

SHED - CHUN SIU CHANG, 421 BEL AIRE DRIVE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.D.**

Date: October 13, 2020

General Information

Applicant:	Chun Siu Chang
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	421 Bel Aire Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Background:

The applicant is proposing a backyard shed to be located 150 feet back from, and facing, their home, it measures 6 feet by 8 feet for 48 square feet in size with a wall height of 5 feet, slightly higher at the peak. The shed will be of wood material with the siding to be "Brick Dust" color and the roof "Autumn Brown."

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principle structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements, therefore, approval is recommended subject to the following:

- The shed being at least 3' from any property line.
- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 421 BEL-AIRE DR, Thiensville WI 53092

120530503000
Tax Key #

993/750 LOTS
Current Zoning

Property Owner

CHUN SIU CHANG
Name

Applicant Same as owner

Name

421 BEL-AIRE DR. THIENSVILLE
Address

Address

262-352-99-15
Phone

Phone

JACK CHANG 16853@yahoo.com
Email address

Email address

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

8 W X 6 H SHED House red color
4" WILDEX 6.2 TALL SHED DOOR ENDWALL PLACEMENT
6" exterior sidewall height 2x6 treated wood Foundation
will be install to back yard 150 feet from house

[Signature]
Applicant's Signature

10-2-2020
Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: *Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.*

- Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- Storm water management plan.
- Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- Grading plan showing existing and finished grades.
- Professionally prepared landscape plan.
- Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? Yes No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

***All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.**

=====

VILLAGE STAFF REVIEW

Application Complete. Items needed: _____

Submitted to Village Planner on 10/2/20 Planner Staff Report Completed on _____

Plan Commission Meeting Date _____

Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

All new services and upgrades shall be done under new Ordinances 1995-07

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. _____ TAXKEY# <u>12at3at03000</u>
-----------------------------------	---	---

ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIRSVILLE</u> COUNTY: <u>OSHTAKE</u>	PROJECT LOCATION (Building Address) <u>421 BEL-AIRE DR. THIRSVILLE WI 53092</u>	PROJECT DESCRIPTION <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY
-----------------------------	---	--	---

Owner's Name <u>CHUN SIU CHANG</u>	Mailing Address - Include City & Zip <u>421 BEL-AIRE DR. THIRSVILLE 53092</u>	Telephone - Include Area Code <u>262-352-9915</u>
Construction Contractor (DC Lic No.) <u>TUFF SHED INC</u>	Mailing Address - Include City & Zip <u>11039 GAGE AVE FRANKLIN PARK IL 60131</u>	Telephone - Include Area Code <u>1-847-616-8035</u>
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION			Subdivision Name			Lot No.		Block No.																						
Zoning District	Lot Area	Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																							
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT		12. ENERGY SOURCE																									
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>SHED storage</u>	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas <input checked="" type="checkbox"/></td> <td>L.P. <input type="checkbox"/></td> <td>Oil <input type="checkbox"/></td> <td>Elec. * <input type="checkbox"/></td> <td>Solid <input type="checkbox"/></td> <td>Solar <input type="checkbox"/></td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>					Fuel	Nat Gas <input checked="" type="checkbox"/>	L.P. <input type="checkbox"/>	Oil <input type="checkbox"/>	Elec. * <input type="checkbox"/>	Solid <input type="checkbox"/>	Solar <input type="checkbox"/>	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
Fuel	Nat Gas <input checked="" type="checkbox"/>	L.P. <input type="checkbox"/>	Oil <input type="checkbox"/>	Elec. * <input type="checkbox"/>	Solid <input type="checkbox"/>	Solar <input type="checkbox"/>																								
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																								
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																								
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																									
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.																											
2. AREA	5. ELECTRICAL	8. USE	11. WATER		13. HEAT LOSS (Calculated)																									
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire _____ Phase _____ Volts ___ Underground ___ Overhead Power Company:	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other	<input type="checkbox"/> Municipal Utility <input checked="" type="checkbox"/> Private On-Site Well		Total _____ BTU/HR																									
					14. ESTIMATED COST																									
					\$ <u>1379 =</u>																									

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): CHUN SIU CHANG SIGN: [Signature] DATE: 10-2-2020

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____			

Roof Type	Standard
Roof Color	Autumn Brown
Siding Type	Siding
Siding Color	Brick Dust
Trim Color	Delicate White
Accent Color	None
Current Promotion:	3 Free Options.
Promotion:	None



Configured Building Base Price	\$999.00
Selected Upgrades and Services	\$380.00
Promotional Discounts	\$0.00
Subtotal	\$1,379.00

Price shown here is a subtotal of

Sales Order

Location:	GRAFTON #420 262-376-4908	Scheduled Date:	Pending
Factory Location:	FRANKLIN PARK #420 847-768-1505	Created Date:	09/30/2020
Factory Address:	11039 GAGE AVE. FRANKLIN PARK, IL 60131	Customer:	chun siu chang p. (262) 352-9915 c. jackchang16853@yahoo.com
Prepared by:	William Eichelberg weichelberg@tuffshed.com	SF SO:	00426022
Special Instructions:		HD Store #	
		Customer PO	
		JDE SO	1569064
Serial Number:		Ship to Address	421 bel aire dr thiensville, WI 53092 US

KR-600 8 x 6	1.00
PAINT SR-600 MR-450 KR-600 8' WIDE	1.00
Shed Anchor into Dirt - Auger or MR88	4.00
Door - Decorative Single Door Trim - Lower X	1.00
16"x8" Wall Vent	1.00
Paint Discount, Customer To Apply 2nd Coat. Tuff Shed Supplies Paint, Roller & Brush	1.00

DocuSigned by:


Customer Signature
DAF2771D3A32428

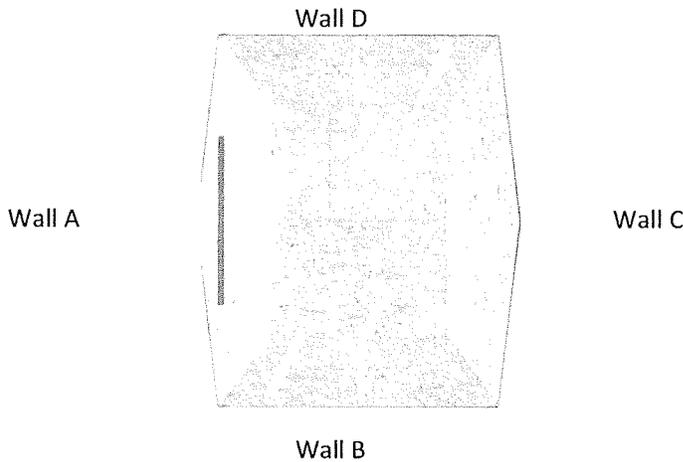
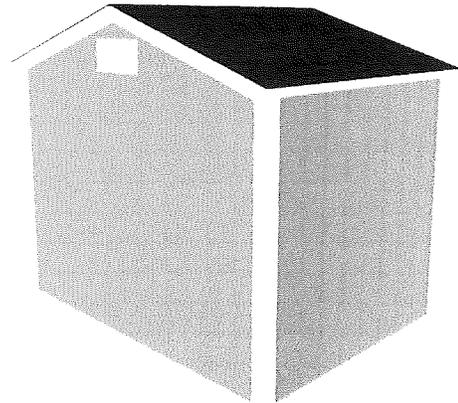
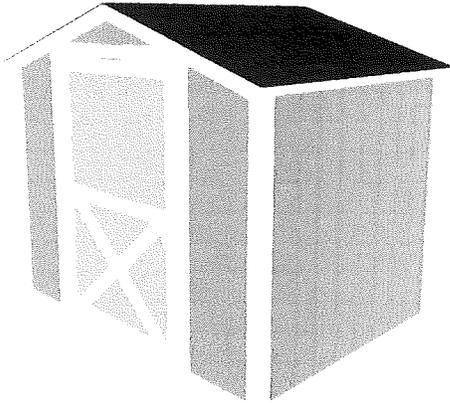
10/1/2020

Date

Initials 



chun siu chang
421 bel aire dr
thiensville WI 53092
Q2459013-2452041



Base Details

Building Size & Style
KR-600 - 8' wide by 6' long

Door
4' x 6'2" Single Shed Door, Left Hinge Placement, LowerX

Paint Selection
Base: Brick Dust, Trim: Delicate White
Customer to apply 2nd coat

Roof Selection
Autumn Brown 3 Tab

Drip Edge
White

Options Details

Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88

Vents
16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Grass

DocuSigned by:

Signature: _____
DAF2771D3A32428

Date: 10/1/2020

TUFF SHED[®]

There are two main types of TUFF SHED building purchases. Most purchases are new buildings, with components fabricated at our factories, then transported to the customer's site where the building is assembled and installed.

A small percentage of purchases are buildings that have been used as displays. In these cases, the fully assembled building is picked up, then transported to the customer's site where it is delivered into place via tilt-bed trailer.

This document outlines what to expect with both types of purchases.

 *Items that are specific to display buildings are notated with this icon.*

You've decided on the building style, size and design. Important planning remains for you and for us, including:

- **Review your Building Order** – This tells us how to fabricate your building, where to place items and what colors to use for shingles and paint (if you've selected this upgrade).

 *If you Purchased a Display Building – Display buildings are sold in "as is" condition, and can include wear and tear that ranges from minor blemishes to more significant issues such as damaged trim, missing shingles or bent or dented floor joists. Display purchases are discounted to reflect their condition. We recommend inspecting the building first-hand to determine for yourself if the display's condition is acceptable.*

- **Vents** - We strongly recommend adding vents to your building. Along with paint and roofing, there may be no other feature that can help your building perform better.
- **Insulation** - If you are planning to insulate or finish the inside of your building, we need to know so that we can design the building to perform as an insulated structure.
- **Building Permit(s)/HOA Requirements** – Customers need to confirm with their HOA and/or municipality for appropriate building permit and setbacks requirements. Contact us immediately if you need help.

Your building will be here before you know it.

Now it's time to prepare the site and yourself for the upcoming installation:

- **Prepare the Job Site** – Clean the site of all debris (i.e. old tree stumps, trash, dog waste, etc) and a pathway to and from where the delivery vehicle parks.
- **Review Access to Delivery Area** – For new buildings, installers will need to carry building components in large sections to the assembly/installation site. If fence gate has a top "bar", please measure the height and width of the gate opening and provide us with this info prior to installation.
- **Identify and Mark Underground Utilities** - When choosing the location of the building, the customer must take into account any underground utilities that may be impacted by the delivery or installation of the building. It is the customer's responsibility to have marked all underground utilities that will affect the delivery/installation site. Remember that these buildings and delivery trucks are heavy, and that if your building was purchased with earth anchors, that these anchors will be driven into the ground at a typical depth range of up to three feet deep. Many municipalities will help you locate underground electrical, natural gas, fiber optic, cable TV and sewer. They generally will not be able to help you mark location of sprinkler heads, underground irrigation, or septic tanks/drain fields.
 -  *For display building purchases, the building will be delivered into place via a heavy-duty truck and long, tilt-bed trailer. The truck and trailer MUST have a clear 12' wide, relatively straight path from paved road, as trailers are unable to make tight turns, similar to a boat trailer or camper. It is vitally important that there are NOT obstacles which cannot be navigated around, such as: fences, trees, branches, playsets or underground septic systems.*
 -  *Don't Over-Irrigate Prior to Delivery – This is especially true if your building is a display building, as our delivery vehicles are heavy, and can leave tire tracks when driving across grass or other vegetation.*
- **Scheduling** – If we haven't scheduled already, give us a call to schedule installation date and time range.

- **Pre-fabrication** – For new building purchases, we will begin pre-fabricating your building several days in advance of the installation. For many installs, we begin pre-fabrication 5 business days before installation. Our outbound locations may begin manufacturing 10-12 business days before installation. At this time, we will begin placing the rough openings for items like doors, windows and vents.
- **Restocking/Rescheduling Fee** – If changes or cancellation occurs within pre-fabrication period, a restocking/rescheduling or cancellation fee may apply. At this point, building materials have already been ordered, inventoried and have potentially been pre-fabricated, specific to your design.

Check out our video at tuffshed.com/leveling

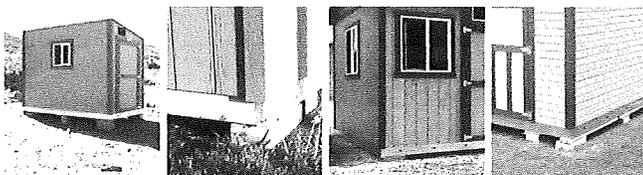


It's important that buildings are constructed on a level site. Providing a clean and level site is the customer's responsibility. However, for a reasonable fee, TUFF SHED can help create a level building foundation by adding concrete blocks and wood shims beneath the structure.

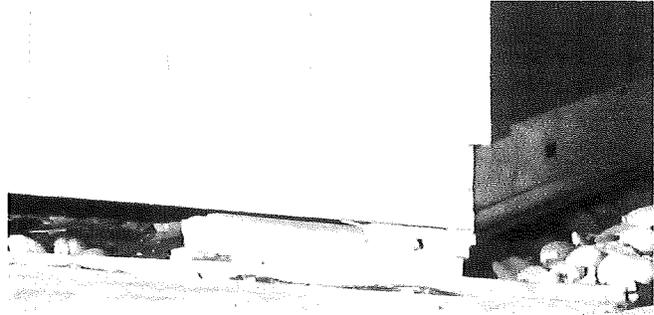
TUFF SHED does NOT dig into the ground to level a building.

If a small amount of leveling is necessary (up to 4"), it will be provided by TUFF SHED at no charge. If more substantial leveling is required, the customer must choose between paying TUFF SHED an additional fee for leveling using the concrete block and wood shim method, or having the ground leveled by someone other than TUFF SHED. TUFF SHED charges for leveling vary by severity of site condition and building size. See Figure 1.

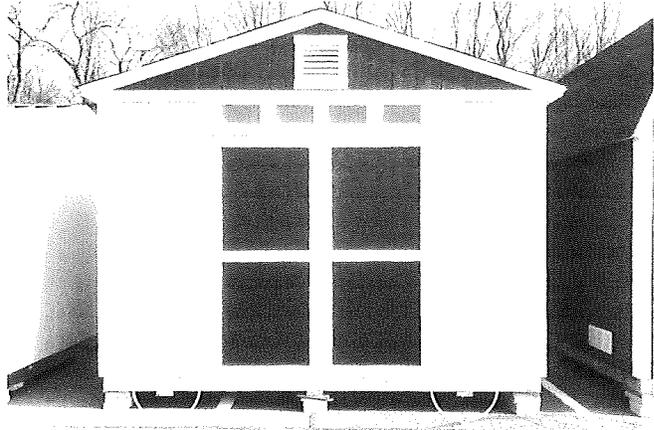
		up to 200 s.f.	>200 s.f.
Inches Out of Level	5" - 8" Out	\$150	Bid Only
	9" - 12" Out	\$200	Bid Only
	>12" Out	Bid Only	Bid Only



Blocking up or "shimming" a building is not always the best solution from an appearance standpoint. Please consider the appearance and your long term satisfaction in the building when making the leveling decision. See figure 2.



 Buildings used as displays will be leveled by placing concrete blocks and wooden shims under the perimeter floor joists only. Display buildings may also include wood skids under the floor joists, which will not be removed or leveled upon delivery. See figure 3.



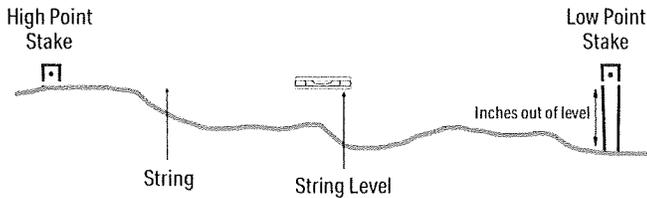
To accomplish this, you will need wood stakes and a string bubble level and long piece of nylon string, OR a carpenter's level and a long, straight 2x4. The string or 2x4 must be longer than the distance from the high point corner to the other three corners.

Determine where the building will be placed, then drive a stake into each of the four corners and determine which of the corners appear to be the highest and the lowest points. At the high point stake place the string or 2x4 (short-edge down) on the ground and fasten it (i.e. tie or clamp) to the high point stake.

Then position the opposite end of the string or 2x4 at the low point stake. Using the string or 2x4 and the level, raise or lower the string or 2x4 at the low point stake until the level bubble floats exactly centered between the two vertical lines in the center glass vial. Now measure the distance from the ground to the bottom edge of the string or 2x4. This is the distance this first dimension is out of level. Repeat this

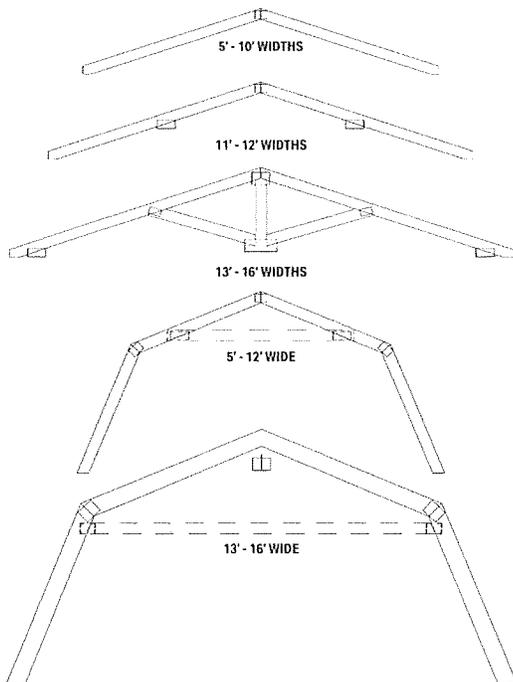
process for the other two corners, measuring again from the high point corner, writing down your measurements.

Now you can determine the distance your build site is out of level and select a method to level the site.



The type of roof truss that comes standard with your building will vary by the roof type, pitch (steepness) and building width. This is especially important on buildings starting at 12' wide as these trusses include a bottom chord or collar tie (see diagrams below) that can impact the amount of usable space overhead.

See truss examples here and contact the TUFF SHED factory with questions.



Your TUFF SHED building is about to become a reality. Important details for installation day:

- Our installers will arrive on the site, unload materials and components, and begin to assemble your building.
- ☑ If you purchased a display building, our delivery driver will arrive on the site, review your desired building location, and the access route for his truck and trailer.

- Please have someone over the age of 18 at home.
- An out of level site will force our installers to stop work and collect an additional leveling fee prior to resuming.
- Our installers will need a power source so they can plug in the compressors that power their tools.
- Inspect the building before the installers leave for the day.
- It may surprise you – but like most home builders, the weather seldom interferes with installation. **Rain, snow, and sleet will most likely not prevent installation and will not damage the structure during installation. Ask for details.**

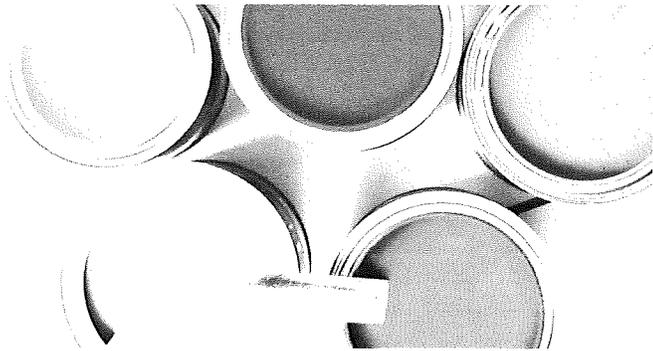
If you have selected the paint upgrade on a new building, then TUFF SHED will paint your building. Here's our painting process:

- Before being transported to the building site, the first coat of paint is applied at our factories by roller to exterior siding and trim surfaces.
- The second coat of paint is applied during on-site installation. A Seasonal Second Coat Paint Discount is available in select winter markets during cold/wet months. If this discount has been applied to your order, then the installers will not apply the second coat of paint to your building during installation regardless of weather at the time of install.
- Customers who have received our Seasonal Second Coat Paint Discount will be provided with siding and trim paint, a roller and two small brushes. These customers should apply the second coat of paint to their building on a dry day when the temperature is higher than 35 degrees.
- ☑ *Display buildings received the first and second coats of paint prior to being put into service as a display. No additional painting will be included in the purchase.*

Your TUFF SHED building will need routine care & maintenance to ensure the building withstands things like weather and wear & tear over time:

- **Keep your Building on the Level** – When normal ground settling occurs, it can affect your TUFF SHED building, making it difficult to open, close or latch the door. This is not a warranty issue, but in most cases, the building can be easily re-leveled by the customer or for a reasonable fee by TUFF SHED.
- **Protect your Floor** – Do not add rubber mats or vinyl flooring inside as they can create a serious moisture and rot issue. Do not block floor track vent holes.

- **Redirect Water** – Water is the enemy of most structures. Take care to redirect water from your building whenever possible. Rain water runoff from other structures and misdirected irrigation systems can damage your TUFF SHED building, and is not covered by warranty.
- **Re-paint Regularly** – Painting is one of the easiest ways to protect the exterior wood surfaces of a TUFF SHED building. Your building's warranty coverage requires that the building be re-painted every five years. We recommend using high quality materials like Glidden Paints.



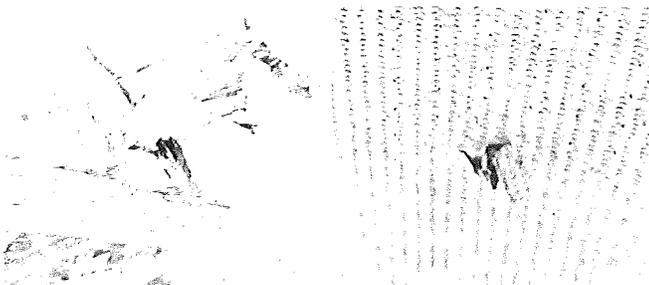
Wondering about the appearance of a certain feature of your TUFF SHED building?

This information can help you better understand why some components look the way they do.

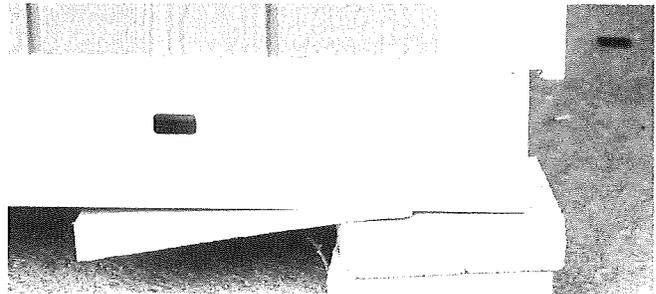


Display buildings are sold in "as is" condition, which can vary, ranging from minor blemishes like faded paint to more significant issues such as damaged trim, missing shingles, and dented or bent floor joists.

- It's not a mistake that nails are poking through the roof on the inside of your building. This is necessary due to building codes requiring shingle nails to "pierce the roof decking material" and does not affect the performance of the roof.



- Most of our sheds include 16-gauge, hot-dipped galvanized steel floor joists, which are designed to be placed directly on any firm, level surface.
- White "Chalking" on the Steel – This appearance is normal and does not affect the performance of the steel or the 40-year industry-rating on the material.



- **Exposed Steel** – These joists are designed to withstand the elements and are exposed after installation. Some customers prefer to cover the steel with "skirting" made from siding. While we can add a skirting, we don't recommend it, since wood siding material contacting the ground can wick up moisture into the building.
- **Small Rectangular Holes in the Steel** – During production, small vent holes are punched into the steel. These holes allow for airflow beneath the building. Snap-in screen vents are available as an inexpensive upgrade.
- We use dimensional lumber for wall and roof framing that has been dried, then stored in a controlled environment (our factories) prior to installation. It is unlikely that this wood will have a uniform appearance, and may have blemishes or "waning and knots". This is normal and will not affect the structural integrity of the building.



- We strive to make the building weathertight. But they are not airtight. Air and mice can infiltrate your building as they can your home.

TUFF SHED
1988 1001 0812

TUFF SHED
The Keystone Series®

\$999 **\$16**

KR-600 8 X 6



MORE PRICING DETAILS INSIDE DISPLAY

A

SIZE 8 X 6
W H

4" WILD EX 6.2 TALL

ⓐ SHED DOOR 2ND WALL
PLACEMENT

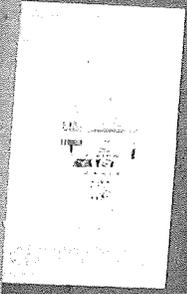
ON ALL TUFF SHED BUILDINGS

ⓑ 6" EXTERIOR
SIDEWALL HEIGHT

ⓒ 2x6 TRUSSED
WOOD FOUNDATION
SERVICES TUFF SHED

WAS: 1.792 1.523

TUFF SHED



near Neighbor

Build SHED storage House



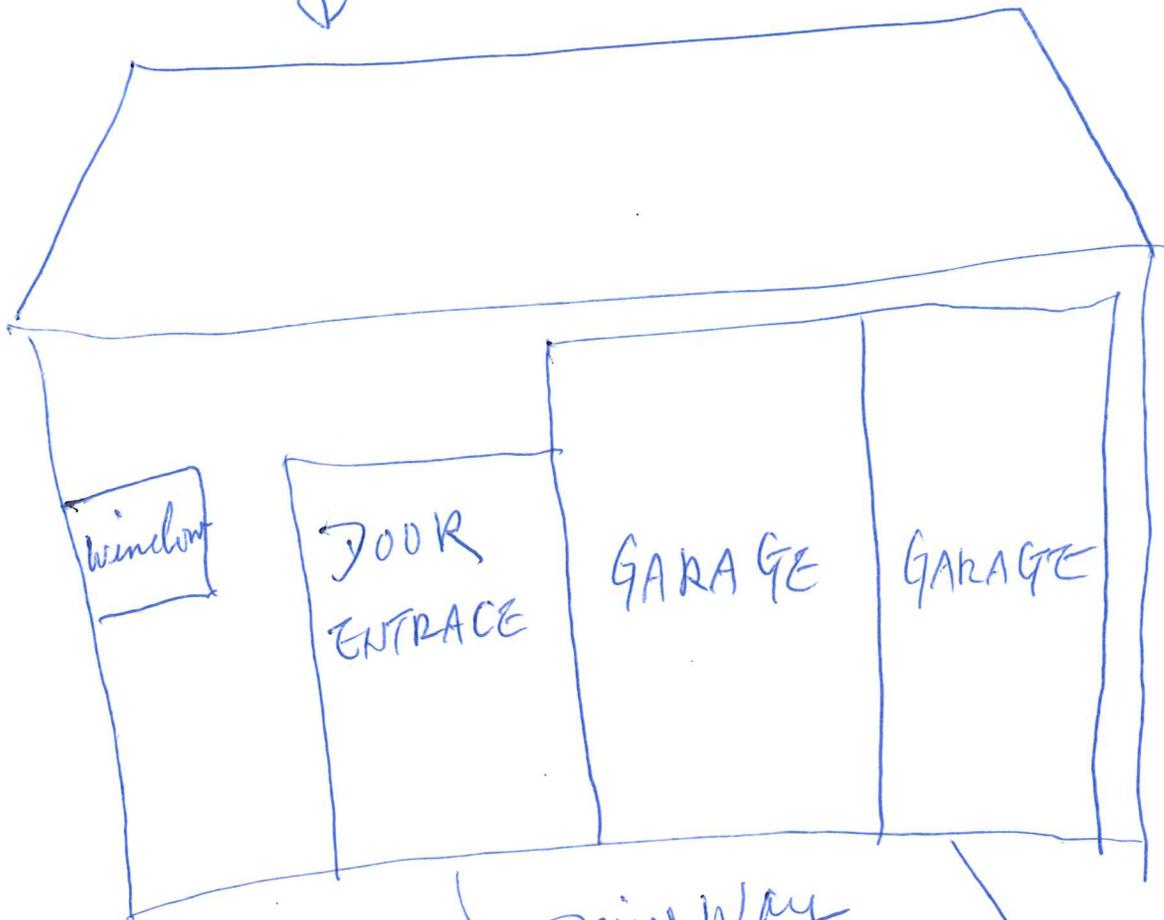
apple tree

150 FEET

BACK YARD

side to walk back yard

side to walk BACK YARD



Window

DOOR
ENTRANCE

GARAGE

GARAGE

Driveway