Mini Storage Unit Features and Benefits

IT'S NOT JUST A BUILDING, IT'S A LIFETIME INVESTMENT.

Sunward Steel Buildings

www.sunwardsteel.com

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MINI STORAGE = SPOT UV VARNISH

What we leave behind is for generations to come.

GENERATION BUSINESS
Quality Products - Maintenance Free
The need for storage is endless. Your first self-storage property will be the building blocks for a much larger portfolio of properties for your future generations built on a foundation of success and wealth. We understand this is more than a building purchase it is your business, your family's future financial anchor. The hardest part is getting started so let us help.
www.sunwardsteel.com

For more than four decades Sunward has manufactured building systems with pride and commitment to excellence in manufacturing.

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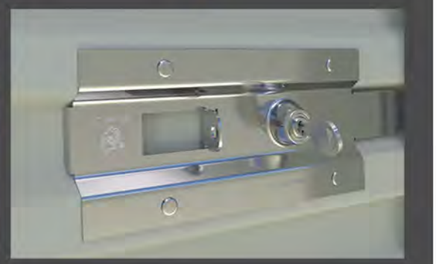
DISCOVER THE MINI STORAGE DIFFERENCE

Over the years, we've acquired relationships with several major steel manufacturers to better serve the needs of our customers. In addition to quality, affordable manufacturing materials, our partnerships include several shipping locations for lower freight costs and timely service.

Our business is built on serving the best interest of our customers' needs and demands. We believe in a better customer experience, and our resources and decades of experience are put to your service when we become part of your project team. Together we work alongside you to help your project grow into profitability.



A Complete Mini Storage Building Package

Yes everything you need to build a Mini Storage Building is included.
Even back up extra structural components with every order in for any event.

Mini Storage Outlet supplies the most complete Mini Storage Building Packages for a streamlined erection/construction process. All structural members stamped with #'s for easy erection identification.

Your standard priced material package will include the following items below and or additional items listed in the features and benefits per your purchase order: (page)

Materials designed for your requested load requirements complete with engineered stamped drawings with your state certification.

Engineered wind base clip design

High rib heavy 26 gauge exterior wall and roof panels. (details on page)

40 year wall paint warranty - The highest in the industry complete with colored fasteners to match - 20 year warranty for galvalume. (details on page)

Zac long life roof fasteners (details on page), concrete base anchors, rivets for trim and all connection fasteners.

Top foam closures to help seal air leaks and inset blockage Sealant package between roof panels, eave and gable trims and over foam closures at eaves. (details on page)

Janus or Wayne Dalton Roll Up Doors. (details on page)

Standard "red iron" framing or optional galvanized framing options available.

OPTIONAL 24 GAUGE STANDING SEAM ROOF SYSTEM AVAILABLE
OPTIONAL GUTTERS, BASE TRIM , BASE CLOSURES AVAILABLE
OPTIONAL DRIP X ROOF FELT OR INSULATION TO HELP PREVENT CONDENSATION

Call us today to get started! 1-888-898-3091

40 Year Wall Paint Warranty - The highest factory coating warranty in the industry!

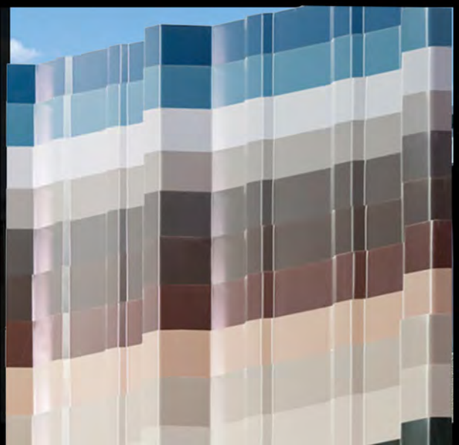
Wide variety of factory wall, and trim color combinations to choose from.

High rib heavy 26 gauge exterior wall panels

20 year 26 guage galvalume roof panels

Matching colored fasteners with a 20 year warranty

Ask for a current color selection guide when purchasing your complex.



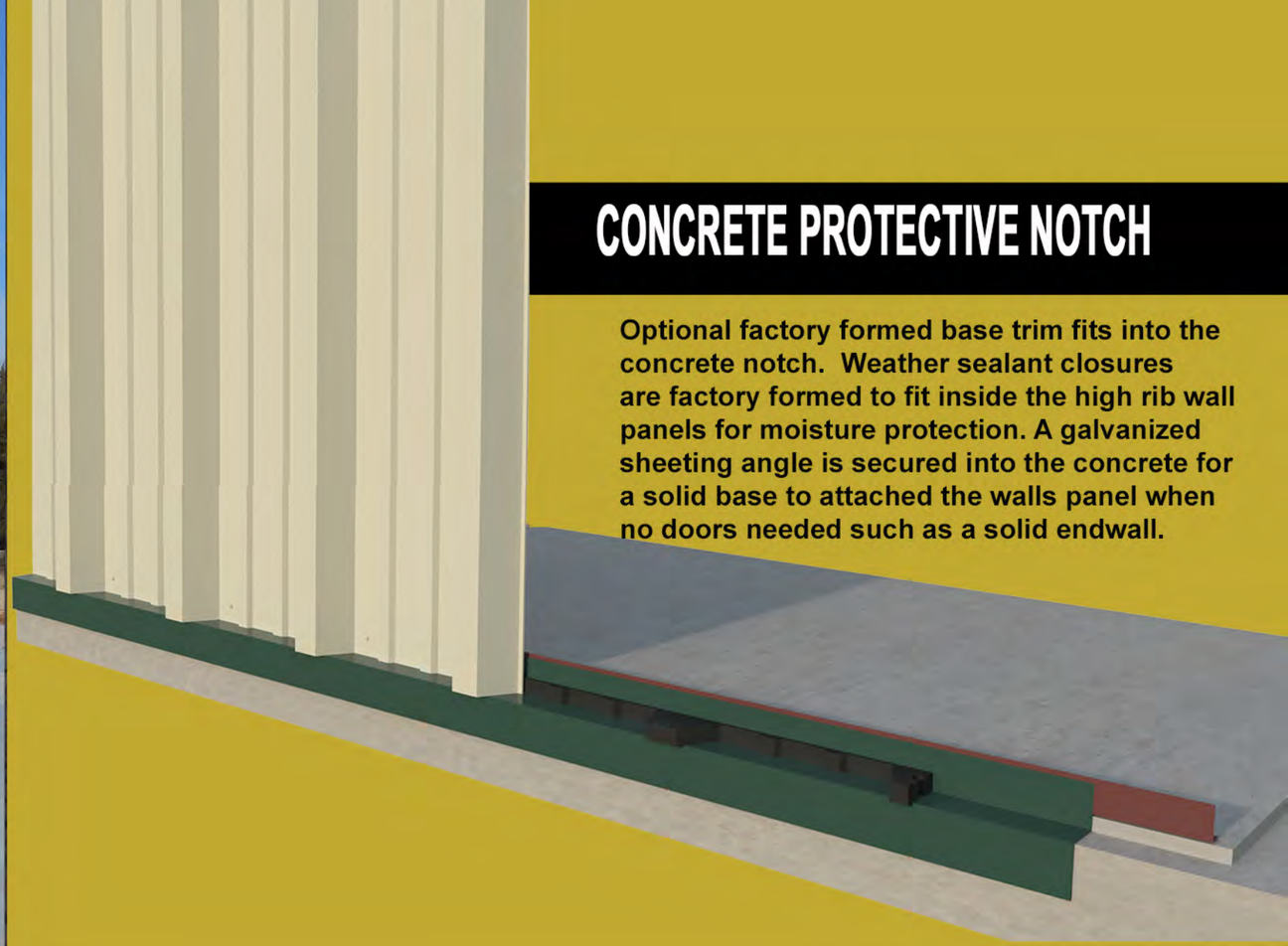
FOUNDATIONS

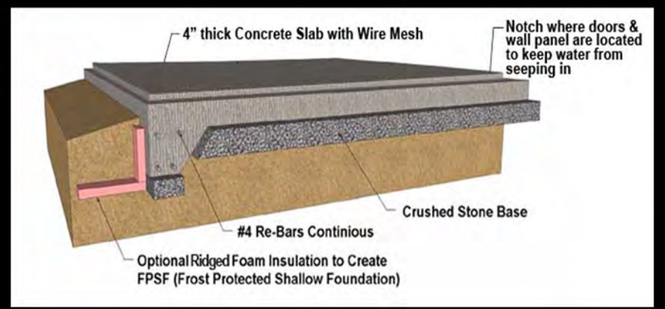
Mini storage foundations are commonly poured to the size of the building plus 1 1/2" around on each side for a notch. For instance, the foundation for a 20' x 100' mini storage building is poured to 20' 3" x 100' 3". The notch is 1 1/2" lower than the finished floor, which helps prevent water from seeping into the mini storage unit. The mini storage roll up door closes in front of the notch, flush with the threshold. The threshold is typically 9 1/2" deep. The concrete floor is commonly 4" thick with a thickened foundation edge for support.

The building supplier is not responsible for foundation design or material selection. A foundation engineer will have to design the foundation for your area if required. Your actual foundation design will vary depending on your location, soil conditions and local building codes. Foundation design cost is not included in the building material pricing unless specifically listed.

CONCRETE PROTECTIVE NOTCH

Optional factory formed base trim fits into the concrete notch. Weather sealant closures are factory formed to fit inside the high rib wall panels for moisture protection. A galvanized sheeting angle is secured into the concrete for a solid base to attached the walls panel when no doors needed such as a solid endwall.

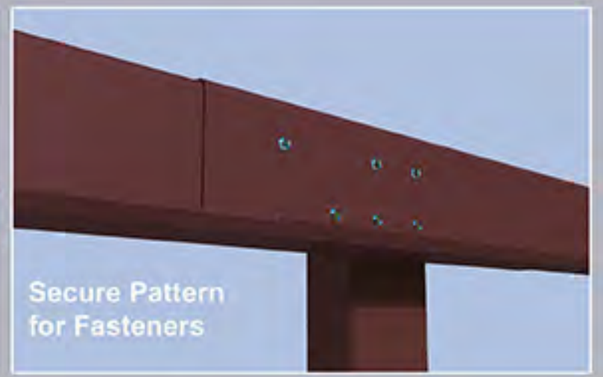




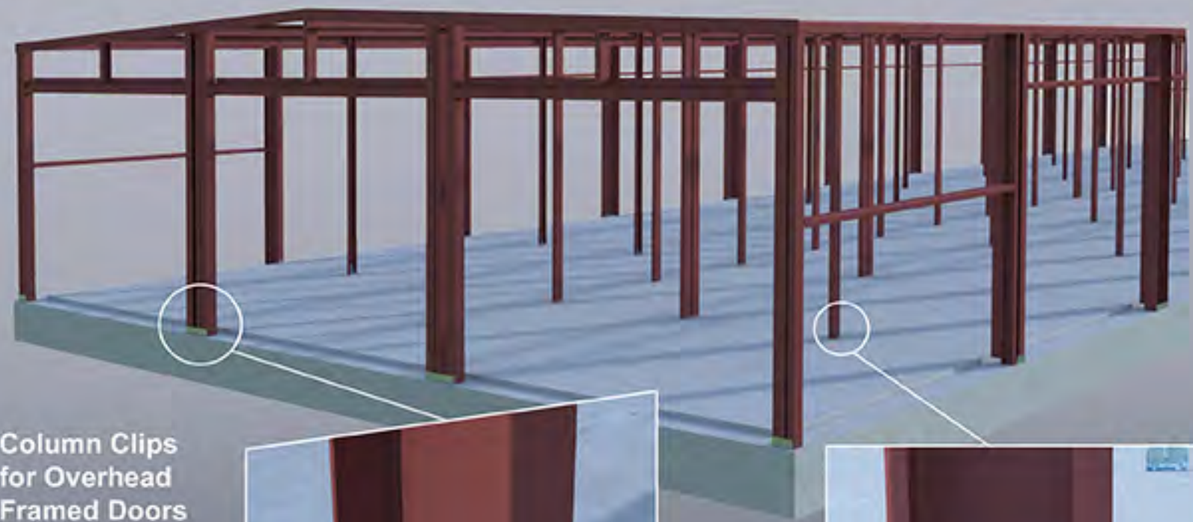
Solid Connections for Lasting Value

Metal mini storage buildings are well known for their lasting secure strength and lasting beauty, plus ease of construction and reduced erection time. Our service begins in the packaging of the materials. Each bundle is labeled as to which building # in goes in a multi building project as well as each component has a piece mark which is identified in detail erection drawings as to where it should be placed.
A step by step erection guide is supplied to help guide the erector to easy part identification and the procedures which should be followed.

Roof Purlin Overlaps

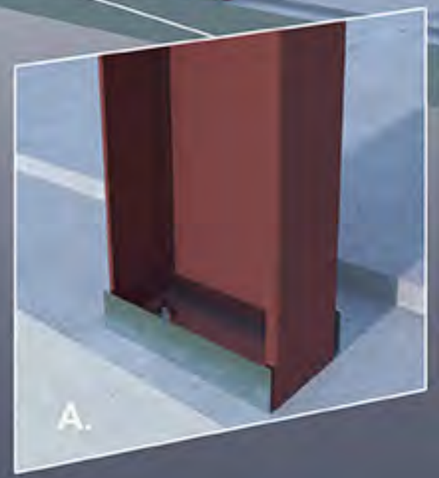


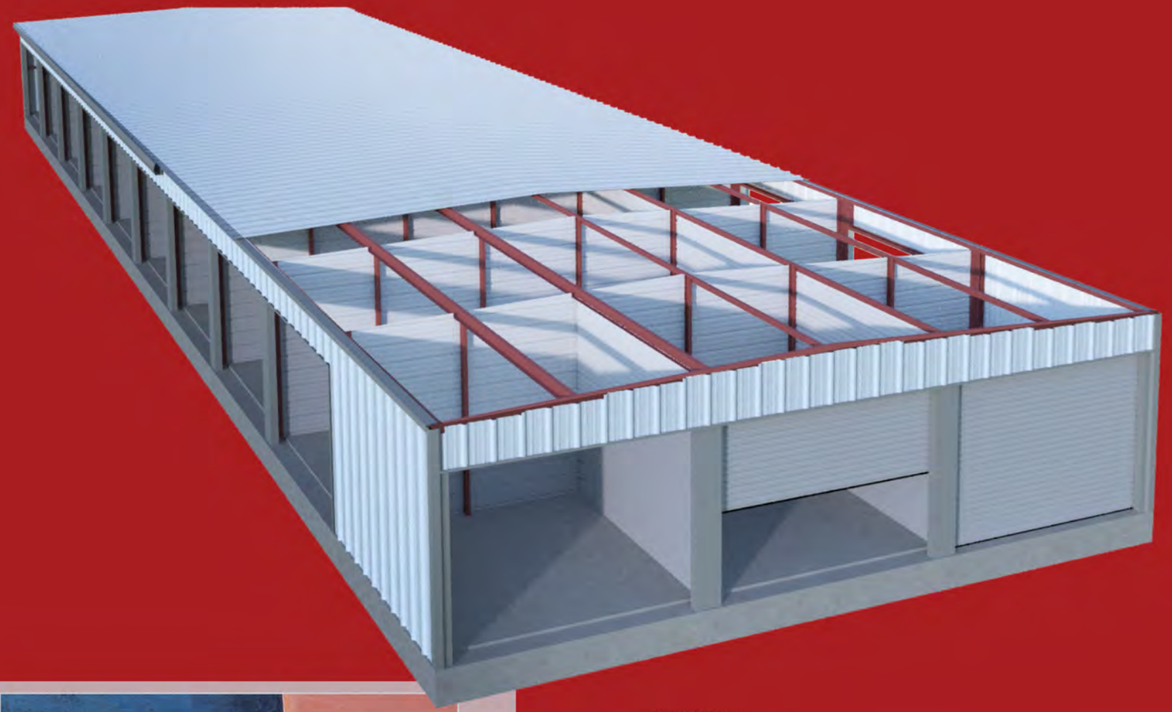
Secure Pattern for Fasteners

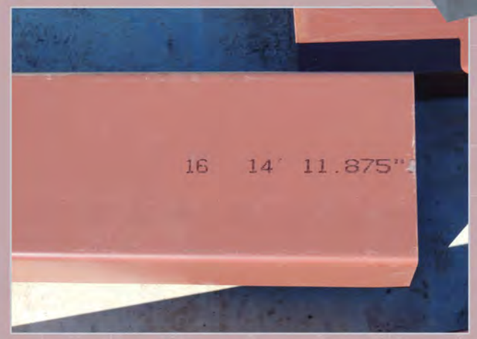


A. Column Clips for Overhead Framed Doors Door Openings and Endwall Columns

B. Galvanized Interior Column Base Clip





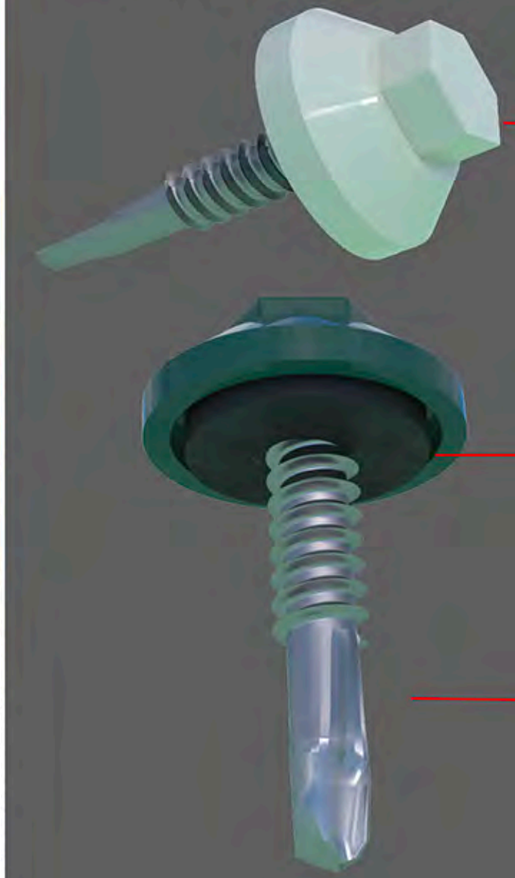


Factory automated stamped per-marked parts match the erection drawings for a quick inventory and placement of parts

EASE OF CONSTRUCTION

Long Life Fastener Warranty

Long Life protection against red rust corrosion and structural failure.



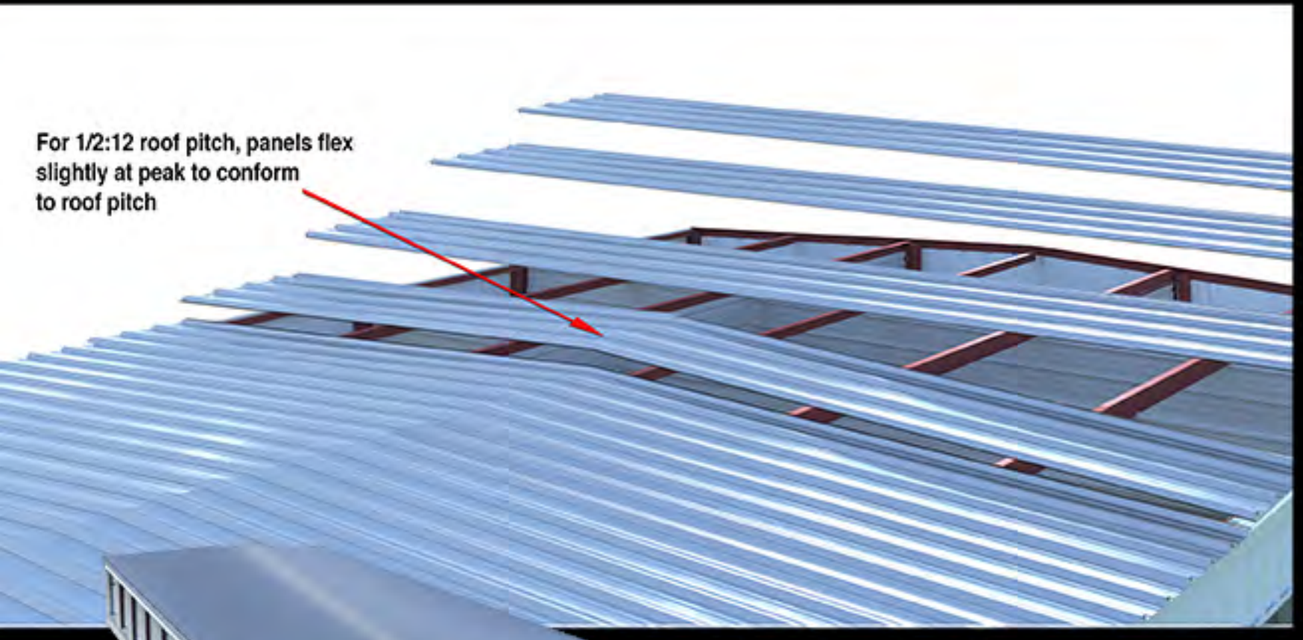
Color matching drill head encapsulates the EPDM washer. The intergral cupped Hex Washer Head can never red rust. Protects EPDM washer from UV rays. Also prevents over drilling.

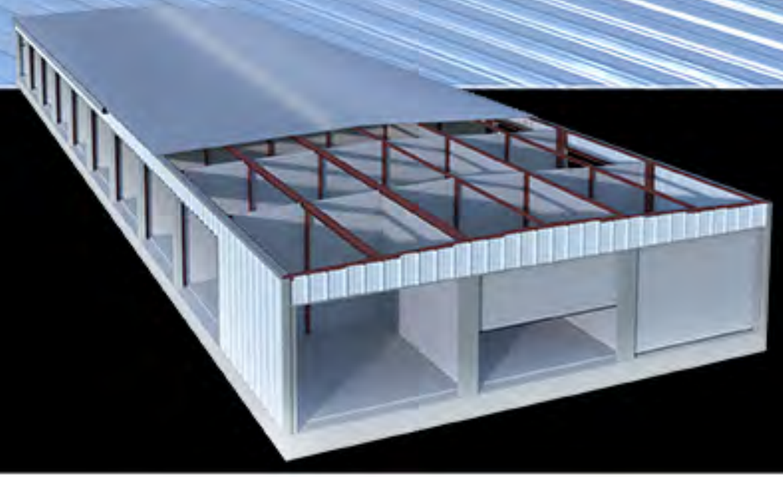
EPDM washers are a excellent weather seal. EPDM washers withstands drilling bur damage during installation.

Precision cold forged assuring superior point strength and the fastest drilling time performance through high strength steel and nested purlings. Structural sheeting driller tip. Designed and engineered to have low driving and tread engagement torque while providing clamp load.

26 GA. GALVALUME ROOF PANELS

CONTINOUS LENGTH PANELS FOR EASE OF INSTALLATION

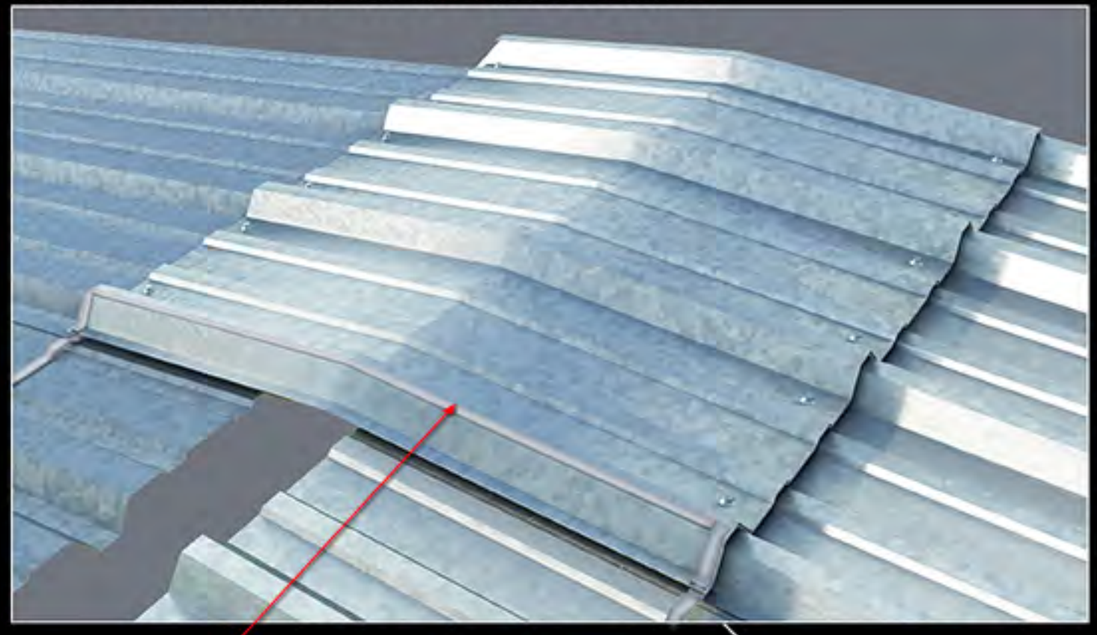




1/2:12 ROOF PITCH

FACTORY DIE-FORMED RIDGE CAP

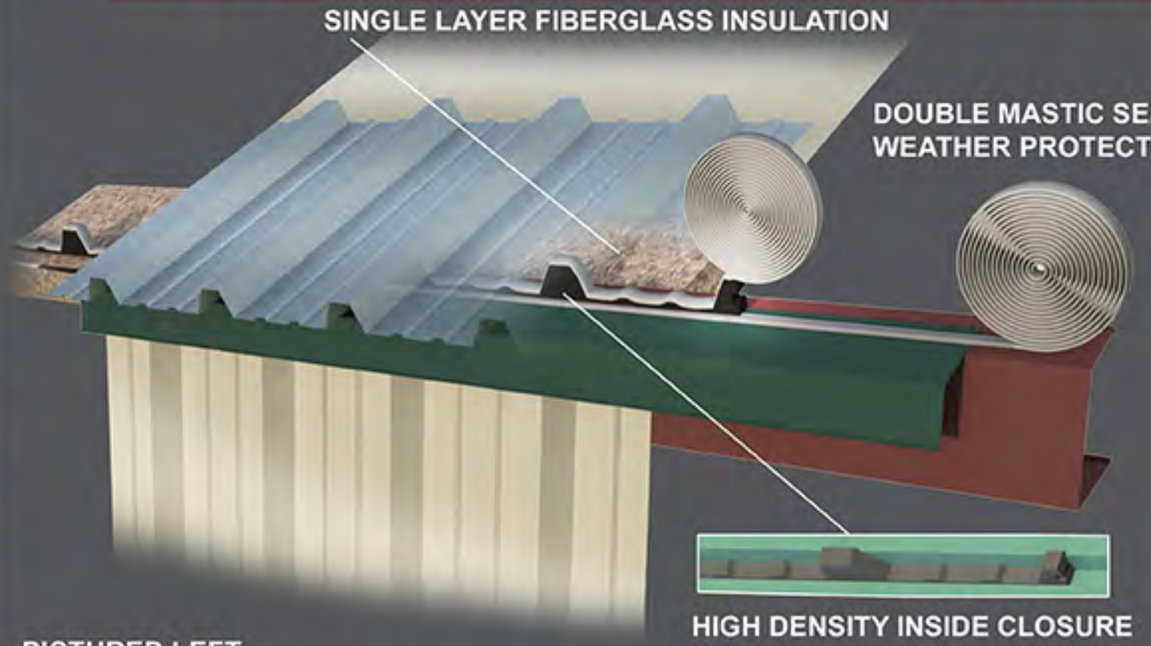
HIGH RIB GALVALUME ROOF PANELS WITH RIDGE CAP FOR HIGHER ROOF PITCHES



Mastic Sealant Around Entire Inside Perimeter of Ridge Cap

1:12 to 4:12 ROOF PITCHES

LAYERS OF WEATHER PROTECTION FOR INSULATION



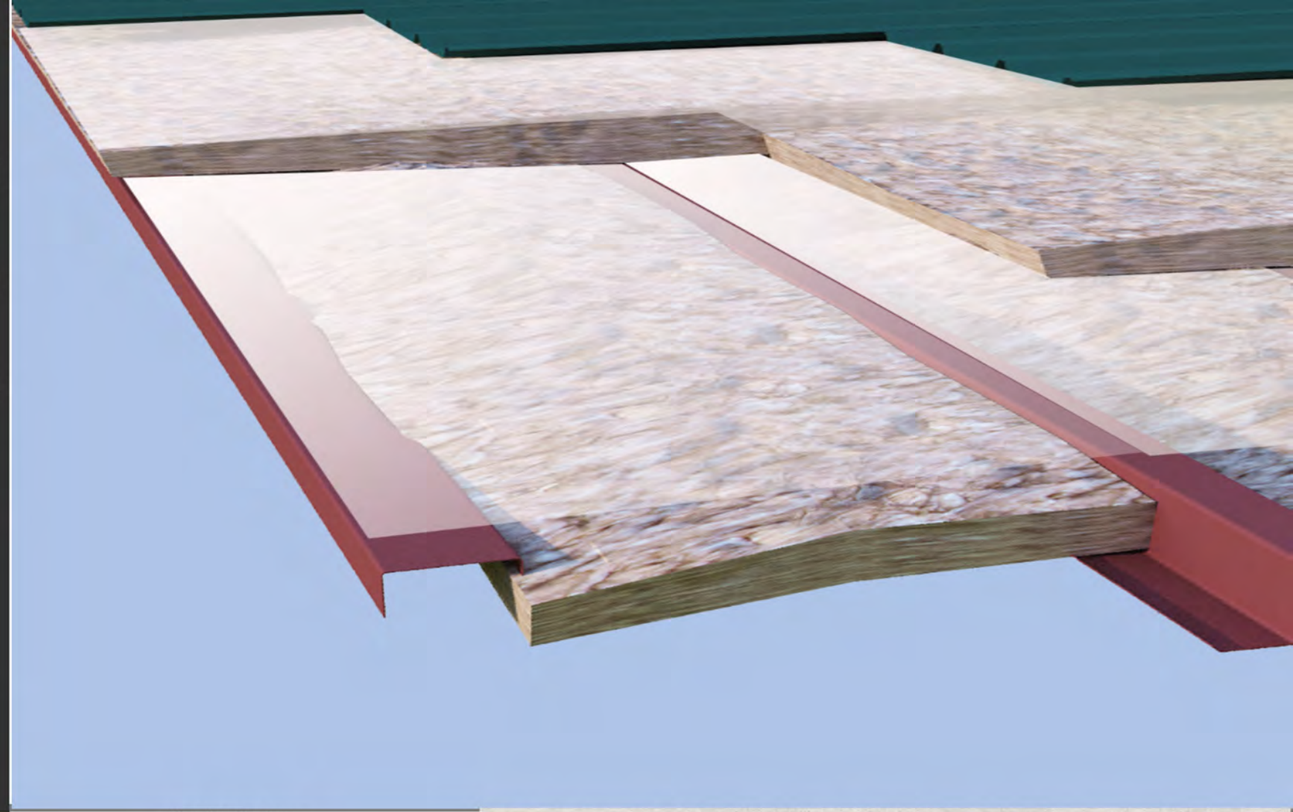
PICTURED LEFT:
Insulation can be placed over the top of the roof purlins and / or wall girts prior to the exterior metal panels being installed. The fiberglass rolls are essentially sandwiched between the interior metal and the exterior sheeting. The vapor barrier is faced towards the inside of the building, giving the building a clean finished look. With a single layer application, you can achieve R-Values up to R-19, but not higher.

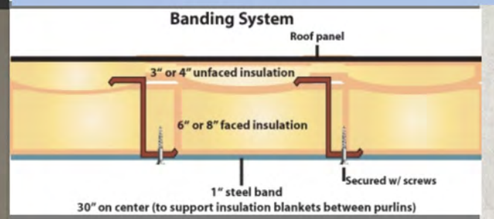
Metal Building Insulation provides not only long term cost savings obtained through energy savings, but also interior brightness, prevention of condensation, and sound absorption. Insulation can be installed at a fraction of the cost at the time of the building erection as compared to after the fact. Our insulation packages are cut specifically for the building size that you request.

Eco-Friendly Fiberglass Insulation

Fiberglass insulation specifically designed for steel buildings can be used in many different applications in steel buildings. Metal building insulation system vary from simple single layer systems to complex double layer high performing systems. There are many options for both the fiberglass and the facing materials and rigid board options pictured to the left.

BELOW:
Insulated panels are another option. Dense insulation is sandwiched between a durable interior/exterior wall panel.





High R Value Banded Vapor Barrier Layer Roof Insulation

This featured project also utilized the concrete sheeting notch for the panels to be positioned lower than the interior floor for moisture protection.

BLANKET INSULATION FOR WEATHER PROTECTION

Metal building insulation systems like the simple single layer systems (Pictured on the left), is another option for a cost effective solution to achieve a vapor barrier and R-value at minimal cost.

The ease of installation is another cost saving factor why so many customer oped for this industry standard. The insulation is delivered to the job site wrapped in protective plastic bags and often cut to roof and wall diamentions. Ready to install! Re-enforced tape is applied to the seams.
NOTE: With thicker 6 inch insulation, longer fasteners are needed to screw panels into girts.

Eco-Friendly Fiberglass Insulation

DripX™

Condensation Control

- Saves time - cuts out one step in the building process by eliminating the need for vapor barrier.
- Easy to install, even in windy conditions.
- Increased efficiency allows you to finish jobs quicker.
- Reduces liability by requiring less labor at elevated levels.

Protect your investment from condensation with DripX™

DripX™ is a factory-applied material that controls condensation. When temperature and humidity conditions reach the dew point, moisture condenses on the underside of a metal roof and forms drops of water. This can rain down on anything below it causing serious damage and irritation. DripX™ traps this moisture in the pockets of its membrane material. DripX™ holds moisture until conditions rise above the dew point, and it is released back into the air in the form of normal humidity.

Technical data

- UL 723 Approved - Meets flame spread and smoke generation requirements for insurance.
- Anti-microbial material (polyester and rubber) = NO mold or mildew issues.
- Holds up to 10 times its weight in water (more than 1 qt. per 10 square ft.).
- No R value (insulating property).
- Extremely resistant to tearing and deterioration.
- Adhesion improves with age.
- Durable - This material has been in virtually every climate condition on every continent and has been marketed for 15 years.
- Appropriate for use in animal confinement.
- Helps with noise reduction - up to 20% of rain noise and reflective noise.
- Eaves should be sealed (please refer to panel preparation instructions on the reverse side).
- Will not void your substrate warranty.
- Easy to clean with hose or pressure washer.

Preparing DripX™

When installing panels with DripX™ Condensation Control, it is critical that panels and/or trim are properly prepared at key junctures, such as eaves, endlaps and ridge caps. This prevents moisture from wicking from the outside. Failure to properly prepare material may result in the DripX™ attracting water from outside, resulting in possible leaks, mold and/or mildew. This may void your warranty.

INSTRUCTIONS

1. Lay/stack panels with DripX™ Condensation Control material facing up and a length of each panel exposed. See chart for recommended preparation length. Eave may be prepared after installation if preferred.

2. Using a heat gun set at 1200°F, move the gun along the exposed end portion of each panel, heating/fusing the fibers of the DripX™.
   - Hold the heat gun approximately 1" away from the DripX™ material.
   - Keep the heat gun in constant motion to avoid overheating one spot, potentially damaging the panel's finish.
   - Do not completely melt the DripX™ material.
   - If at lap, do not extend fusing past the lap.

3. Allow panels to cool.

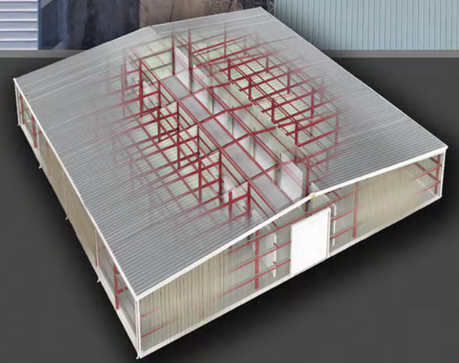
4. Install panels and trim as normal.

PREPARATION LENGTHS

Eave / Overhang	Length of overhang plus 1"
Ridge cap laps	Length of lap minus 1/4"
Panel endlaps*	Length of lap minus 1/4"

** Recommended to avoid endlaps and run panels continuously from eave to ridge*

Climate Controled Units



The most common floorplans for climate controled units include hallways with easy access to each unit and entry doors. Like all our floor plan options, climate controlled buildings are completely customizable. Climate control buildings can have all units indoor, or a combination of indoor and outdoor units.

DOOR SYSTEMS

Chateua Locks Available

Janus Locks Available

Your choice of door systems from famous name brands at tier one pricing. Choose the color selection with key or padlocks.

Our storage structures utilize roll-up doors, which maximize internal storage space. Rather than tracks, rollup doors attach to a barrel and coil around it when raised. By doing so, your patrons can fully utilize the stacking space within the unit. Further, these doors often allow for wider entryway than a swing door, making it easier to get in and out of the unit.

The most common self-storage doors are 4-by-7 feet (for units 5 feet wide) and 9-by-7 feet (for units 10 feet wide). Although those are the most common sizes, self-storage doors are available in a wide variety of widths and heights to accommodate the self-storage unit they are being installed into.

In high wind areas high wind rated mini storage doors continue to provide optimal door quality, while adhering to the specific wind requirements.

CUSTOMIZATION

Architectural elements such as brick, block, stucco or stone. can be incorporated onto your mini storage units.
Accent panels can be achieved by choosing different color patterns for visual appeal or to match your business color selections.

TUSCALOOSA, AL
60 X 150 CLIMATE CONTROL
MINI STORAGE FACILITY

BRICK FACADE APPLIED OVER SHEETING

Sunward Steel Buildings

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