

# LIFESTYLE INTERIOR COMPONENTS

## SIGNATURE 10x12 MODEL

- + INSULATION, FIBERGLASS BATTS (R15 WALLS, R30 ROOF)
- + BASEBOARD AND DOOR CASING 4"
- + FLOORING, MOHAWK ENGINEERED LAMINATE IN 6 COLORS
- + SEAMLESS DRYWALL CLADDING FOR WALLS AND CEILING
  - + INCLUDED WITH PROFESSIONAL INSTALLATION PURCHASE
- + INTERIOR PAINT, POLAR BEAR WHITE
  - + TEXTURE NOT INCLUDED
- + ELECTRICAL PACKAGE (SEE PAGE 2)
- + HEATING & COOLING (SEE PAGE 2)
  - + OPTIONAL UPGRADE, LOCALLY SOURCED
- + ELECTRICAL SCHEMATIC (SEE PAGE 3)
- + TECHNICAL SPECIFICATIONS (SEE PAGE 4)



LIFESTYLE INTERIOR CHECKLIST	Shell Only	Lifestyle™ DIY	Lifestyle™ Professional Install
R15 Wall Insulation and R30 Roof Insulation		✓	✓
Electrical Package – Interior/Outdoor Lighting, Necessary Wiring, Junction Box, Outlets and Switches		✓	✓
Door Casing, Baseboard, and Interior Paint		✓	✓
Main Flooring – Mohawk Engineered Laminate, Floating Tongue and Groove		✓	✓
Seamless Interior Wall Cladding (Level 3-4 Smooth Finish Drywall)			✓

## LIFESTYLE ELECTRICAL PACKAGE

### SIGNATURE 10x12 MODEL

- + OUTLETS
- + WALL SWITCHES
- + GFCI EXTERIOR OUTLET
- + SUBPANEL



### LIGHTING FIXTURES

- + RECESSED CAN LIGHTING
- + EXTERIOR LANTERN LIGHTS
  - + BRONZE & NICKEL FINISHES



Electrical Pack Components	Quantity
Dimmer Switch	1
15 amp Switches	1
20 amp TR Duplex Receptacle	5
Panel Grounding Bar	1
125 amp Subpanel	1
NM Connectors 3/8"	14
NM Connectors 3/4"	2
Nylon Single Plate	5
Nylon Duplex Plate (Double)	1
4" LED White Recessed Downlight	4
1 Pole 20 amp GFCI/AFCI Circuit Breaker	2
1 Pole 15 amp AFCI Circuit Breaker	1
Single Work Box (Blue)	5
Double Work Box (Blue)	1
Exterior Lights	2
Exterior Light Mounting Box	2
12-2 Wiring (Yellow)	132
14-2 Wiring (White)	120
Weatherproof Galv. Ext Box	1
Weatherproof GFCI 20 amp Outlet	1
Weatherproof Plastic Cover	1

## HEATING & COOLING

### HVAC SOLUTION

### MRCOOL DIY DUCTLESS MINI-SPLIT

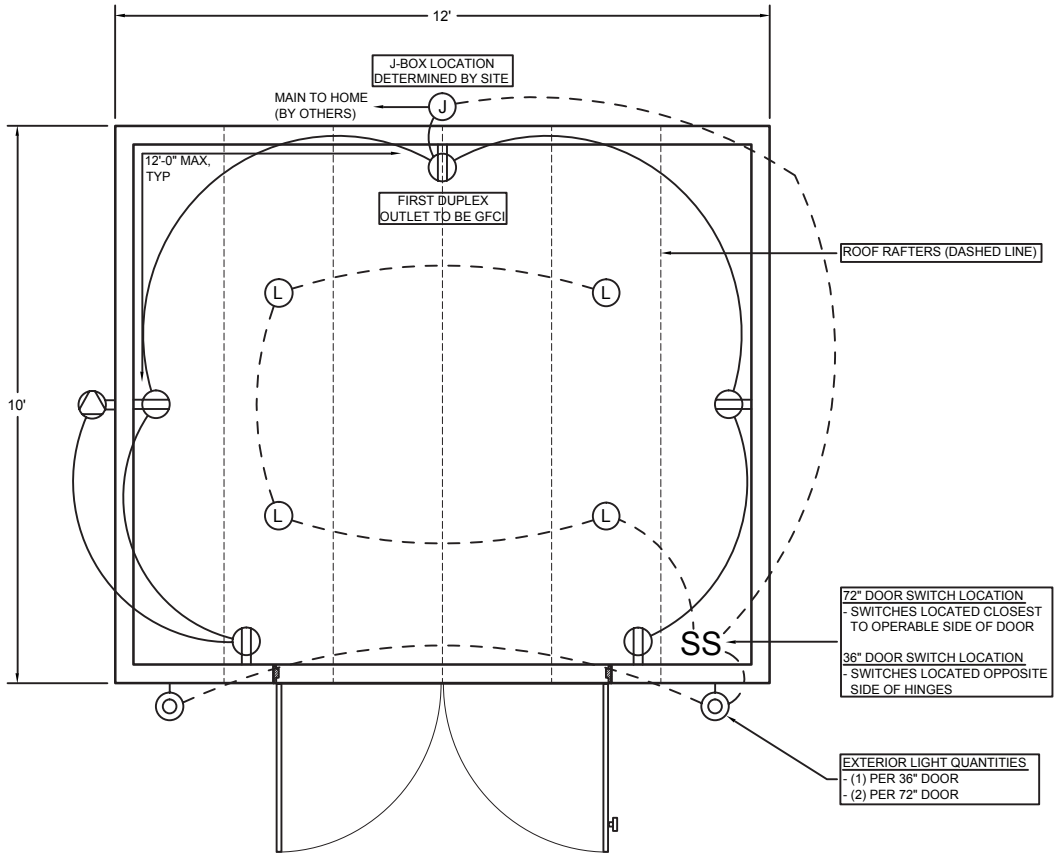
- + ENERGY STAR
- + SMARTPHONE APP
- + REMOTE WITH FOLLOW ME FUNCTION
- + LOUVER POSITION MEMORY
- + DIGITAL ASSISTANT READY
  - + GOOGLE ASSISTANT
  - + AMAZON ALEXA
- + SMARTPHONE APP
- + CORROSION RESISTANT CONDENSER FOR LONG LASTING PERFORMANCE IN COASTAL LOCATIONS
- + CIRCUIT BREAKER NOT INCLUDED



**MRCOOL DUCTLESS MINI-SPLIT**  
**NOT INCLUDED – LOCALLY SOURCED**



# LIFESTYLE ELECTRICAL SCHEMATIC



## ELECTRICAL LAYOUT - SIGNATURE 10x12 MODEL

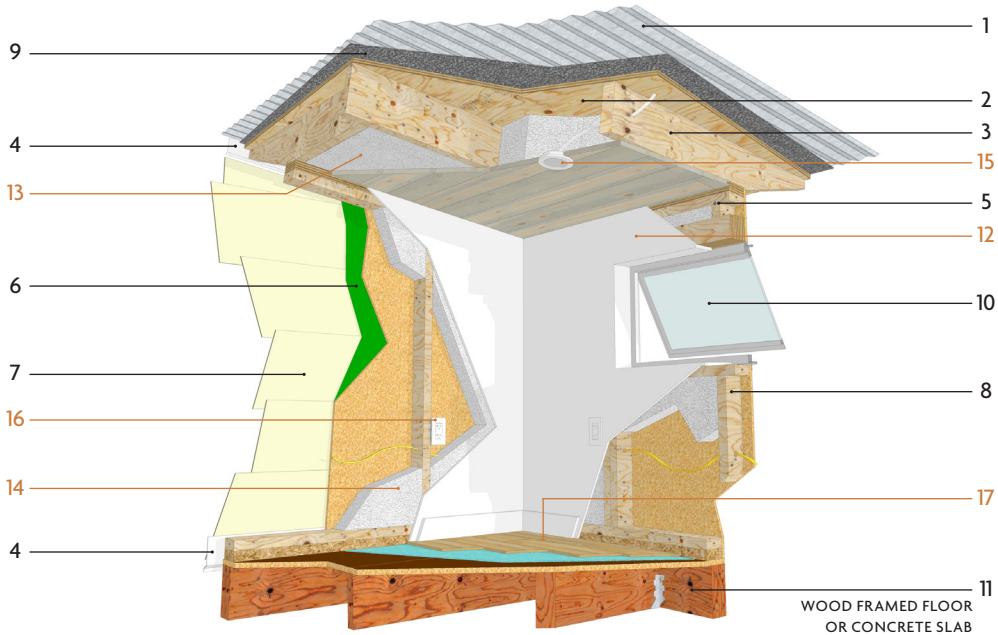
<b>J</b> SUB-PANEL	QTY: 1		QTY: 5	<b>L</b> RECESSED 3" LED WITH CANISTER	QTY: 4		QTY: 1
<b>S</b> SINGLE-POLE SWITCH	QTY: 2		QTY: 1		QTY: VARIES		

\*Typical layout shown with centered 72" door. Component and wiring layout varies by door(s) type, door(s) location, door(s) quantities and Vistalite window placement. Recommended bulbs: 160 Watts - (4) 10w CFL.

<p><b>ELECTRICAL GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>TO RUN WIRING BETWEEN PANELS, DRILL (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE</li> <li>JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX</li> </ol>	<ol style="list-style-type: none"> <li>OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX</li> <li>EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE</li> <li>20 AMP AFCI/GFCI CIRCUIT BREAKER IS PROVIDED TO TAKE PLACE OF NEEDED GFCI RECEPTACLE</li> </ol>
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# SIGNATURE SERIES PRODUCT GUIDE

## TECHNICAL SPECIFICATIONS



### STANDARD FEATURES:

- 1) GALVALUME OR PAINTED CORRUGATED METAL ROOF
- 2) PLYWOOD ROOF SHEATHING
- 3) 2x RAFTERS AND BLOCKING
- 4) CUSTOM MANUFACTURED ALUMINUM FLASHING AND TRIM
- 5) SIMPSON STRONG-TIE® TIE-DOWNS AT ALL RAFTER CONNECTIONS
- 6) ZIP SYSTEM® WALL SHEATHING WITH INTEGRATED WATER-RESISTIVE BARRIER
- 7) FIBER CEMENT SIDING OR ENGINEERED CEDAR
- 8) FIR AND ENGINEERED WOOD WALL FRAMING
- 9) ROOFING FELT (BY INSTALLER OR CUSTOMER)
- 10) ENERGY EFFICIENT DUAL PANE, LOW-E FIBERGLASS WINDOWS

### FOUNDATION OPTIONS:

- 11) FOUNDATION OPTIONS LOCALLY SOURCED: WOOD FRAMED FLOOR WITH CONCRETE PILES OR CONCRETE MONO SLAB

### LIFESTYLE PACKAGE:

- 12) SEAMLESS DRYWALL INTERIOR
- 13) FIBERGLASS BATTS ROOF INSULATION
  - R-21 (2x6 RAFTERS)
  - R-30 (2x8 AND 2x10 RAFTERS)
- 14) FIBERGLASS BATTS WALL INSULATION
  - R-15
  - R-21
- 15) 4" INTERIOR RECESSED LIGHT FIXTURES
  - LED (600 LUMENS)
- 16) ELECTRICAL PACKAGE
  - EXTERIOR MOUNTED JUNCTION BOX WITH 15 AND 20 AMP BREAKERS
  - DUPLEX WALL OUTLET, DUPLEX GFCI OUTLET AND EXTERIOR DUPLEX OUTLET
  - LIGHT SWITCHES
  - EXTERIOR LIGHT FIXTURE(S)
- 17) FINISHED FLOORING OPTIONS
  - ENGINEERED LAMINATE WITH UNDERLAYMENT AND MOISTURE BARRIER

## SHELL + LIFESTYLE INTERIOR

In partnership with Studio Shed, the Professional Installer (3rd party independent contractor) shall furnish all labor, supervision, insurance, equipment, unloading/staging, and materials as listed on the shopping list, to install the Studio Shed building (“Work”). The work shall include, but not be limited to, the following:

1. Professional Installer shall receive delivery and unload the product from delivery location to the building location per the Studio Shed Terms & Conditions.
2. Professional Installer shall lay out and install sill plates and sill seal on foundation.
3. Professional Installer shall install and secure all wall panels and seal all seams with Huber Zip tape.
  - a. Professional installer shall include Huber Zip tape at top of wall to top plate connection.
  - b. Professional installer shall include Huber Zip tape at bottom of wall to foundation.
4. Professional Installer shall install all rafters, blocking, and roof sheathing.
5. Professional Installer shall install roof metal and metal drip edge including any caulking/joint sealant necessary to provide a weather-tight enclosure.
6. Professional Installer shall install all metal trim and siding.
7. Professional Installer shall install one door as specified in the order. If multiple doors are included in the order, additional charges (\$250 minimum per single door, \$400 minimum per double door) may be billed to client either in the Studio Shed order or by Professional Installer directly to client.
8. Professional Installer shall install all window and door hardware and shall verify that all windows and doors are in good, working condition.
9. Professional Installer shall remove all debris or extra material from the Studio Shed kit from the premises and shall leave the building and adjacent site “broom clean”. Dump fees are not included.
10. Professional Installer shall install all electrical and lighting rough-in in the walls and ceiling, including penetrations for the sub-panel and exterior lights and outlets. If client requests additional outlets, switches or lights, Professional Installer shall bill client directly for any additional labor or materials necessary to fulfill such requests.
11. Professional Installer shall install all fiberglass batt insulation in the walls and ceiling. For R30 insulation, Professional Installer shall install two layers of R15 insulation.
12. Professional Installer shall furnish all materials, labor, equipment, and supervision required to install 1/2” drywall to a level 3 finish on the walls and ceiling. All fixed-pane windows shall receive a skim coat return on the window stops, and all operable windows shall receive a drywall return. Corner bead shall be used at all exterior corners. If 5/8” Type X drywall is required, or a level 4 or 5 finish is requested by client, Professional Installer shall bill client directly for any cost premium associated with such items.
13. Professional Installer shall install all tongue and groove LVT flooring and associated vapor barrier provided with the kit.

NOTE: If a kitchen is being installed, flooring shall be installed after cabinets.

**SHELL + LIFESTYLE INTERIOR**

14. Professional Installer shall install all floor base and door casing provided with the kit. Casing for windows is not included but can be quoted separately by Professional Installer for client.

15. Professional Installer shall apply two (2) coats of interior white paint to the walls and ceiling. Paint is provided with the Studio Shed kit. If alternate colors are requested, client shall be responsible for any labor or material costs associated with such alternate.

NOTE: If client intends to use a different contractor for other interior work (e.g., kitchen or bath), client shall be responsible for coordinating a scope meeting to confirm proper sequence and responsibilities. Painting shall be completed prior to kitchen cabinets or bathroom fixtures being installed.

16. Professional Installer shall install all electrical and lighting fixtures and trim in the walls and ceiling, including the sub-panel, breakers, interior and exterior lights, switches, and interior and exterior outlets. Client's utility contractor shall ensure the sub-panel is connected to permanent power.

17. Professional Installer shall remove all debris or extra material associated with the building kit from the premises. Dirt/soils or other debris from clearing the site is not included.

18. Professional Installer shall ensure the interior is "broom clean" upon completion. All glass shall be clean and clear of any tape or paint residue.

19. Client and Professional Installer shall complete one (1) punch walk within 24 hours of completion and shall create a punch list with reasonable items for Professional Installer to complete within seven (7) calendar days. Any work not listed on the initial punch list that is not considered a manufacturer warranty item shall be considered extra work and shall be billed to client.

20. Professional Installation of the Lifestyle Interior does NOT include any HVAC, such as mini-split system or exhaust fan.

**EXCLUSIONS**

Please review the Studio Shed Terms & Conditions for a complete list of all exclusions and clarifications. The following are specifically EXCLUDED from the work and shall be furnished separately by the client:

1. Client shall be responsible for all permit fees, plan review or submittal fees, special inspections, or any other inspection fees.
2. Client shall be responsible for any HOA approvals or confirmation of easements on the premises.
3. Client shall be responsible for any geotechnical/soils report required for the project.
4. Client shall be responsible for tree removal or arborist studies.

## EXCLUSIONS

5. Client shall be responsible for site survey or Improvement Location Certificate (ILC).
6. Client shall furnish the foundation. The foundation shall be considered any structural support elements below the Studio Shed building sill plates. For a concrete slab or stem wall foundation, this includes any grading, form work, sub-grade gravel or fill, drilling, reinforcing, concrete material, concrete finishing. For any wood foundation on piers, this includes any grading, form work, drilling, sub-grade gravel or fill, reinforcing, concrete material, concrete finishing, lumber, hangers, or other hardware except as specifically included in the work, or sub-floor sheathing. Client, or other contractor on client's behalf, shall verify the foundation is square and level and is the exact size required by Studio Shed. The foundation shall be "broom clean" and clear of debris or obstructions.
7. Client shall be responsible for any site work. Site work may include, but not be limited to, clearing, grubbing, grading, fence removal, or anything else outside the building footprint that is required to install the work.
8. Client shall be responsible for any utilities to the building, including electrical, natural gas, domestic water, sewer, or low voltage/telecom. The utility contractor is responsible for final connection to the sub-panel or plumbing stubs.
9. Client shall be responsible for any deck, steps, hardscape, or landscaping, and shall verify that grade adjacent to the building slopes away from and is eight inches minimum below top of foundation.
10. Client shall be responsible for any spray foam or other insulation if deviating from the standard fiberglass batt insulation package. Client shall also be responsible for any foundation insulation.
11. Client shall be responsible for fire sprinklers or fire/smoke/CO detection devices.
12. Unless specifically included in the order, client shall be responsible for any awnings, pergolas, or other window shades/blinds.
13. Client shall be responsible for any electronic door hardware or other upgrades.
14. Client shall be responsible for temporary power necessary for installation of the product if permanent power is not available.
15. Client shall be responsible for debris removal and any temporary services while Professional Installer is on site (e.g., portable toilet, hand wash station, dumpsters, etc.)
16. Inspections, including down-time or other additional site visits for Professional Installer to manage inspections. Third party verification/inspections or other energy auditing or verification, such as CalCERTS/HERS inspections are not included and shall be managed by client.
17. Client shall be responsible for solar/PV systems and any related electrical work.

Please reach out to [installationsupport@studioshed.com](mailto:installationsupport@studioshed.com) if you have any questions or concerns regarding the Studio Shed Scope of Work or Exclusions listed above.