x15	22,331

10x10	\$20,842
10x12	22,331

8x16	\$26,636
8x18	28,217
8x20	29,696

10x14	\$28,312
10x16	29,908
10x18	33,346
10x20	36,215

12x12	\$28,744
12x14	31,897
12x16	35,536
12x18	39,715
12x20	43,249

Price Notes

- Prices effective 03/2019
- 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
- Costs subject to change



Interior Door & Window Trim
(shown with optional 2-tone paint)



Textured Sheetrock
(shown with optional 2-tone paint)

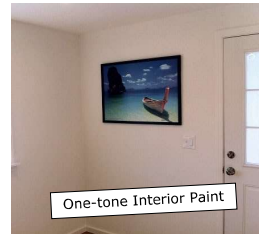


Electrical Package

- 4 or 6 LED ceiling lights
- 4 or 6 outlets & dual light switch with dimmer
- Exterior motion light
- New 20A breaker at panel (Included with hook-up only)



Two-tone Exterior Paint



One-tone Interior Paint



Natural Oak Finished Flooring
(light or dark) & Baseboard

Do-it-Yourself Studio

Includes all features shown on left EXCEPT insulation, sheetrock, interior trim, paint, finished flooring & baseboard

Size	Price
8x10	\$13,005
8x12	13,665
8x14	14,407
8x15	14,762

10x10	\$14,174
10x12	14,762

8x16	\$18,753
8x18	19,386
8x20	19,929

10x14	\$19,662
10x16	20,115
10x18	22,307
10x20	23,996

12x12	\$19,852
12x14	21,554
12x16	23,735
12x18	26,415
12x20	28,524

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.	\$1,350
5 Ft.	1,400
6 Ft.	1,450

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

Extra Windows



JeldWen Vinyl Double Pane Slider with Grids	
3x2, 2x3, or 2x2	\$280
3x3	\$330
4x3	\$380
5x3	\$420

Fixed Windows



Jeld-Wen Double Pane Mounted High on Wall	
3x1	\$230
4x1	\$250

3 Ft. Landing



- Landing \$150
- 3'x3' wood landing; other sizes available

Exterior Paint

- One-Tone Paint 10% of base price
- Two-Tone Paint 13% of base price (\$500 min.)
- (Extra charges apply for red or yellow paint color choices)

Interior Paint

- One-Tone \$7 /sq. ft. (\$600 min.)
- Two-Tone Addtnl \$3 /sq. ft. (ceiling & trim painted white)

Service Options

- Site Preparation - will quote
- Travel to extended svc. area \$125 per trip

Site Consultation



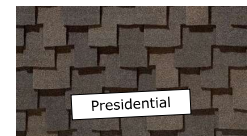
- On-Site Consultation Available if you've had your site pre-qualified; met with a Shed Consultant at our showroom; and received a preliminary quote. Travel fee of \$125 applies if located in our extended service area.

Sun Tunnel



- Sun Tunnel \$650
- A great option that lets in lots of natural light
- Magnetic Shade \$95

50yr Shingles



- Add \$2/sq. ft.
- Recommended for high-wind areas

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 Studio Models are classified as a "non-habitable" accessory structures and are NOT designed for living, sleeping, eating, or cooking.
- Price includes our handling of most permit issues including plans, drawings, & permit procurement.
- Note: some jurisdictions may require structure to meet more stringent codes for habitable space.

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



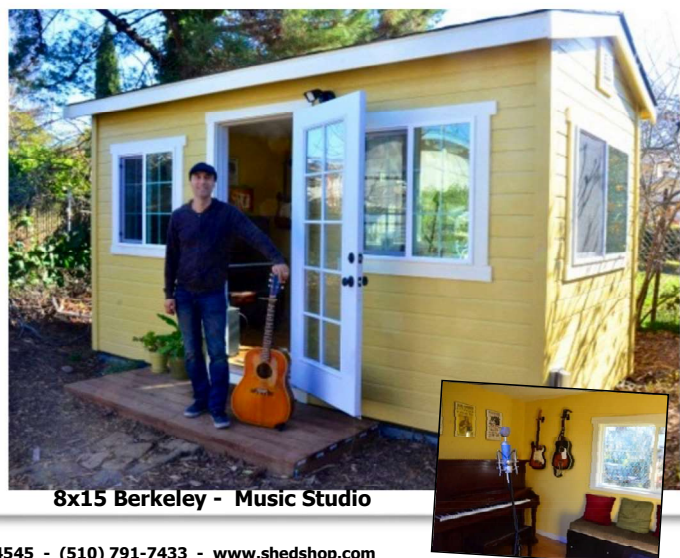
8x15 Los Altos - Getaway Room



12x20 Livermore - Hobby Room



12x14 Menlo Park - Backyard Retreat



8x15 Berkeley - Music Studio