



## PLANNING COMMISSION AGENDA

### City Council Chambers

66 North Lassen Street, Susanville, CA 96130

Phone (530) 252-5117 Fax (530)257-4725

Tuesday, May 14, 2019 – 6:30 P.M.

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF AGENDA

#### CONSIDER APPOINTMENT OF CHAIR AND VICE CHAIR

#### BUSINESS FROM THE FLOOR (NO ACTION TO BE TAKEN)

#### APPROVAL OF MINUTES: None

**PUBLIC HEARING ITEMS:** Consider Use Permit, Architectural design and Site plan for U-19-003 to allow an outdoor sales lot for portable sheds at 810 Main St. APN. 103-323-16

#### NON-PUBLIC HEARING ITEMS: None

#### CORRESPONDENCE: None

#### CITY ATTORNEY REPORT: None

#### COUNTY REFERRALS: None

#### COMMISSION ITEMS:

#### ADJOURNMENT

The Planning Commission's action on Use Permit (including Planned Development Use Permits) and Variance items may be appealed to the City Council within 5 business days of action. The Planning Commission's action on Tentative Subdivision items may be appealed to the City Council within 10 business days of action. Appeals of the Planning Commission's action must be made in writing on the form provided by the City and must be accompanied by a fee adopted by the City Council. Appeals of Planning Commission actions must be based on comments made known (either through written or verbal comment) at the Planning Commission Meeting. Please contact the Community Development Department for more information regarding appeals.

**ACCESSABILITY:** *An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.*

#### SUSANVILLE PLANNING COMMISSION

VICE-CHAIR Linda Robinette

COMMISSIONERS ~ Dan Foster, Alan Dowdy, Wayne Jambois, Melanie Westbrook

**CITY OF SUSANVILLE PLANNING COMMISSION  
STAFF REPORT  
May 14, 2019**

<b>FILE NUMBER</b>	Use Permit # U 19-003		
<b>APPLICANT/OWNER</b>	Randall Stein/Marcia McDonald		
<b>REPRESENTATIVE</b>	Randall Stein, Old Hickory Sheds		
<b>REQUEST</b>	Use Permit and Architectural Design and Site Plan Review to allow an outdoor sales lot for portable sheds.		
<b>ASSESSORS PARCEL NO.</b>	103-323-16		
<b>PARCEL SIZE</b>	10,850 SF		
<b>LOCATION</b>	810 Main Street		
<b>EXISTING ZONING</b>	UBD (Uptown Business) District		
<b>SURROUNDING ZONING AND LAND USE</b>	<b>ZONING</b>		<b>LAND USE</b>
	<b>North</b>	UBD	Commercial
	<b>South</b>	UBD	Mixed Use
	<b>East-</b>	UBD	Commercial - Cleaners
	<b>West</b>	UBD	Commercial - Office
<b>GENERAL PLAN DESIGNATION</b>	Mixed Use		
<b>ENVIRONMENTAL DETERMINATION</b>	Categorically exempt per CEQA guidelines, Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land		

**COMMENTS RECEIVED:**

City Building Official – Building permits required, if necessary. All construction must meet the 2016 building code.

City Public Works – Any desired frontage improvements (driveway approach) shall be upgraded to current City standards; Depending on value of work (\$25,000.00 + or \$50,000.00+), sidewalk and/or curb and gutter improvements required.

City Fire Department – Sheds must maintain five feet (5') of clearance from the building to the west. Do not block access to electrical panel on building.

Caltrans – Any work in the State ROW will require Encroachment Permit.

HUSA – No comment at time of report.

**PROJECT DESCRIPTION:**

The project is to utilize this vacant lot as an outdoor sales display area for portable storage sheds. There is a small office structure on the property, but no water supply or wastewater disposal facilities. The plan will include a written agreement for the one sales person who will operate the business to have access to a restroom facility at a nearby location. As many as 20 sheds may be displayed on the property. Some sales are anticipated to be delivered from off-site and some from the project site.

**ANALYSIS:**

The property is zoned Uptown Business District, which requires this Use Permit and an Architectural and Site Plan Review. Though this particular type of use is not listed, it is similar in character and impact to a dealership for sales of autos, boats or mobile homes, etc., uses that are allowed with an approved Use Permit.

Site development standards defer to the C-2, General Commercial District as new construction or rehabilitation will not exceed fifteen thousand dollars (\$15,000.00). As no permanent structures are planned, these standards can be easily met.

Staff feels the use can be a viable contributor to economic development and commercial traffic on Main Street and will be more attractive than a vacant lot. As it does not include construction of permanent buildings or installation of utilities, it does not detract from future long term development of the property.

**HISTORIC UPTOWN SUSANVILLE GUIDELINES**

The proposal will do little for or against the historic and natural qualities of the area. However, this use should add to people on the street, will be more attractive than a vacant lot and will not limit or interfere with future potential development thereon.

The existing structure is CMU with painted finish and a shake roof. The display sheds will be new and presentable. Little will change except for creation of three parking spaces, including one handicapped space.

The Architectural Theme and Detail guidelines have minimal relevance to this project. It will not be out of proportion. The display shed materials will be wood, or wood like in appearance with metal or shingled roofs. The colors appear tasteful and reasonable. There will be no added lighting and minimal signage. Any signage proposed will be reviewed accordingly.

As the use is only temporary, in the big picture, additional landscaping and other development standards might best be left for when the property is developed with a permanent structure. There is existing landscape vegetation along the front of the property. Additional portable landscaping is an option, but concerns about vandalism and

theft have been noted.

Access & Circulation: The access is controlled by Cal Trans. They had no comment if no work is proposed in the ROW.

Property Lines & Setbacks: Temporary structures/portable sheds must maintain a five foot (5') clearance from the building to the west and must not block access to the electrical panel on the building.

Parking: The necessary on-site parking spaces will be added.

Landscaping & Buffering: Buffering is not required. Additional landscaping is not proposed.

Water Quality & Drainage: The lot is paved, though in some state of decay. The property owner intends to have the cracks sealed to protect the integrity of the property.

Utilities: No changes proposed.

General Plan: The City's General Plan Land use designation for the property is Mixed Use: This "temporary" type of development should be beneficial to the community and not cause detriment.

**RECOMMENDATION:** Adoption of Resolution No. 19-1069, approving Use Permit and Architectural and Site Plan Review for U 19-003 for Randall Stein/Old Hickory Sheds on APN:103-323-16 subject to the conditions listed in the attached Resolution.

**ATTACHMENTS:**

1. Resolution No. 19-1069
2. Site Plan
3. Shed Brochures

**RESOLUTION NO 19-1069**  
**A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION**  
**APPROVING USE PERMIT AND ARCHITECTURAL DESIGN AND SITE PLAN**  
**REVIEW TO ALLOW AN OUTDOOR SALES LOT FOR PORTABLE SHEDS IN A**  
**UBD ZONE ON PROPERTY LOCATED AT 810 MAIN STREET**  
**FILE NUMBER (U 19-003)**

**WHEREAS**, Randall Stein, representing Old Hickory Sheds, has submitted an application for Use Permit and an Architectural and Site Plan Review to allow a sales lot for portable storage sheds in a UBD (Uptown Business District) zoned parcel on that property known as Assessor's Parcel Number 103-323-16, located at 810 Main Street; and

**WHEREAS**, the City of Susanville Planning Division has determined that the project is exempt from CEQA as the proposal meets the qualifications for a Categorical Exemption under the California Environmental Quality Act (CEQA) as a Class 1 and a Class 4 exemption, Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land; and

**WHEREAS**, the Susanville Planning Commission at a duly noticed public hearing held during its regular meeting of May 14, 2019, considered both written and oral comments presented concerning the Use Permit and the architectural and site plan review; and

**NOW, THEREFORE, BE IT RESOLVED** the City of Susanville Planning Commission makes the following independent findings of fact concerning the proposed Use Permit and Architectural and Site Plan Review:

1. The architecture and general appearance of the proposed use and related improvements as conditioned will be in keeping with the character of the surrounding neighborhood.
2. The approval complies with and is supported by the goals, policies and action programs of the Land Use Element of the General Plan.
3. That the establishment, maintenance, or operation of the subject use, building or facilities applied for will not, under the circumstances of the particular use and with the conditions imposed thereon, be detrimental to or contrary to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use and will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.
4. The proposed project is in the public interest because it provides economic development and opportunities for city residents, as well as residents of the greater area.
5. That any required public improvements are necessary for the public health, safety, welfare and orderly development of the area and are in accordance

with adopted standards of the City of Susanville and other jurisdictions having control over development in this area.

**BE IT FURTHER RESOLVED**, the Planning Commission hereby approves the Use Permit and Architectural and Site Plan Review, application Number 19-003 filed by Randall Stein, representing Old Hickory Sheds to allow an outdoor sales lot for portable storage sheds on property currently zoned UBD in general conformity with the application and site plan stamped "CITY OF SUSANVILLE RECEIVED APRIL 18, 2018, BUILDING & PLANNING" except as modified by the following terms, agreements and conditions contained in this Resolution:

***AREA/ SITE SPECIFIC CONDITIONS***

1. Maintain a minimum setback of five feet (5)' between the sheds and the building to the west.
2. Sheds and parking of vehicles shall not block access to the electrical panel on the building.
3. Prior to any sales a written agreement must be provided for the one sales person who will operate the business to have access to a restroom facility at a nearby location.
4. Sheds shall be locked to prevent access during non-business hours.
5. Any fencing or signage shall be reviewed for general conformance with the Historic Uptown Susanville Guidelines, and permitted as necessary.
6. Provide three (3) parking spaces, including one ADA parking space in accordance with the California Building Code requirements.
7. This permit will become null and void if the approved use has not begun within 24 months from the date of adoption of this resolution unless an extension of the life of the permit is approved by the Planning Commission. It is the applicant's responsibility to request an extension within a reasonable time frame, if needed.

**FEES & OTHER CHARGES**

8. If needed, all standard mitigation fees and utility hookup fees apply to this project, unless waived or modified by individual providers.

***STANDARD CONDITIONS***

**GENERAL**

9. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
10. For the purposes of assuring compliance, the applicant, agents,

representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

11. All contractors and sub-contractors involved in the project shall obtain a City of Susanville Business License and maintain said license in force for the duration of the project.
12. The applicant/owner shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures, collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that developer shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the developer of any Action brought and City shall cooperate with developer in the defense of the Action.

#### **IMPROVEMENT PLANS**

13. Prior to the issuance of any building permits, improvement plans shall be submitted to and be approved by the City. All improvements shall be installed in accordance with said improvement plans prior to the issuance of a certificate of occupancy.

#### **GENERAL UTILITIES**

14. The owner/developer shall pay the cost for rearrangement, relocation, or removal of any utilities caused by any project activity, whether inside or outside of the project where such work is a condition of or necessary to serve the project.

#### **ELECTRIC**

15. Contact Lassen Municipal Utility District before construction or before any electrical design is started for the project and complies with LMUD

standards and specifications.

**FIRE**

16. The project shall meet the fire and life safety requirements of the Fire Department.

**LANDSCAPING**

17. Any proposed landscaping shall be reviewed by the Building and Planning Office for general conformance with the Historic Uptown Susanville Guidelines

**LIGHTING**

18. For any new lighting, a plan shall be submitted that shows the location, height, type and spread of exterior lighting on the site. All lighting shall be downward directional and include full cut-off fixtures to protect the Susanville night sky and adjacent parcels from unsightly glare. New on-site lighting shall conform to Section 17.96.050 of the City of Susanville Municipal Code.

**ADDRESSING**

19. All numbers shall be assigned by the city and be obtained from the Building and Planning Division. Numbers shall be legible, shall be placed in an approved location and shall be easily viewed from the public entrance to the property. Numbering plans for multiple units, condominium projects and alike shall be submitted and approved during the project review process.

APPROVED: \_\_\_\_\_  
Linda Robinette, Chairperson  
Planning Commission  
City of Susanville, State of California

ATTEST: \_\_\_\_\_  
Gwenna MacDonald, City Clerk  
Secretary to the Planning Commission

The foregoing resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 14th day of May, 2019, by the following vote:

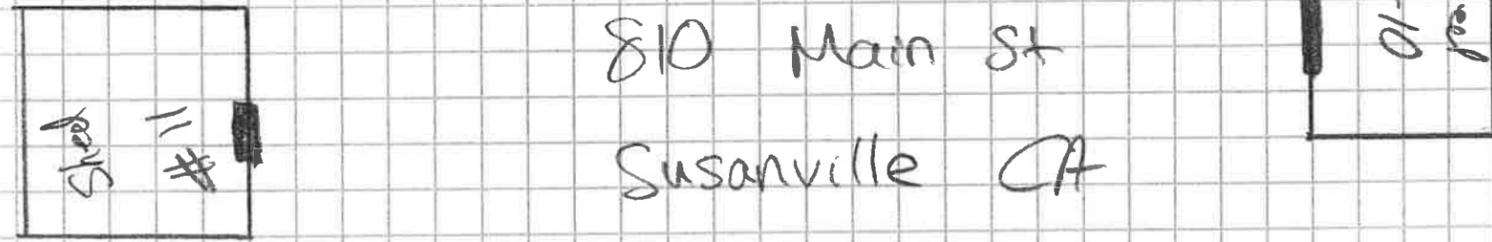
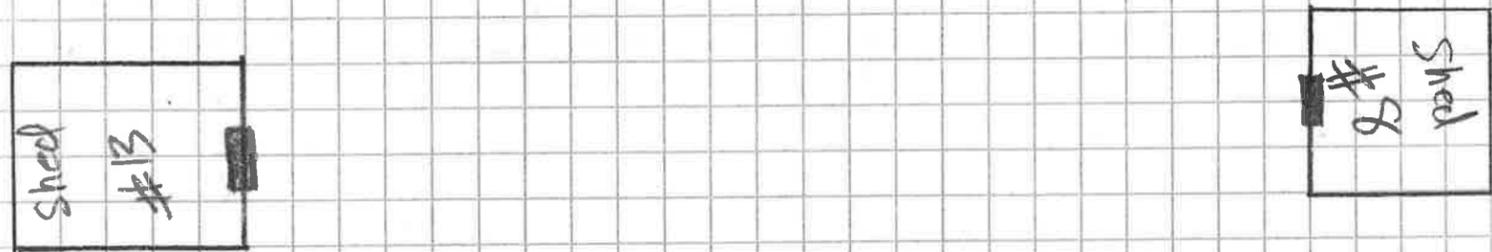
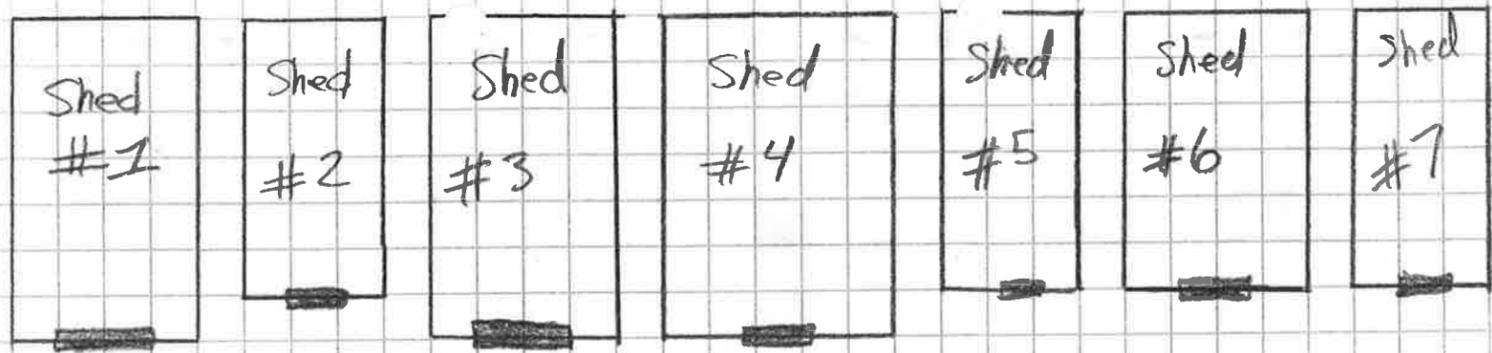
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_

Gwenna MacDonald, City Clerk  
Secretary to the Planning Commission

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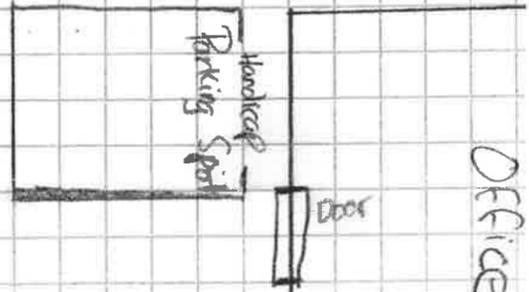
Jessica Ryan, City Attorney



Light Box

Plants

810 Main St  
Susanville CA



Office

6x12

Plants

IT'S NOT JUST ANY OLD SHED... IT'S AN  
**OLD HICKORY SHED**



**OLDHICKORYSHEDS.COM**

## **DEPENDABLE LONGEVITY**

**SINCE 1997**

With over 700 locations in North America, a huge variety of buildings and options to choose from, and an inventory of over 10,000 buildings in stock and ready to deliver, you're sure to get the building you need, when you need it.



## **EXCEEDING OUR CUSTOMER'S EXPECTATIONS**

Using the old fashioned, country tradition of barn building, we at Old Hickory Sheds create quality storage buildings for many happy customers throughout North America. Our factories use the same traditional construction techniques and philosophies handed down from generation to generation among the many Amish and Mennonite communities. In fact, the kind of quality, care and attention to detail that we put into each and every one of our barns is how we became leaders in our industry. Our overriding philosophy of quality can be seen in our company's culture every day. From the premium materials we use to the engineer certification process, and from our highly skilled and customer friendly delivery drivers to our knowledgeable salespeople, you can be confident that you'll get the best building for your needs at a price within your budget.



## **A TRADITION OF QUALITY**

Old Hickory Sheds is a leader you can trust in the portable storage industry. For over 20 years, we have succeeded by providing our customers with dependable storage solutions and a quality buying experience.



**LOFTED BARN PRICING**  
TREATED & PAINTED (ONE COLOR)

SIZE	CASH PRICE*	RENT TO OWN (36 MO)
8x10	\$3,045	\$140 <sup>97</sup>
8x12	\$3,195	\$147 <sup>92</sup>
8x16	\$3,775	\$174 <sup>77</sup>
10x10	\$3,645	\$168 <sup>75</sup>
10x12	\$3,925	\$181 <sup>71</sup>
10x14	\$4,375	\$202 <sup>55</sup>
10x16	\$4,395	\$203 <sup>47</sup>
10x20	\$5,525	\$255 <sup>79</sup>
12x16	\$5,825	\$269 <sup>68</sup>
12x20	\$6,395	\$296 <sup>06</sup>
12x24	\$7,575	\$350 <sup>69</sup>
12x28	\$8,625	\$399 <sup>31</sup>
12x30	\$9,225	\$427 <sup>09</sup>
12x32	\$9,325	\$431 <sup>71</sup>
12x36	\$10,225	\$473 <sup>39</sup>
12x40	\$11,345	\$525 <sup>23</sup>
14x24	\$9,475	NA
14x28	\$10,775	NA
14x32	\$12,125	NA
14x36	\$13,125	NA
14x40	\$13,945	NA
▶ 16x24	\$11,375	NA
▶ 16x28	\$12,895	NA
▶ 16x32	\$14,545	NA
▶ 16x36	\$15,725	NA
▶ 16x40	\$16,575	NA

\* Up to 16 ft of loft included in price, depending on size. Additional charges apply if over 16 ft. No discount for subtracting loft.

- 6'3" INSIDE WALL HEIGHT STANDARD
- OPTIONAL 7' TALL WALLS (81" INSIDE) AVAILABLE

**LOFTED BARN**



**UTILITY SHED**



- 6'3" INSIDE WALL HEIGHT STANDARD
- OPTIONAL 7' TALL WALLS (81" INSIDE) AVAILABLE
- OPTIONAL 8' TALL WALLS (92" INSIDE) AVAILABLE

**UTILITY SHED PRICING**  
TREATED & PAINTED (ONE COLOR)  
6' WALLS

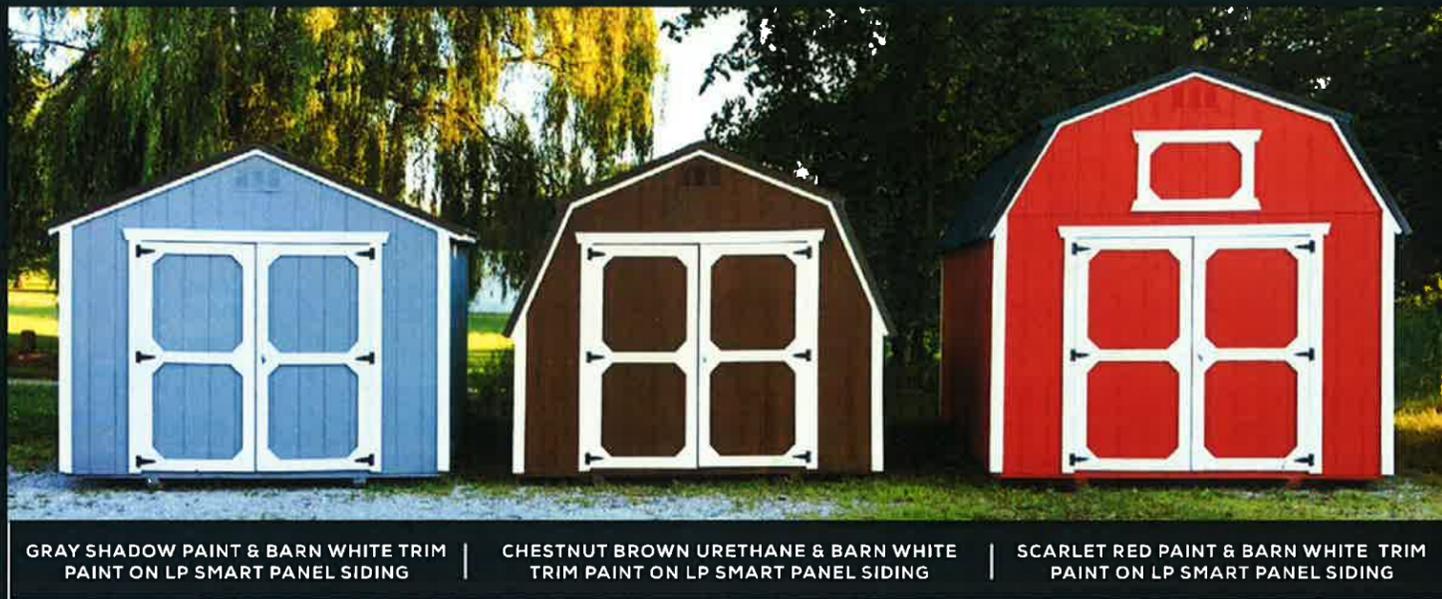
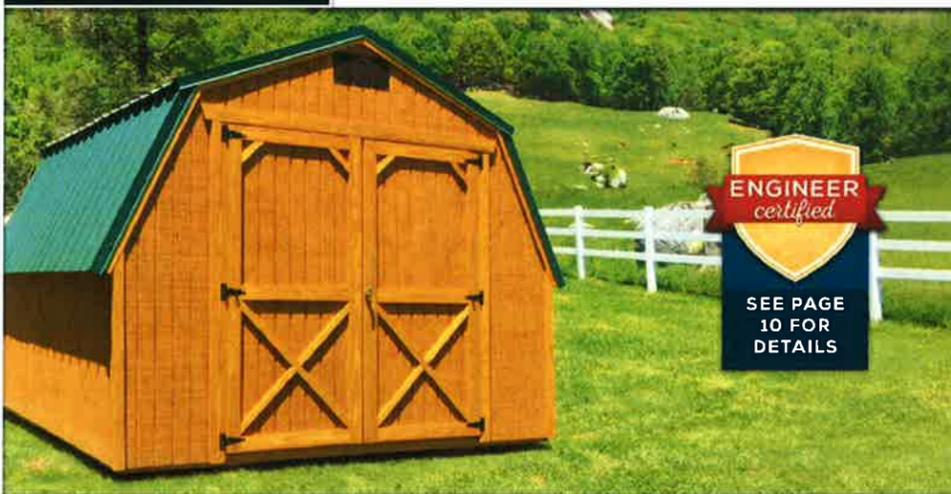
SIZE	CASH PRICE*	RENT TO OWN (36 MO)
8x8	\$2,445	\$113 <sup>19</sup>
8x10	\$2,545	\$117 <sup>62</sup>
8x12	\$2,725	\$126 <sup>16</sup>
8x16	\$3,595	\$166 <sup>44</sup>
10x10	\$3,195	\$147 <sup>92</sup>
10x12	\$3,425	\$158 <sup>56</sup>
10x14	\$3,925	\$181 <sup>71</sup>
10x16	\$4,075	\$188 <sup>66</sup>
10x20	\$5,125	\$237 <sup>27</sup>
12x16	\$5,195	\$240 <sup>51</sup>
12x20	\$5,825	\$269 <sup>68</sup>
12x24	\$6,625	\$306 <sup>71</sup>
12x28	\$7,625	\$353 <sup>01</sup>
12x30	\$8,175	\$378 <sup>47</sup>
12x32	\$8,575	\$396 <sup>99</sup>
12x36	\$9,275	\$429 <sup>40</sup>
12x40	\$10,325	\$478 <sup>01</sup>
14x24	\$8,725	NA
14x28	\$9,775	NA
14x32	\$10,525	NA
14x36	\$12,475	NA
14x40	\$13,425	NA
▶ 16x24	\$10,425	NA
▶ 16x28	\$11,725	NA
▶ 16x32	\$12,625	NA
▶ 16x36	\$14,945	NA
▶ 16x40	\$16,075	NA

**BARN PRICING**  
TREATED & PAINTED (ONE COLOR)

SIZE	CASH PRICE*	RENT TO OWN (36 MO)
8x8	\$2,195	\$101 <sup>62</sup>
8x10	\$2,445	\$113 <sup>19</sup>
8x12	\$2,545	\$117 <sup>62</sup>
8x16	\$3,195	\$147 <sup>92</sup>
10x10	\$2,925	\$135 <sup>42</sup>
10x12	\$3,095	\$143 <sup>29</sup>
10x14	\$3,495	\$161 <sup>81</sup>
10x16	\$3,645	\$168 <sup>75</sup>
10x20	\$4,425	\$204 <sup>86</sup>
12x16	\$4,775	\$221 <sup>06</sup>

- 4' INSIDE WALL HEIGHT

**BARN**



- See pages 9-12 for siding, colors & building options.
- All 8' wide buildings come with a single door (excluding packages).
- All 10', 12', 14' & 16' wide buildings come with double doors (excluding packages).

\*Prices shown include 3% discount offered for purchases made with cash or check. Credit card purchases are not eligible for the discounted price and will be priced 3% higher.

One color paint/water sealer included in above price. Urethane and additional colors are extra.

12' wide and over buildings are measured across the eaves due to DOT regulations (all others are measured from outside corners).

Rent to own not applicable on 14' or 16' wide buildings.

▶ 16' wide buildings only available as build on site. See dealer for details.

# PLAYHOUSE

- BUILDING MUST INCLUDE A PORCH TO GET PACKAGE PRICE
- ADD PACKAGE PRICE TO SAME SIZE UTILITY SHED OR LOFTED BARN

Includes 9 lite window door, 4 ft. porch\*, two posts, and three 2x3 windows. The Utility Style Playhouse Package will include 8 ft. walls. Package price does not include wooden barn doors.

\*Total length of building includes 4ft porch.



T1-11 PRESSURE TREATED SIDING

BUCKSKIN PAINT & BARN WHITE TRIM PAINT ON LP DUTCH LAP SIDING

**\$1,025**

ADDS \$47<sup>45</sup> TO 36 MONTH RENT

# DELUXE PLAYHOUSE

- BUILDING MUST INCLUDE A PORCH TO GET PACKAGE PRICE
- ADD PACKAGE PRICE TO SAME SIZE UTILITY SHED OR LOFTED BARN

Includes 9 lite window door, porch, porch railing (Included porch railing is 3 sections that are approx. 4ft each.), four posts, and five 2x3 windows. The Utility Style Deluxe Playhouse Package will also include 8ft walls. Minimum size is 12x24. Package price does not include wooden barn doors.

\*Total length of building includes 4ft porch.



PINNACLE RED PAINT & BARN WHITE TRIM PAINT ON LP SMART PANEL SIDING

T1-11 PRESSURE TREATED SIDING

**\$1,725**

ADDS \$79<sup>96</sup> TO 36 MONTH RENT



T1-11 PRESSURE TREATED SIDING

MAHOGANY URETHANE & BARN WHITE TRIM PAINT ON LP SMART PANEL SIDING

# SIDE PORCH

- BUILDING MUST INCLUDE A PORCH TO GET PACKAGE PRICE
- ADD PACKAGE PRICE TO SAME SIZE UTILITY SHED OR LOFTED BARN

Includes 9 lite window door, porch, porch railing (included porch railing is approx. 4 ft.), one post, two 2x3 windows and double barn doors. The Utility Style Side Porch Package will also include 8 ft. walls.

\*Total length of building includes 4ft porch.

**\$1,145**

ADDS \$53<sup>91</sup> TO 36 MONTH RENT

# UTILITY DORMER

- ADD PACKAGE PRICE TO SAME SIZE UTILITY SHED

Includes three 10" x 29" windows in dormer and 81" inside wall height. Only available on 8', 10' & 12' wide buildings. This is a package deal, options may be removed but no credit given on price. More than one dormer can be added to building if size permits. Add \$895 for each additional dormer.

Package shown with extra options including two 2x3 windows with shutters, two 10"x29" windows in doors and different color shutter trim and doors.

**\$1,095**

ADDS \$50<sup>99</sup> TO 36 MONTH RENT



GAP GRAY PAINT, NAVAJO TRIM PAINT & DRIFTWOOD URETHANE ON SHUTTERS & DOORS ON LP SMART PANEL SIDING

# GARAGE

- BUILDING MUST INCLUDE A GARAGE DOOR AND HOUSE-STYLE DOOR TO QUALIFY FOR PACKAGE PRICE
- ADD PACKAGE PRICE TO SAME SIZE UTILITY SHED OR LOFTED BARN

Includes garage door, solid house-style door, one 2x3 window and 12" on center floor joists. The Utility Style Garage Package will also include 8 ft. walls. Package price does not include wooden barn doors.

**\$1,145**

ADDS \$53<sup>91</sup> TO 36 MONTH RENT



SCARLET RED PAINT & BARN WHITE TRIM PAINT ON LP SMART PANEL SIDING

T1-11 PRESSURE TREATED SIDING



SCARLET RED PAINT, BARN WHITE TRIM PAINT & BLACK PAINTED SHUTTERS ON LP SMART PANEL SIDING SHOWN WITH 6" FRONT & BACK ROOF OVERHANG



CHESTNUT BROWN URETHANE WITH GAP GRAY TRIM PAINT ON LP DUTCH LAP SIDING

\*Not available at all locations. See dealer for details.

\*Not available at all locations. See dealer for details.

# ANIMAL SHELTER

## FEATURES

- 4x6 Pressure Treated perimeter base.
- 1 1/4" Pressure Treated Kick Boards approximately 4' high, spaced 1.5" apart
- 8' wide opening is standard. Up to 10' wide openings available. See dealer for special pricing on custom width frameouts.
- Standard one stall per 20 feet of length or less (not counting tack room), unless specifically ordered differently.  
*For example a 12x12 would have one stall standard, a 12x20 would have one stall standard, a 12x24 would come with 2 stalls standard - all examples are without tack room.*
- Additional stalls (includes opening and divider) can be added for \$350 per stall (optional).

## TACK ROOM

- \$95/foot of length (minimum of 4'). (Tack Room starts on an outside end wall. Add \$350 to start on an inside divider wall.)
- Engineered panels or T&G flooring depending on area & availability.
- OSB divider wall between tack room & stall.
- 3' Wooden Barn door on all tack rooms. Upgrade to 4' wooden barn door for \$20 (where applicable).

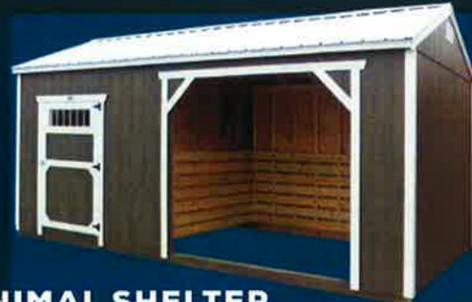
## ANIMAL SHELTER PRICING TREATED & PAINTED (ONE COLOR)

SIZE	CASH PRICE*	RENT TO OWN (36 MO)
8x12	\$2,850	NA
8x16	\$3,720	NA
10x10	\$3,320	NA
10x12	\$3,550	NA
10x14	\$4,050	NA
10x16	\$4,200	NA
10x20	\$5,250	NA
12x16	\$5,320	NA
12x20	\$5,950	NA
12x24	\$6,750	NA
12x28	\$7,750	NA
12x30	\$8,300	NA
12x32	\$8,700	NA
12x36	\$9,400	NA
12x40	\$10,450	NA
14x24	\$8,850	NA
14x28	\$9,900	NA
14x32	\$10,650	NA
14x36	\$12,600	NA
14x40	\$13,550	NA
> 16x24	\$10,550	NA
> 16x28	\$11,850	NA
> 16x32	\$12,750	NA
> 16x36	\$15,070	NA
> 16x40	\$16,200	NA



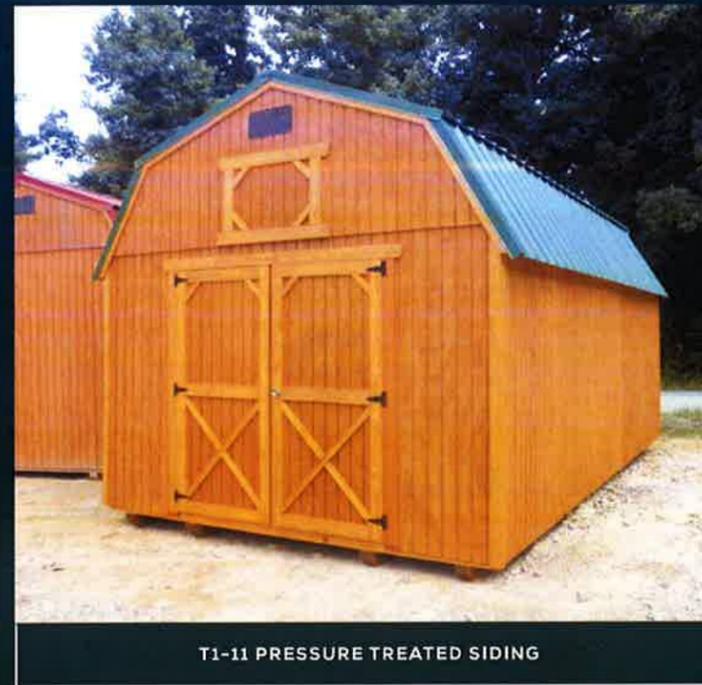
## ANIMAL SHELTER

Shown with additional stall. See features for details.

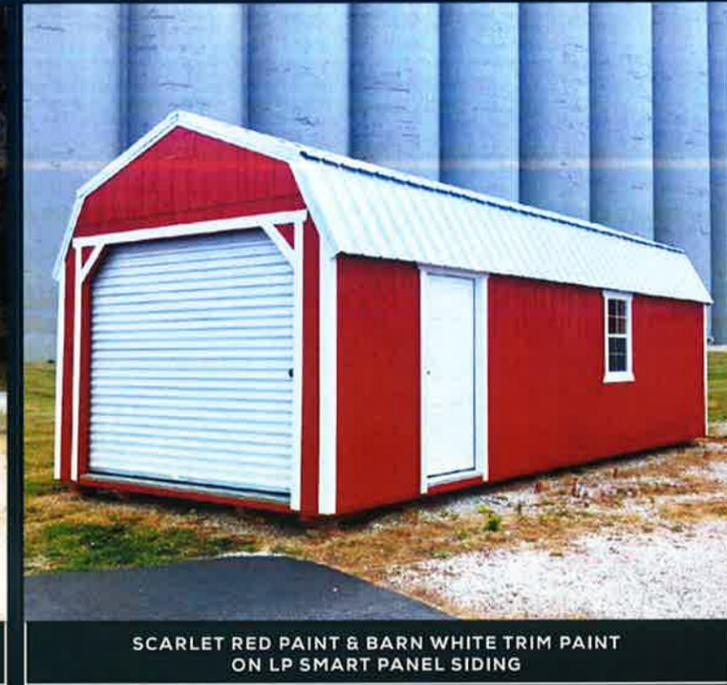


## ANIMAL SHELTER & TACK ROOM

Shown with 4' door. 10" x 35" window in door is extra & not included in package price. See page 12 for option pricing.



T1-11 PRESSURE TREATED SIDING



SCARLET RED PAINT & BARN WHITE TRIM PAINT ON LP SMART PANEL SIDING



CLAY PAINT & NAVAJO TRIM PAINT ON LP SMART PANEL SIDING

Buildings will be set directly on ground with no blocking. Ground must be suitable for application prior to delivery.

# THE CABANA



## CABANA PRICING TREATED

SIZE	CASH PRICE*	RENT TO OWN (36 MO)
10x12	\$4,045	NA
10x16	\$5,225	NA
10x20	\$6,495	NA
12x16	\$6,275	NA
12x20	\$7,725	NA
12x24	\$9,275	NA

12' wide and over buildings are measured across the eaves due to DOT regulations (all others are measured from outside corners). | \*Prices shown include 3% discount offered for purchases made with cash or check. Credit card purchases are not eligible for the discounted price and will be priced 3% higher. See dealer for details. | > 16' wide buildings only available as build on site. See dealer for details. | One color paint/water sealer included in above price. Urethane and additional colors are extra. | Rent to own not applicable for Animal Shelter or Cabana.



GAP GRAY PAINT & BARN WHITE TRIM PAINT ON LP DUTCH LAP SIDING



DRIFTWOOD URETHANE & BEIGE TRIM PAINT ON LP SMART PANEL SIDING

## METAL ROOF COLORS

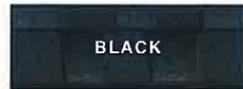
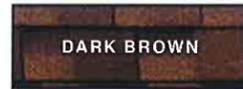
### STANDARD METAL\*

RUSTIC RED	BURNISHED SLATE
CHARCOAL	HUNTER GREEN
BLACK	SILVER

### SPECIAL ORDER METAL\* +\$65

BRILLIANT WHITE	ALAMO WHITE	ASH GRAY
LIGHT STONE	TAN	TAUPE
PEWTER GRAY	BROWN	BRITE RED
BURGUNDY	GALLERY BLUE	OCEAN BLUE

## SHINGLE ROOF\*



### METAL ADVANTAGES

- 29 Gauge high quality metal.
- **30 YEAR LIMITED WARRANTY**  
All metal roofing comes with a 30 year limited warranty against rust through.
- Match your home or existing building(s) or offer a nice contrast or focal point.
- Does not depend on foreign oil as a raw material.
- Metal is 100% recyclable & virtually worry-free.

### SHINGLE ADVANTAGES

- Residential grade architectural shingles.
- 30 year limited warranty.
- Match your home or existing building(s).

**YOU CHOOSE  
METAL OR SHINGLE ROOF**

SAME PRICE ON ALL BUILDINGS  
(STANDARD METAL COLORS)



## URETHANE COLORS STAINED COLOR APPEARANCE\*

CHESTNUT BROWN	HONEY GOLD
MAHOGANY	DRIFTWOOD
DARK EBONY	

**10 YEAR GUARANTEE  
AGAINST FADING**

## PAINT COLORS SOLID COLOR APPEARANCE\*

BARN WHITE	NAVAJO	BEIGE
CLAY	BUCKSKIN	BROWN
GRAY SHADOW	GAP GRAY	BLACK
EVERGREEN	PINNACLE RED	SCARLET RED

\*Actual colors may vary from those displayed in brochure. See dealer for actual color swatch. OHS is not responsible for colors not matching the brochure.

## FLOORING OPTIONS

- 4x6 Pressure treated skids are notched for floor joists which greatly increases strength and prevents twisting - **standard**
- 16 inch on center pressure treated floor joists - **standard**
- 12 inch on center pressure treated floor joists - *optional* (standard on garages)
- 2x4 Pressure treated floor joists - **standard**
- 2x6 Pressure treated floor joists - *optional* (standard on 14' and 16' wide buildings)

### 5/8" Tongue and Groove untreated plywood

- Features a limited lifetime warranty against delamination of plies

### 3/4" Tongue and Groove untreated plywood – optional

**YOU CHOOSE: T&G Untreated or T&G Engineered Panels – SAME PRICE**

### 5/8" Tongue and Groove, Engineered Panels

- Exceptional strength and stiffness for a flatter, more stable floor
- Free of knots and patches with a thermally fused face
- Advanced resins are moisture resistant
- Choose this if you want a seamless floor with a virtually flawless appearance

### 3/4" Tongue and Groove, Engineered Panels – optional

Standard floor designed for 40 lb/sq. ft. **LIVE LOAD** and 200 lb/sq. ft. **POINT LOAD**. Additional options are available. See dealer/website for more heavy duty options.

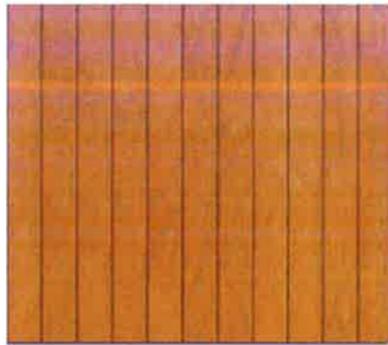
The Pacific Northwest region experiences extended periods of rain and extreme moisture. Customer maintenance on the shed may be required to remove moss, mildew, algae, fungi and the like. Sheds may require additional waterproofing or paint in extremely wet locations. While our water sealer works well in most cases, it cannot be guaranteed in locations with extreme moisture. Old Hickory's warranty therefore excludes water sealer.



Engineer Certified buildings are certified for 105 mph winds and 30 psf Ground Snow Load (Barn & Utility Shed) or 60 psf Ground Snow Load (Lofted Barn) (wind rating requires customer supplied anchors). Additional options are available – see dealer/website for more details. Standard set of engineered plans available with purchase of building upon request. Price does not include anchors, calculations or elevations. Extra charges apply for custom plans, calculations or elevations. Designed to meet IBC standards, not guaranteed for every local jurisdiction. Our buildings are classified as Minor Storage Facilities (Occupancy Category 1) and not intended for any other use. Economy style buildings are not certified as a standard. These can be built as certified for an additional charge. Higher snow loads available. See page 12.

**ENGINEER  
certified**

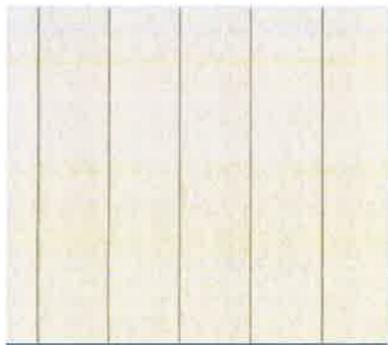
# STANDARD SIDING



## 5/8" T1-11 PRESSURE TREATED NO ADDITIONAL CHARGE

- **24" OC STUDS (DOUBLED UNDER SEAMS) & 24" OC TRUSSES**  
(66% thicker siding easily spans 24" OC stud spacing, with doubled support under seams to equal the same amount of wood as in 16" OC spacing)
- **PRESSURE TREATED** and features a **LIMITED LIFETIME WARRANTY** against termites and fungal decay
- Tried and true **PREMIUM** grade **REAL PLYWOOD SIDING**
- 5/8" thick, **66% THICKER** than many competing siding products
- Comes water sealed with **4 YEAR** water sealer

AVAILABLE COATINGS: WATER SEALER (ONLY)



## 3/8" LP SMART PANEL NO ADDITIONAL CHARGE

- **16" OC STUDS / 24" OC TRUSSES / DOUBLE TOP STUD PLATE**
- **CUTTING EDGE TECHNOLOGY**, engineered wood product that is **WATER RESISTANT**
- **ZINC BORATE TREATED** throughout to help resist fungal decay and termite damage
- Comes with a **50 YEAR LIMITED WARRANTY**

AVAILABLE COATINGS: PAINT & URETHANE (ONLY)

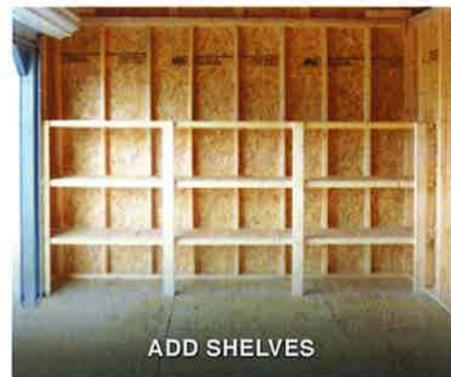
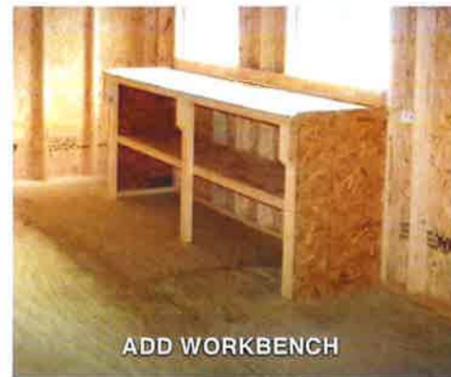
# OPTIONAL SIDING



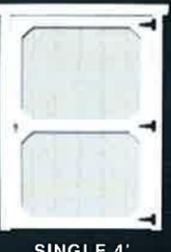
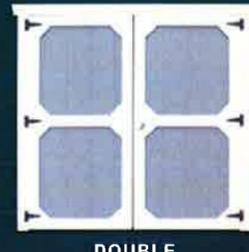
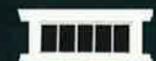
## LP DUTCH LAP 15% ADDITIONAL CHARGE

- **16" OC STUDS / 24" OC TRUSSES / DOUBLE TOP STUD PLATE**
- **CUTTING EDGE TECHNOLOGY**, engineered wood product that is **WATER RESISTANT**
- **ZINC BORATE TREATED** throughout to help resist fungal decay and termite damage
- **OPTIONAL HOUSE WRAP** can be installed between OSB sheathing and lap siding
- **2 LAYER SIDING SYSTEM.** Lap siding is installed over OSB sheathing, same as in home construction
- Comes with a **50 YEAR LIMITED WARRANTY**

AVAILABLE COATINGS: PAINT & URETHANE (ONLY)



LOFT WINDOW (24" x 27") (IN LOFT ONLY)	\$120
2' x 3' WINDOW	\$120
2' x 3' DOUBLE PANE WINDOW	\$200
3' x 3' WINDOW	\$140
10" x 29" WINDOW	\$75
10" x 35" WINDOW	\$90
SHUTTER TRIM	\$45 PER WINDOW
HOUSE - STYLE DOOR, NO WINDOW (OPENS IN & TO THE RIGHT)	\$395
HOUSE - STYLE DOOR, 9 LITE WINDOW (OPENS IN & TO THE RIGHT)	\$495
SINGLE 3' WOODEN BARN DOOR	\$90
SINGLE 4' WOODEN BARN DOOR	\$120
DOUBLE WOODEN BARN DOORS	\$180
GARAGE DOOR (9'x7') (WALL MUST BE AT LEAST 12' WIDE x 8' TALL) (12" ON CENTER FLOOR JOISTS INCLUDED)	\$775
3/4" FLOORING (PRICED PER SQUARE FOOT)	\$.65/sq ft
2x6 FLOOR JOISTS (STANDARD ON 14' & 16' WIDE BUILDINGS)	\$.45/sq ft
12" ON CENTER FLOOR JOISTS (STANDARD ON GARAGES)	\$.45/sq ft
7 FOOT TALL WALLS (81" INSIDE)	\$125
8 FOOT TALL WALLS (92" INSIDE) (UTILITIES)	\$125
SNOW LOAD 60 PSF (STANDARD ON LOFTED BARNS)	\$1 <sup>25</sup> /sq ft
SNOW LOAD 140 PSF	\$2 <sup>85</sup> /sq ft
SHELVES (3 TIER) (PRICED PER FOOT OF WIDTH)	\$14/ft
WORKBENCH (PRICED PER FOOT OF WIDTH)	\$14/ft
LOFT (PRICED PER FOOT OF DEPTH)	\$20/ft
OPENING LOFT DOOR (LOFTED BARNS ONLY)	\$75
SPECIAL ORDER METAL ROOF COLOR	\$65
PAINT (ONE COLOR)	FREE
URETHANE UPGRADE (8' & 10' WIDE BUILDINGS) (ONE COLOR)	\$100
URETHANE UPGRADE (12', 14' & 16' WIDE BUILDINGS) (ONE COLOR)	\$200
PAINTED BUILDING TRIM (SECOND COLOR / PAINT ONLY)	\$55
EACH ADDITIONAL COLOR (PAINT OR URETHANE) (INCLUDES DOORS, TRIM ON DOORS & SHUTTERS)	\$55
16" ON CENTER STUDS AND TRUSSES (TREATED ONLY)	\$.80 /sq ft
16" ON CENTER TRUSSES (PAINTED ONLY)	\$.35 /sq ft
PORCH RAILING	\$14/ft
EXTRA PORCH POST	\$40/each
HOUSE WRAP (ON WALLS ONLY)	\$1 <sup>25</sup> /sq ft
TAR PAPER (UNDER ROOFING ONLY)	\$1 <sup>25</sup> /sq ft
6" FRONT & BACK ROOF OVERHANG (GABLE END WALLS)	\$250
7/12 PITCH (6' & 7' WALLS ONLY) (UTILITY ONLY) (8', 10' & 12' WIDE ONLY)	\$250
LP DUTCH LAP SIDING (SEE PAGE 11)	+15% ADDITIONAL CHARGE



## QUICK, FREE DELIVERY & EASY SETUP WITHIN 30 MILES

We will provide you with a quick and efficient delivery experience. Delivery site must be accessible with a truck and trailer.

**NO SITE PREPARATION NECESSARY** if site is accessible with truck and trailer and site is **NO MORE THAN 3 FEET OUT OF LEVEL. FREE SETUP** includes leveling with customer supplied concrete blocks and driver supplied pressure treated shims. Drivers can supply concrete blocks for \$3 each. **FIRST 30 MILES FREE.** Over 30 miles subject to additional charge.

**JUST PAY A SMALL SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT, PLUS YOUR FIRST MONTH'S RENT & WE DELIVER AND SET UP! IT'S THAT EASY!**

### • BUILDINGS AT THE SALES LOT:

Can **USUALLY** be delivered within 5-7 days. [WEATHER PERMITTING]

### • ORDERED TREATED BUILDINGS:

Can **USUALLY** be delivered within 10-15 days. [WEATHER PERMITTING]

### • ORDERED URETHANE & PAINTED BUILDINGS:

Can **USUALLY** be delivered within 15-20 days. [WEATHER PERMITTING]

**NOTE:** Non-standard metal colors on any building will add one week to the lead time. Peak season and poor weather conditions can add extra days on to the normal delivery time. Lead times vary; above delivery times do not apply to build on site buildings.



## BUILD ON SITE

Old Hickory Sheds offers a build-on-site program for those situations where delivery is not an option or a customer wants a customized solution. See your dealer for more information. Old Hickory Sheds cannot paint, urethane or water seal on-site buildings. Paint/Urethane/Water Sealer not included in price.

### • BUILD ON SITE BUILDINGS:

Can **USUALLY** be built on site within 2-6 weeks. [WEATHER PERMITTING]

**NOTE:** Lead times vary | Not available in all areas



## RENT TO OWN

Our low monthly rental rates are comparable to mini-warehousing rates. Our no strings attached plan allows you to have your own storage facility at your home or business, when and where you need it.

Just a small security deposit equal to one month's rent plus your first month's rent and we'll set up a building at your location.

### NO STRINGS ATTACHED

The rental agreement is on a month to month basis, meaning you have the flexibility to turn in the building at any time for any reason. **SEE DEALER FOR DETAILS.**

### EARLY PAYOFF

Payoff anytime with no penalty. There is also a discount off the rental balance for those who pay off early.

If you decide to pay off the building within 90 days, we'll waive the entire cost of lease services.



## WARRANTY & GUARANTEE

### LOW PRICE GUARANTEE

We'll match any competitor's advertised price for same quality building. Competitor's building must have identical materials as Old Hickory Sheds. See dealer for details.

### LIMITED LIFETIME WARRANTY

Against termite damage and fungal decay on all pressure treated wood, including pressure treated skids, floor joists (on all models) and optional pressure treated 5/8" T-1-11 siding.

### 30 YEAR LIMITED WARRANTY ON METAL

All metal roofing comes with a 30 year limited warranty against rust through.

### FIVE YEAR LIMITED WARRANTY

We offer you peace of mind – with a limited 5 year warranty backed by a company that has been in business since 1997, you can trust that Old Hickory will be there if you need them, and with our warranty written, there will be no surprises in the rare event of a claim.

### 50 YEAR MANUFACTURER'S WARRANTY

For LP Dutch Lap Siding & LP Smart Panel Siding.

Follow the link provided for more information:

<http://pcorp.com/media/1419/lp-smartside-warranty-english.pdf>

**SEE OUR WEBSITE OLDHICKORYSHEDS.COM FOR SPECIAL PRICING ON SELECT BUILDINGS**

## BUILD & PRICE

Visit [OLDHICKORYSHEDS.COM](http://OLDHICKORYSHEDS.COM) to design and customize your own building

