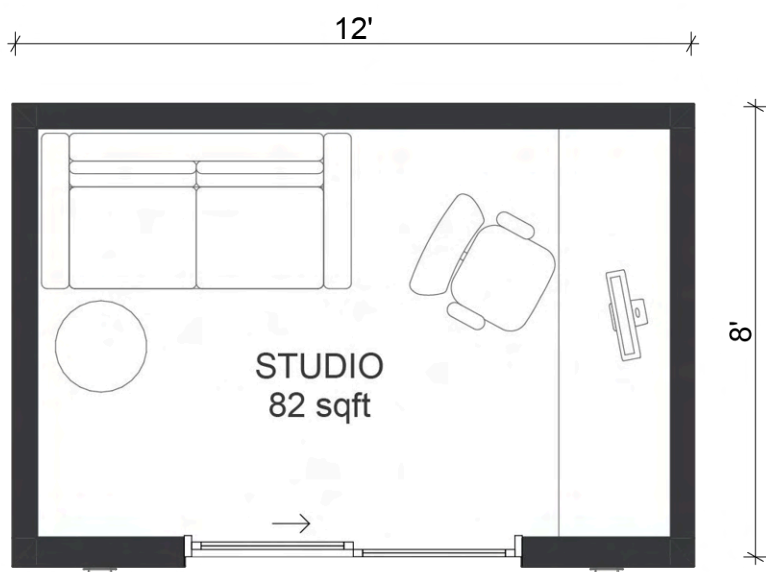


# Lombard Mini



## Floor plan



## Section



Specifically crafted for areas with height restrictions, the Lombard Mini model showcases a clean design with a front-facing view that enhances any property. Lombard Mini is an ideal solution for maximizing space while adhering to local regulations.

Its minimalist aesthetics ensure it seamlessly integrates into any environment, providing a comfortable and modern workspace.

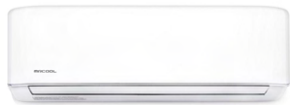
	Interior	Exterior
Height	7'-0" max	7'-11" max
Length	11'-4"	12'-0"
Depth	7'-4"	8'-0"

Min space for structure: 17'-0" x 11'-0"

## Exterior upgrades



**Manual or Solar Powered Skylight with Solar Blinds**  
24"x46" (or custom size) curb mounted skylight

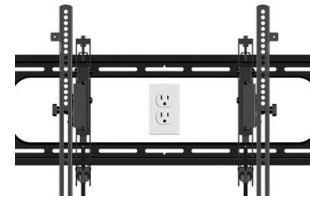


**Mini Split**  
Heating and Cooling.  
12k Ductless Heat Pump Split System with Wifi Thermostat



**Hardline Electrical Connection**  
18" deep trench with connection to the main electrical panel

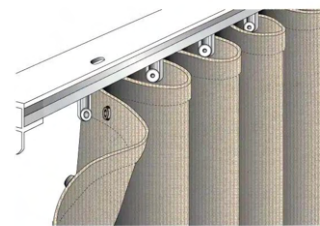
## Interior upgrades



**TV Mount with Outlet**  
Flat screen mount with double outlet behind it



**Wall Mounted Heater**  
Hardwired Electric Panel Wall Heater - 500 Watts



**Drapes**  
Dark metal continuous rod with wave fold drapes

## Structure

Foundation	Slab on grade
Walls	2x4 LVL studs with R13 fiberglass insulation
Roof	2x4 LVL rafters with R19 fiberglass insulation
Windows	Fiberglass window, double pane tempered Low E glass
Door	Fiberglass single slider, double pane tempered Low E glass

## Exterior finishes

Back and side	Black corrugated metal (back and one or two sides depending on the model)
Front and side	4" cedar rainscreen facade (color options available)
Roofing	Peel and stick bitumen roll roofing, dark grey color

## Interior finishes

Floor	Laminate flooring (color options available)
Walls and ceiling	Sheetrock, painted white with premium paint
Baseboard and trims	Wood baseboard painted black

## Technical

Inside lighting	Recessed can lights in the ceiling, dimmable, 15A circuit
Exterior lighting	Surface mounted sconce lights, 15A circuit
Interior outlets	Three outlets included (four outlets for MAX models), 20A circuit
Exterior outlet	One exterior outlet next to the breaker box, 20A circuit
Electrical wiring inside	Two lines of 20A wiring
Breaker box	Exterior rated 125A breaker box

\* 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. Shed is ready to be operable by means of an extension cord. Electrical box tie-in provided standard in the event that the homeowner chooses to add a dedicated hardline connection.

## 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 – Customizations and Upgrades

After the Virtual Site Visit, we'll update your quote with any necessary adjustments as well as requested upgrades. Throughout this process, we'll work together to make your Shed exactly the way you want it. Once we get your approval, we'll send a final quote and contract.

## Step 3 – Contract Signed

The final quote and contract is fixed and you won't see any change orders from us. You can rest assured that the price of the contract is the price you pay. As soon as the contract is signed, we will get you on the installation schedule.

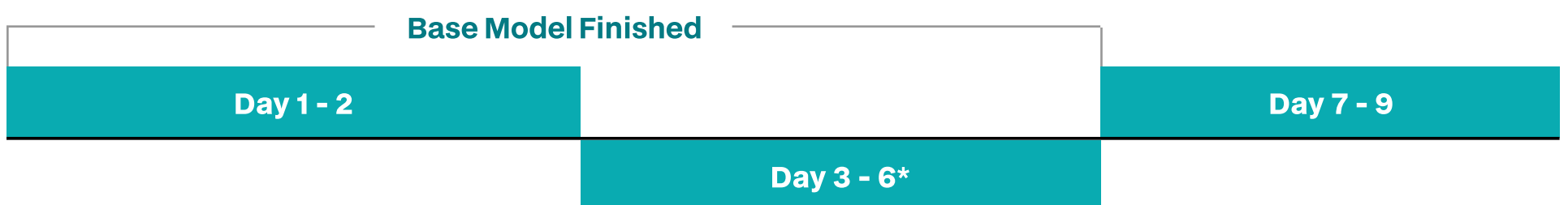
## Step 4 – Spec Sheet and Fabrication

Prior to fabricating your Shed, we'll send you a final spec sheet for your approval. This will also be where you select cedar stain color, floor color, skylight location, and any other details in preparation for fabrication. We'll also introduce you to your Project Manager that will be your primary point of contact throughout the project.

## Step 5 – Installation

We'll handle everything we agreed to on the final quote and contract. You won't need to worry about subcontractors, project management, or any other hassles that come from traditional construction projects.

## Process timeline



- Foundation poured
- All structural panels installed
- Shed is watertight
- Windows and doors installed
- Exterior finishes started
- Electrical work started

• First 2 days are the most labor intensive and most amount of noise

- Electrical work finished
- Exterior finishes completed
- Sheetrock installation
- Interior paint
- Interior trims and baseboard
- Flooring installation

• Minimum amount of noise onsite

- Additional work if applicable:
- Deck
  - Custom landscape elements
  - Other upgrades

\*Installation timeline increases for MAX models