

# 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 in-  
stalled 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 sf
- **Horizontal "SmartSide" siding - extra cost**



Building Wrap



Insulated Walls & Ceiling

Includes all "Studio" features pictured here

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 10/2020
- 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)

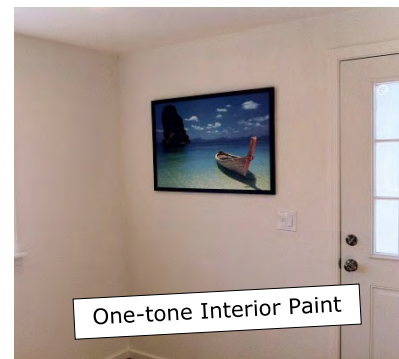


### Electrical Package

- 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)



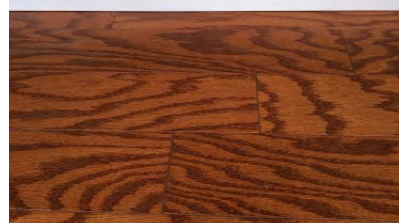
Two-tone Exterior Paint



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

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

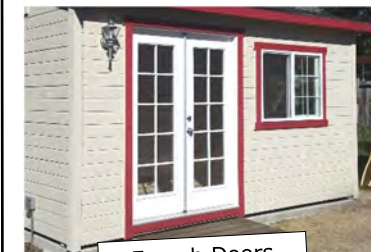
### Building Size Color Code

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



### Jeld-Wen 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% Base Price.

(\$400 min.)

**Two-Tone Paint** 13% 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** Addn'l \$3 /sq.

## 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.

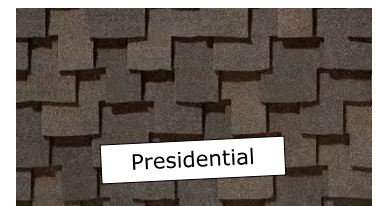
## Sun Tunnel



### Sun Tunnel \$650

- A great option that lets in lots of natural light

## 50yr Shingles



Presidential

**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**