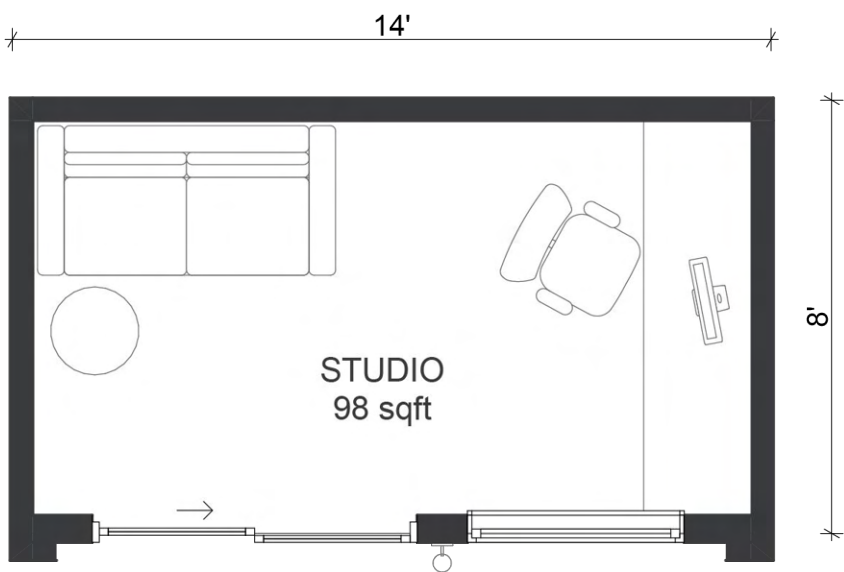




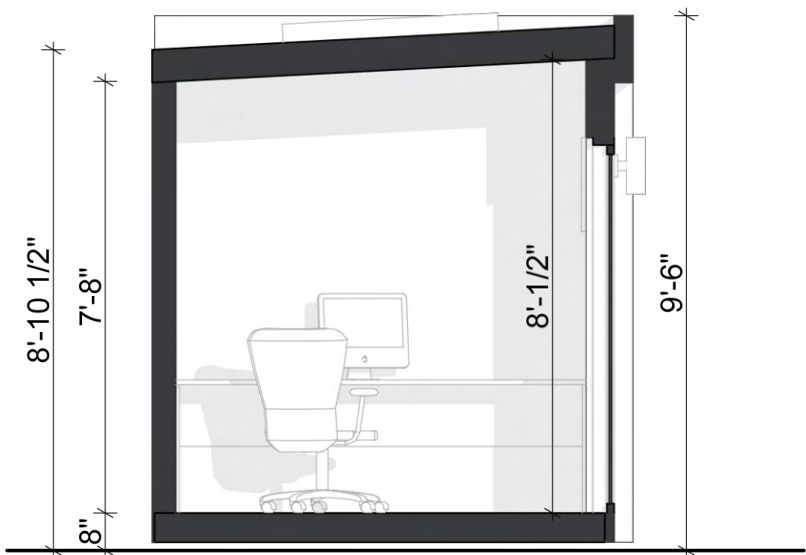
Floor plan



Twin Peaks is the most private front-facing studio Shed model featuring urban, minimalistic design that blends into any backyard.

Specifically designed for California, this model can be built without a permit in most counties both within and beyond the state. With 120 square feet of thoughtfully planned space, it offers a perfect balance of size and functionality.

Section



	Interior	Exterior
Height	8'-0" max	9'-6" max
Length	13'-4"	14'-0"
Depth	7'-4"	8'-0"

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

Exterior upgrades

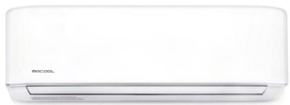
Interior upgrades



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



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



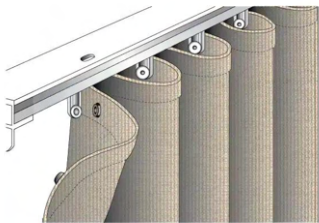
Mini Split
Heating and Cooling.
12k Ductless Heat Pump Split System with Wifi Thermostat



Wall Mounted Heater
Hardwired Electric Panel Wall Heater - 500 Watts



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



Drapes
Dark metal continuous rod with wave fold drapes

Standard or Custom size deck

Our units are equipped with a step by default, but you can also add a deck to maximize the usable space. We offer decks in standard sizes, but we can also customize them to suit your project's specific needs.



Standard Straight Deck for Twin Peaks (5ft deep)

Structure

Floor	Concrete pier foundation
Foundation	Pressure treated joists with R20.3 rigid insulation
Walls	2x4 LVL studs with R13 fiberglass insulation
Roof	2x6 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 or recessed can lights, depending on the model (15A)
Interior outlets	Three outlets included (20A circuit, four outlets for MAX models)
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,.

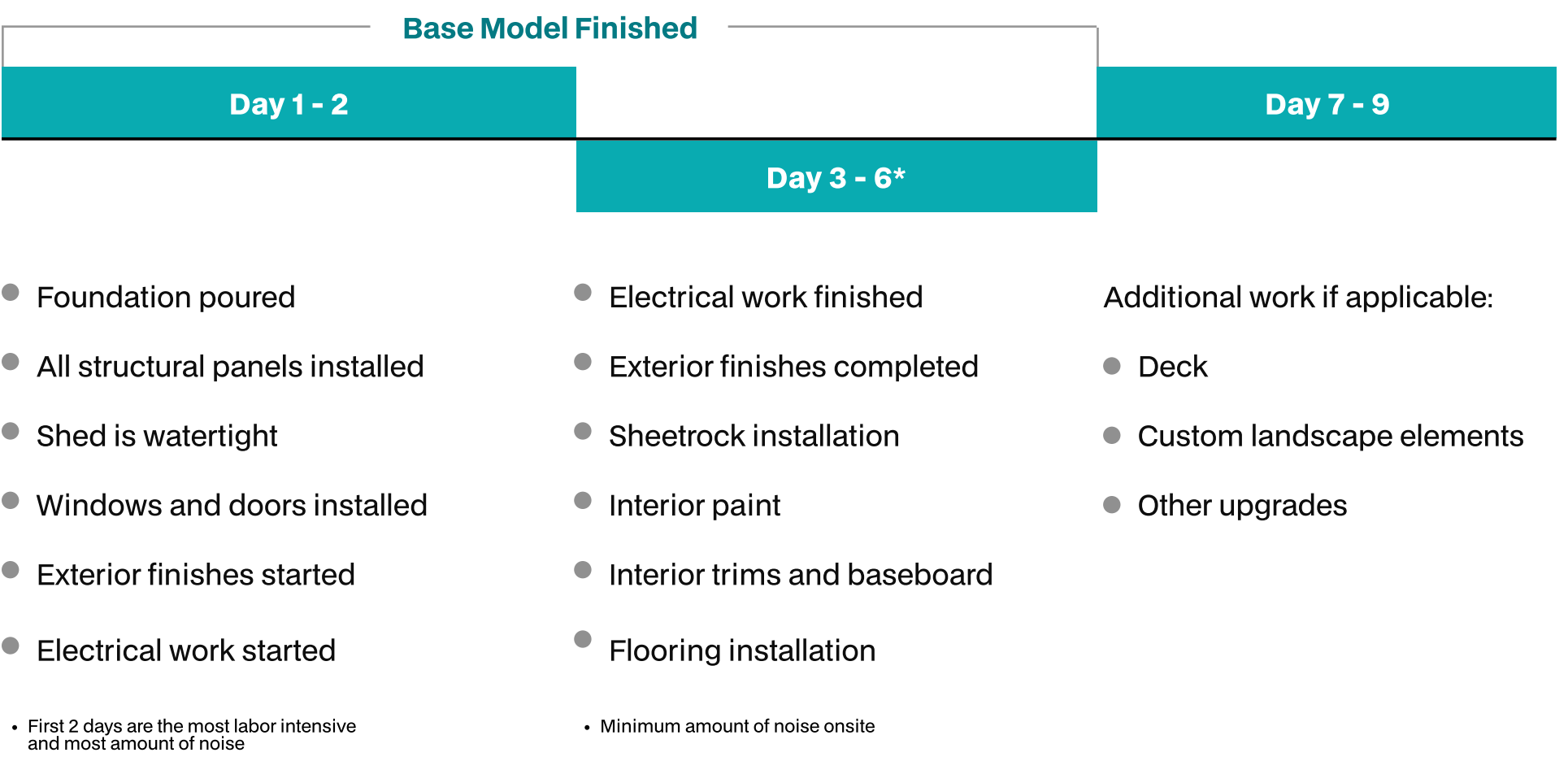
Step 4 – Spec Sheet and Fabrication

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



*Installation timeline increases for MAX models