



# MODERN-SHED™



## Dwelling-Shed.com

Making smart decisions about materials and how space can best be utilized has always been the primary objective for Modern-Shed. What we present is a concept that bases itself in this simple approach, rooted in efficiency & ecologically minded thinking.

Our dwelling shed is no longer a concept, but something real we have developed to show how a small footprint can be a functional beautiful space. We built our site with a total of 3 buildings.

- Building A- the Dwelling-Shed, is designed for a kitchen/dining/living, a 3/4 bathroom, laundry and a bedroom.
- Building B- the Guest-Shed, is designed for a kitchenette, a full bathroom, a bunk room and a bedroom/living combo.
- Building C- the Basic-Shed is uninsulated and used to store your outdoor toys and tools. (Please see website under Basic-Shed and Studio-Shed for more information.)

## Spec Sheet & Pricing

### Dwelling-Shed



- Description: Modern efficient design to make every square foot functional space. 1 bedroom (14' x 14'), 3/4 bath (8' x 8'), laundry closet, kitchen & living/dining combo (16' x 16'). Pre-fabricated in Washington state. Sized for living.
- Includes: SIP roof, walls and floor. Interior maple paneling. Interior finished dividing walls. Windows & doors (interior & exterior). T&G ceiling.
- Insulation values: Walls- 2x6, R-24 Rigid expanded polystyrene  
Roof/Floor- 2x10, R-40 Rigid expanded polystyrene
- Dimensions: 16'w x 40'l x 9'10"t (exterior dims)
- Price: \$59,900.00 USD shell
- Square Footage: 640 sf
- Upgrades shown: 11' ceiling height vs standard 8' ceiling height (add \$10,000). Formaldehyde free interior maple paneling (add \$3,000). Deck option (add per sqft). Site Prep not included.



# Spec Sheet & Pricing

## Guest-Shed

- **Description:** Our scaled down version of the dwelling-shed. Versatile & functional. 1 bedroom/living combo (12'x13'), 1 full bath (5'x7'), 1 bunk room (4'x 7'). Designed to accompany the dwelling-shed or stand alone. Interior walls customizable to suit needs.
- **Includes:** SIP roof. Panelized walls and floor w/fiberglass insulation. Interior maple paneling. Interior finished dividing walls. Windows & doors (interior & exterior). T&G ceiling.
- **Insulation Values:**  
Roof- 2x6, R-24 Rigid expanded polystyrene  
Walls/Floor- 2x6, R-19 Formaldehyde free fiberglass insulation
- **Dimensions:** 12'w x 24'l x 9'10"t (exterior dims)
- **Price:** \$38,000.00 USD shell
- **Square Footage:** 288 sf
- **Upgrades available as shown:**  
Increase in roof thickness to 2x10, R-40 (higher R value). Increase in overhang/eave. Window/door options.



## Budget considerations to finish the job

• Land	variable
• Permits * Misc, Building Permit, Plan Review	\$2,050.00
• Delivery & crane *	\$2,500.00
• Concrete work: price based on pier foundation	\$2,523.00
• Electrical : Groundwork, Rough-In, Trim & Heaters	\$5,760.00
• Plumbing: Groundwork, Rough-In, Trim	\$4,825.00
• Mechanical: Water Heater, labor, etc	\$4,223.00
• Utilities: Water, Sewer, permit, grading	\$11,787.00
• Kitchen: Cabinetry & appliances- washer/dryer	\$6,982.00
• Bathroom: Tile, Fixtures & Labor	\$4,087.00
• Flooring: Bamboo & Labor	\$4,800.00
• Rentals: Scaffolding & lights	\$550.00
• Install Labor	\$20,000.00
• Decks & Landscaping	\$16,000.00
	<b>Totals</b>
	<b>\$84,587.00</b>

\*Price varies based on location

Figures shown for dwelling-shed budgeting only.



## Eco Modern-Shed

### A few things we do for every one of our sheds:

- Everything is made at one location, under one roof, making a prefabricated building package the ultimate efficient way to build. If using our SIP package, these are made by a local SIP manufacturer.
- Local manufacturers are used for our doors, windows and metal roofing. Everything is bought from local suppliers around the Seattle area.
- The engineered products we use such as Hardi-Panel cement siding, glu-lam beams & oriented strand board (OSB) are resource conscience and considered more sustainable than traditional materials and meet LEED certification.
- Most material is used or reused to build the next project. What scrap is not usable is recycled.
- Our structures can be disassembled and moved making it flexible for today's changing housing needs.
- We provide an alternative to adding on an expensive costly addition, saving energy, destruction, waste and time.
- Modern-Shed provides an option for working at home, removing the commute out of your daily life.
- We keep families from outgrowing their current house because of changing needs by offering additional space for their very own backyard.
- Clerestory windows around the top of the shed provides natural light, reducing lighting requirements.
- Modern-Shed was created for efficiency, simplicity and to provide a solution.

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