

Maine's leading manufacturer and retailer of wood and vinyl storage sheds

RENT TO OWN
NO CREDIT CHECK!



730 Portland Road Saco, Maine 04072

207.494.7546

Our Story



In 1976 Dennis H. Doherty Sr. and his wife decided to move from their current home in South Portland, Maine to a more rural area. They found a home in Standish, Maine and soon moved in. Once settled in their new home Dennis decided to put his carpentry background to use, and so he built a picnic table for his young family to use for meals outside their new home. Once the table was constructed and put on the front lawn to use, someone pulled into the driveway and asked how much the picnic table costs.

Dennis gave them a price that he quickly came up in his head based on his costs and a marginal markup on his labor. The customer bought the picnic table and bells went off in Dennis' head, an entrepreneur was born! For several years to come he operated under the name Dennis H. Doherty & Sons, owned and operated solely by Dennis H. Doherty Sr. By 1985 the company had grown and was renamed Family Enterprises which remained until April 28, 1999, at which the company was incorporated under Shed Happens, Inc. At the time of incorporation Michael Doherty took ownership and control of 50% of Shed Happens, Inc., while Dennis H. Doherty retained 50%.

In 1996 Dennis H. Doherty Sr. retired from South Portland Fire Department after 25 years on the job. Dennis is in a current state of semi-retirement from Shed Happens, Inc. He still works with the Amish vendors for the re-sale sector of Shed Happens, Inc.

In 1997 Michael Doherty graduated from University of Southern Maine with a Bachelor Degree in Business Management and a minor in Accounting. Michael has worked with the Shed Happens business since its inception. Currently Michael and his son Chance Doherty manage all facets of Shed Happens, Inc.





SERVICE

Our dedicated sales team is friendly and knowledgeable and make the shed buying process as smooth as can be!

Our manufacturing/install team is top notch!

We offer the fastest delivery time in the industry!

QUALITY

We manufacture the highest quality shed on the market. We're so certain of our building quality that we back it all with a 20 year warranty on manufacturer defects on the building its self & a 35 year warranty on the roof.

SELECTION

Visit our showroom located in Saco, Maine and you'll see a large selection of sheds on display in every size, style and color. Shed Happens, Inc. is able to match siding and shingles by request for an additional charge!



Gable A Frame

The **Gable A-Frame shed** is our base model and is built to the same high quality and material standards of our other buildings. The Gable A-Frame style sheds have a low 5/12 A roof pitch, minimal overhangs, 76" sidewalls, all siding options available.

Gable A Frame sheds 8' x 8' and smaller come standard with a 4' double door and (1) window. 8' x 10' sheds and larger come standard with a 5' double door and (2) windows.



Extended Gable

The **Extended Gable shed** is our most popular shed model. It comes with 6" taller walls, steeper 7/12 roof pitch, 6" overhangs on rakes and eaves and wider gable and fascia trim. This is a very classy looking building that will compliment any home.

Extended Gable sheds 8' x 8' and smaller come standard with a 4' double door and (1) window. 8' x 10' sheds and larger come standard with a 5' double door and (2) windows.



Quaker

Our **Quaker shed model** has a unique design where the front wall is about 12" higher than the rear wall, which gives the roof a bit of an offset. It also has an 18" overhang on the front with small overhangs on the other three sides. Quaker comes with all siding options.

Quaker sheds 8' x 8' and smaller come standard with a 4' double door and (1) window. 8' x 10' sheds and larger come standard with a 5' double door and (2) windows.



Gambrel

Our **Gambrel model** is very similar to our standard Gable A-Frame, except with a Gambrel roof. The Gambrel roof is very much a "barn style" which provides some additional overhead space and the barn aesthetics. The Gambrel style has minimal overhangs on rakes and eaves and the arrangement of doors and windows is free.

Gambrel sheds 8' x 8' and smaller come standard with a 4' double door and (1) window. 8' x 10' sheds and larger come standard with a 5' double door and (2) windows.



Extended Gable W/ Dormer

The **Extended Gable with dormer shed** is a popular shed model like the normal Extended Gable shed, It comes with 6" taller walls, steeper 7/12 roof pitch, 6" overhangs on rakes and eaves and wider gable and fascia trim as well as a shed dormer with transom windows which lets in additional natural lighting. This too is a very classy looking building that will compliment any home. Perfect style for a home office!

Extended Gable sheds 8' x 8' and smaller come standard with a 4' double door and (1) window. 8' x 10' sheds and larger come standard with a 5' double door and (2) windows.



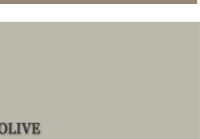
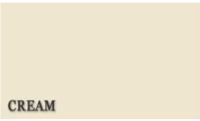
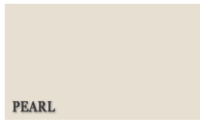
2-Story Buildings



Our two standard 2-Story models include the 2-Story Extended Gable and the 2-Story Extended Gambrel, which are completely customizable. These buildings come with a full second floor, which can be accessed by L-shape, straight, or pull down stairs. These buildings come standard with a 12/12 roof pitch, 93" wall height (7'6" studs), 6" overhangs on the rakes and eaves with 5.5" fascia and gable trim. Because the 2-Story buildings have a full second floor, this makes them too tall to haul down the road completely assembled. However, If we have enough clearance (roughly 2' wider than the width of the shed) then we can deliver the bottom portion of the shed whole with our 1-ton truck and flatbed trailer that is specifically designed to deliver sheds! Then we will either stick build or use a boom truck/ crane to set the roof/ second floor on and secure the two pieces together!

Siding & Color Options

Maintenance– Free Vinyl Siding



Shingle Color Options



Aluminum Gable Vent (Standard on smartside & pine sheds)



Economy Undereave Vent w/ Screen (Standard on vinyl sheds)



Snap Latch (Standard)



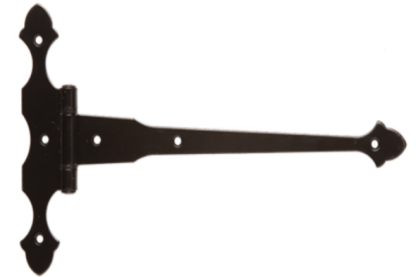
Exterior Door Handle (Standard)



Acorn T-Hinge (Standard w/ vinyl doors)



Acorn T-Hinge (Standard w/ pine doors)



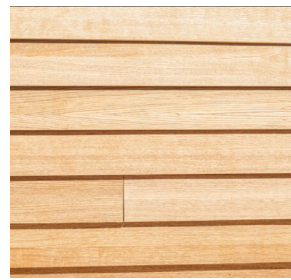
Interior Door Handle (Standard)



Wood, Composite & Shake Siding Options



LP SMARTSIDE



CLAPBOARD



VINYL SHAKES



HARDY PLANK

Upgraded Door & Window Options



9 Lite



Vent Lite 2236



6 Lite Colonial



15 Lite FV 2264



9 Lite Arch



30" Aluminum Transom Window
(Upgrade)



5' Aluminum Transom Window
(Upgrade)



2' Aluminum Transom Window
(Upgrade)



30" x 36" Kinro Vinyl Insulated House Window
(Upgrade)



Shed Accessories



BLACK

WHITE



BLACK

WHITE

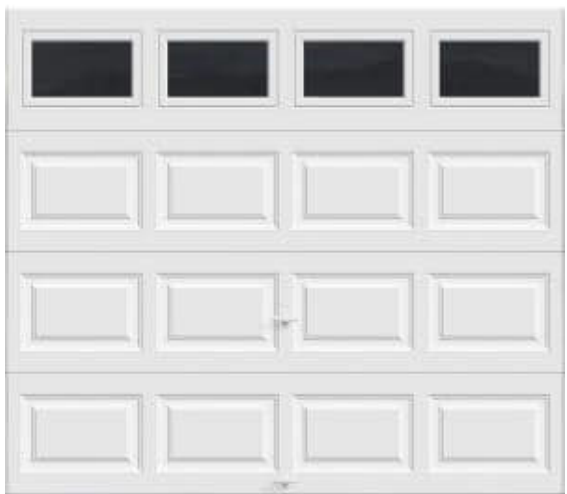




Classic Wood Door
(Upgrade)



Classic Wood Door w/ Arched Glass
(Upgrade)



Rampage Door System With plenty of room for your tractor, ATV or snowmobile this door doubles as a ramp and when closed up looks just like a normal door!

Site Prep

Proper site location and preparation will help ensure a smooth installation and minimize settling over time and is the sole responsibility of the homeowner.

CAUTION: If your door/ramp is on a downward sloping side, your ramp may be too steep. Build up the ground on that side to decrease slope angle.

PERMITS: Please note that permits are the responsibility of the property owner. Please check with your local building department for requirements. Shed Happens, Inc. has experience working with many building departments in Maine. If you need assistance please call us at 207-494-7546 and we'd be glad to assist.

DIY: In most situations site preparation can be done easily by the property owner. Either the site is nearly level or the homeowner can correct it by spreading a small amount of gravel. (See the directions below.) In situations where the grade is significantly out of level the homeowner can address it themselves or contract the work. If the property owner decides to put down a crushed stone pad, Shed Happens, Inc. recommends using 1 1/2" of crushed stone (that being the stone size), making the pad 4-6 inches thick, and 2 feet bigger than the shed.

Select the EXACT location for your new building PRIOR to the delivery date. Once you've selected the site, consider the following:

Mark the site using stakes to locate the four corners of the building.

FIGURE 1.



FIGURE 1

A three (3) foot clear work area perimeter is necessary for our crews to place your building.

The site must be **FLAT and LEVEL**. FIGURES 2 & 3.

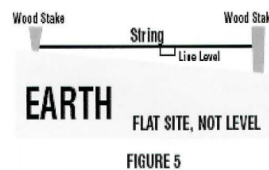
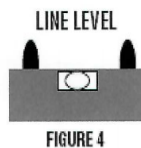


Frequently, customers assume because the ground is flat it is level. The building should be installed on a **FLAT and LEVEL** surface to function properly and be aesthetically pleasing.

To determine if your building site is level use a **LINE LEVEL** - FIGURE 4

Check to see if there is a slope in the site. Locate the highest corner point of the proposed building site and using the line level determine location irregularities.

FIGURES 4 & 5.

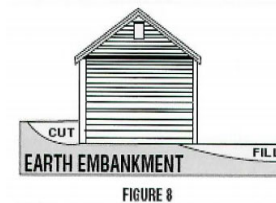
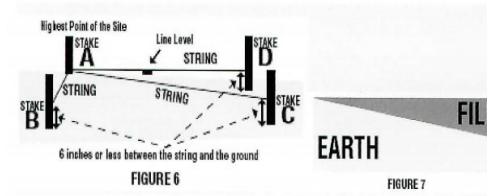


12 x 14 extended gable shed leveled with concrete patio blocking. (our standard delivery setup)

A **LINE LEVEL** can be purchased at most hardware stores or home centers for less than \$2

From the stake at the highest point of the site (A) run a string to each of the other three stakes and check with a line level. The string should be tied snug to the ground on stake A (the high point). The distance between the string and the ground at stakes D, C and B must be 10 inches or less. If the distance is greater than ten inches, the site will need alterations.

FIGURES 6, 7, & 8.



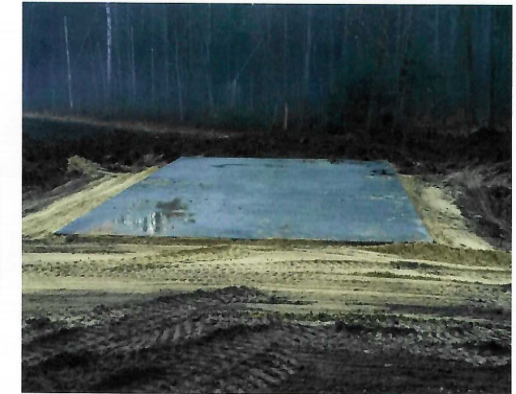
The site may be altered by re grading the area. CUT out the higher area of the site. If the materials removed are unstable (Loam or sand) you may want to add gravel to the site. If the material cut from the slope is used for fill, locate the building on the cut portion of the site.

If the site is within the (10) ten inch limitation we can shim the building using concrete blocks. **CAUTION:** Distances greater than ten (10) inches can make the building unstable and unsafe. The site must be leveled.

If the building is to be constructed on concrete sono tubes, pressure treated 6" x 6" posts or a concrete slab, the work must be completed at least five (5) days prior to delivery to allow for the proper concrete curing time. **NOTE** - If you plan to install concrete sono tubes we will provide you with a **FOOT PRINT** drawing and instructions to assist you with proper installation and alignment. The site must be clear of all debris including brush, stumps, animal waste and other impediments. Trees located in the general area must not have branches hanging over the site closer than thirteen (13) feet from the ground. Please allow for access of delivery truck to the site.

Inclement weather may necessitate delivery delays. We will contact you to reschedule a new delivery date.

If site is not prepared & is unsafe to build, a fee of \$150.00 will be charged for our crew to return for assembly.



Concrete Slab



Stone Pad



Shown with Stone Pad

Shed Delivery & Expectations

Most buildings are delivered fully assembled and ready for same-day use. Deliveries are normally made Monday - Friday between the hours of 7am and 6pm. While it is difficult to give an exact time, we can usually tell you if your building will be arriving in the morning or afternoon. You may also request a specific date, take delivery as soon as possible, or leave delivery open and call us when you are ready. **It is important for customers to give the delivery crew space while they are delivering the shed to prevent any injury from occurring to the customer or delivery crew.**



What we expect from you, the customer, to make your delivery experience exceed your expectations:

Delivery Procedure: Prior to delivery, there will be a set block of time assigned that Shed Happens will arrive within; if there will be any changes to those times, Shed Happens will make every effort to notify you as soon as is feasible. A typical delivery takes 30 minutes. For your safety, please make sure to give our delivery people space until the shed is delivered, leveled, and ready to go. To ensure the shed is in great shape, and for a speedy yet safe delivery, please make sure the area is prepared as follows:

- There is a path to the desired area at least 2' wider than the size of your storage shed
- Any and all low tree limbs will be removed before delivery
- The area is cleared of all debris, including animal feces
- All vehicles in your driveway/lot will be removed prior to delivery
- Any power lines that hang low will be brought to the attention of Shed Happens before delivery
- The desired area is measured exactly and staked out in the 4 corners you want the shed (once the shed is set down directly on the stakes, this is where it is to stay)
- Setbacks are already measured out before Shed Happens arrives; show the drivers the setback marks
- Be aware if you have a ramp, 5' needs to be available to place it
- Sprinkler heads, wells, septic tanks, and anything we cannot see that may get damaged if a 1-ton pickup truck drives over it needs to be marked.
- Payment is due in full at time of Delivery.

Garage Packages by Shed Happens, Inc.



PLEASANT



SADDLEBACK



KATAHDIN



CADILLAC

24' x 24'

**2" x 4" Framing @ 16" O.C.
8'Wall**

**7/16" OSB Wall
Sheathing w/ Tyvek**

**5/12 Common Roof Truss @
24" OC**

5/8" OSB Roof Sheathing

**30 Year Architectural Asphalt
Shingles**

2 Single Hung Windows

2 9' x 7' Garage Doors

(1) 3/0 x 6/8 Steel Entry Door

24' x 36'

**2" x 4" Framing @ 16" O.C.
8'Wall**

**7/16" OSB Wall
Sheathing w/ Tyvek**

**5/12 Common Roof Truss @
24" OC**

5/8" OSB Roof Sheathing

**30 Year Architectural Asphalt
Shingles**

4 Single Hung Windows

3 9' x 7' Garage Doors

(1) 3/0 x 6/8 Steel Entry Door

28' x 28'

**2" x 4" Framing @ 16" O.C.
8'Wall**

**7/16" OSB Wall
Sheathing w/ Tyvek**

**5/12 Common Roof Truss @
24" OC**

5/8" OSB Roof Sheathing

**30 Year Architectural Asphalt
Shingles**

2 Single Hung Windows

2 9' x 7' Garage Doors

Light Attic Storage

**(1) 3/0 x 6/8 Steel Entry
Door**

26' x 40'

**2" x 4" Framing @ 16" O.C.
8'Wall**

**7/16" OSB Wall
Sheathing w/ Tyvek**

**5/12 Common Roof Truss @
24" OC**

**5/8" OSB Roof Sheathing
30 Year Architectural Asphalt
Shingles**

4 Single Hung Windows

3 9' x 7' Garage Doors

Light Attic Storage

Stairs

**(1) 3/0 x 6/8 Steel Entry
Door**

Floating Monolithic

Concrete Slab →



SUGARLOAF

28' x 36'

**2" x 4" Framing @ 16" O.C.
8' Wall**

**7/16" OSB Wall
Sheathing w/ Tyvek**

Gambrel Roof Truss @ 24" OC

5/8" OSB Roof Sheathing

**30 Year Architectural Asphalt
Shingles**

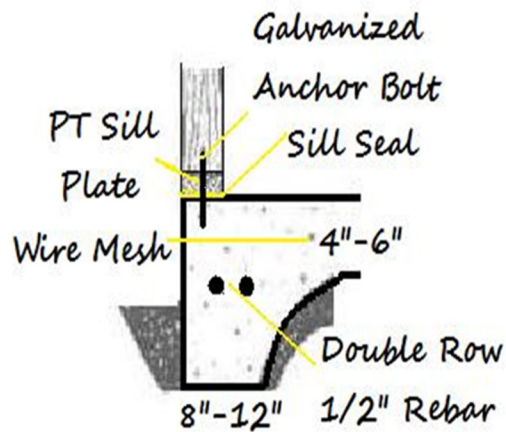
4 Single Hung Windows

2 9' x 7' Garage Doors

Light Attic Storage

Stairs with Landing

**Option for 2nd Floor Living
Space**



ALL Garage Package includes:

**Light excavation & back fill poured
slab with existing soil. Any fill
needed is extra.**

**4" Floating Slab with rebar and wire
mesh, pitched at door for water run;
troweled floor finish. Buildings
Larger than 24' x 24' include frost
wall**

**2"x4"x8' wall framing 16" OC P.T.
bottom plates**

**7/16" OSB wall sheathing, Tyvek
house wrap**

**Engineered roof trusses 24" OC with
5/8" sheathing**

9" x 7" high garage doors

Single hung windows, 30" x 36"

**30 Year Architectural Asphalt
Shingles**

Drip edge on rakes and Eaves

Ridge or Gable vent for ventilations

Permitting & CAD drawings

Available Garage Upgrades:

Metal Roofing

Carriage Garage door upgrade

Garage door openers

Additional single hung window

2' x 6" wall framing

Insulation

Electrical Package

10' wall upgrade

12/12 Roof Pitch

10/12 Pitch Attic Truss

2" rigid insulation under slab

Dormers

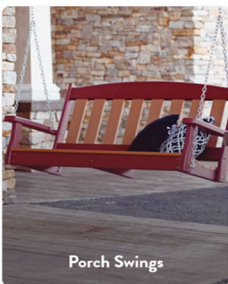
Upgraded Vinyl Siding Color



NOTES:

Custom Built Gazebos, Pergolas and Pavilions

Handcrafted Structures. Exceptional Service. Expert Installation.



Porch Swings



Dining Sets



Chairs



Picnic Tables

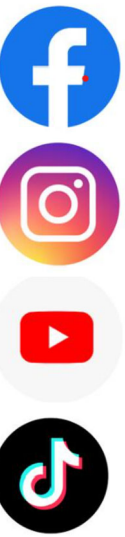


Chairs



Garden Benches





★★★★★

Shed Happens is a wonderful family owned small business. Every person I dealt with from the owner to the employees was very nice and helpful. The crew that came out to set up my shed was extremely helpful and kind. The shed was built so well I cannot imagine a higher quality shed anywhere. I cannot recommend this company enough. I'd give it 10 stars if possible. If you are considering getting a build-your-own or an online kit, don't do it. These are built to last.

★★★★★

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

I chose Shed Happens because of the positive reviews. I was not disappointed. From our visit to the Saco store to installation, this company is the model for how companies should operate. Their prices are competitive, the quality of their workmanship is outstanding, customer service excellent. They told us 3 weeks to delivery; it was scheduled in 2.5 weeks. They said they would be here at 9 and they arrived at 9:05. I dream of working with businesses who operate this way. I do not hesitate to recommend. As another review stated, I would give them ten stars if I could.

★★★★★

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

I ordered a custom shed at this location and worked with both Heather and Alana. They were both great! I changed things up a few times before making the final decisions and they were always great about it. Heather was great in helping me make some of the decisions and great to bounce my ideas off of. I would definitely recommend them. Although I wasn't there for the delivery my husband said it was fast and slick. They definitely have it down. A++