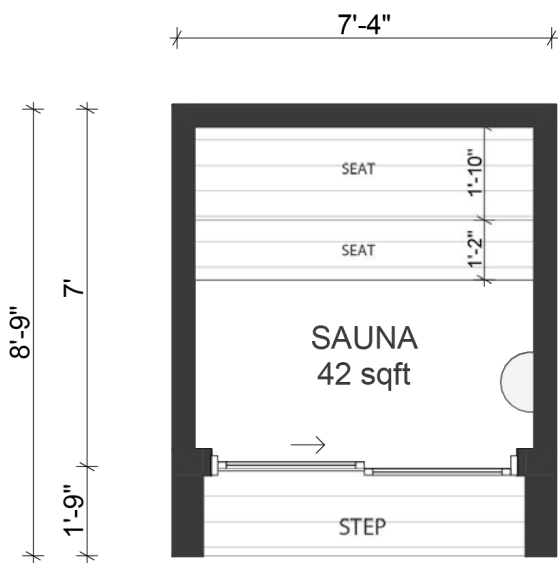


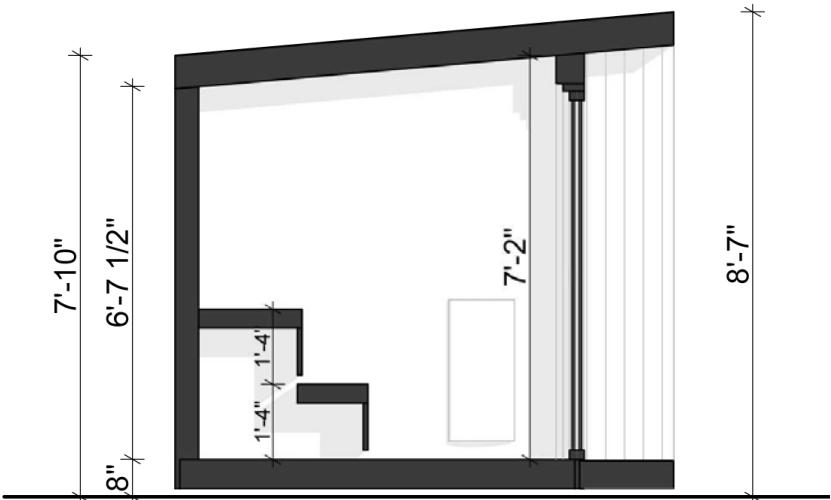
Bernal Sauna



Floor plan



Section



The Bernal Sauna combines simplicity with a clean, modern design. Its straightforward front-facing layout comfortably fits up to 8 people.

Designed and fabricated in California, the Bernal can be built in most counties across the state and beyond. With 42 sq ft of interior space, it features two rows of seating, an integrated stone heater, and a built-in deck.

| | Interior | Exterior |
|--------|-----------|-----------|
| Height | 7'-2" max | 8'-7" max |
| Length | 6'-8" | 7'-4" |
| Depth | 6'-4" | 8'-9" |

Min space for structure: 10'-4" x 11'-9"

Structure

| | |
|------------|--|
| Foundation | Concrete pier foundation |
| Floor | Pressure treated 2x6 joists with R13 rigid insulation |
| Walls | 2x4 LVL with R13 rigid insulation |
| Roof | 2x6 LVL with R13 rigid insulation |
| Windows | Aluminum window, double pane, tempered, Low E glass |
| Door | Aluminum single slider, double pane, tempered, Low E glass |

Exterior finishes

| | |
|----------------------------|---|
| Front facade | Red cedar rainscreen system (color options available) |
| Sides and back | Black corrugated metal (back and two sides) |
| Roofing | Peel and stick bitumen roll roofing, dark grey color |
| Flooring | 2x2 ceramic tile floor |
| Interior walls and ceiling | T&G 1x6 cedar boards |

Technical

| | |
|-------------------------|---|
| Interior wiring | Two lines of 20amp wiring |
| Breaker box | Exterior rated 60amp breaker box |
| Heater | 6 KW heater included (upgrades available) |
| Connection to the house | Requires hardline electrical connection |
| Outlets | One exterior outlet included |
| Exterior lighting | 2 can lights in the soffit, dimmable |
| Interior lighting | 2 sconce lights, dimmable |

* Subject to change without notice. Contact Wellmade for most current product information. Holds 5-year limited warranty if installed by Wellmade. Designed to be compliant with most local authorities without the need for permit, however some jurisdictions may require permits and compliance is the responsibility of the homeowner.

Step 1 – Initial call and virtual site visit

After an introductory call with our team, we'll do a Virtual Site Visit to verify your site conditions, talk about placement of the Shed onsite and discuss any logistical considerations.

Step 2 – Feasibility

We'll put our team to work to discover any potential show-stoppers for the project. We'll verify that your ADU project is reasonably feasible.

Step 3 – Pricing

Wellmade has a fixed-price policy. As such, we're going to put in the work to fully understand all of the necessary aspects of the project and their costs before sending you a contract. This pricing exercise costs \$700 and will be deducted from your purchase if you decide to move forward.

Step 4 – Contract Signed and Permit Started

As soon as the contract is signed, we'll start working on a building permit package for you. During the permit work, we'll also work with you to finalize design details like color, materials, and appliance selections.

* Usually, any county is obligated to issue ADU building permit within 8 weeks.

Step 5 – Fabrication and Installation

When we get an approved building permit, we'll start fabricating your ADU. We will make all structural panels and other components in our facility, which will significantly reduce the amount of construction time onsite.

Process timeline:

