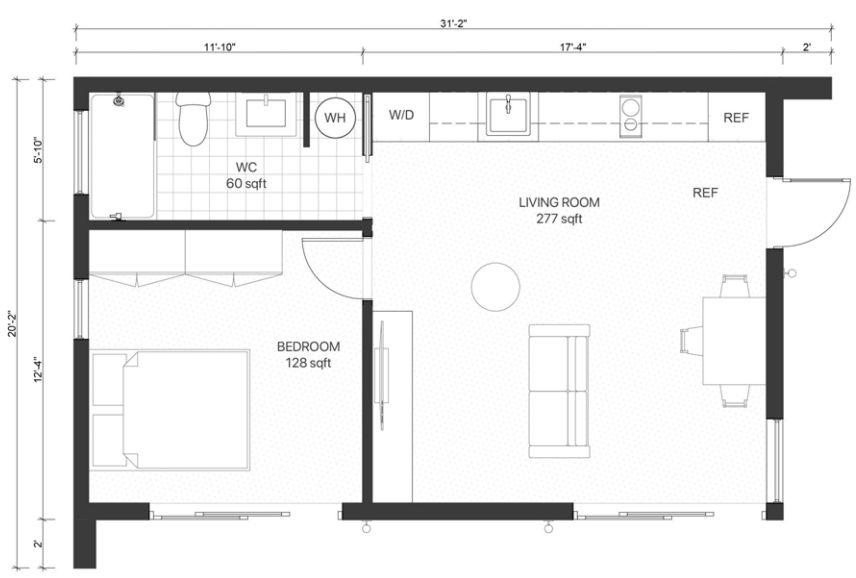
Alamo 530

Floor plan



Section

The Alamo 530 features a private bedroom and a spacious open-plan living area designed to make the most of every square foot. This ADU pairs a clean, low-sloped roofline with expansive windows and a thoughtful, efficient layout that feels bright, open and spacious.

Premium finishes and a warm, modern aesthetic create a refined, comfortable home that fits naturally into a wide range of properties.

Interior area: 475 sqft

	Interior	Exterior
Height	9'-1" max	10'-11" max
Length	33'-0"	31-2"
Depth	17'-0"	20'-2"

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Inside Alamo 530

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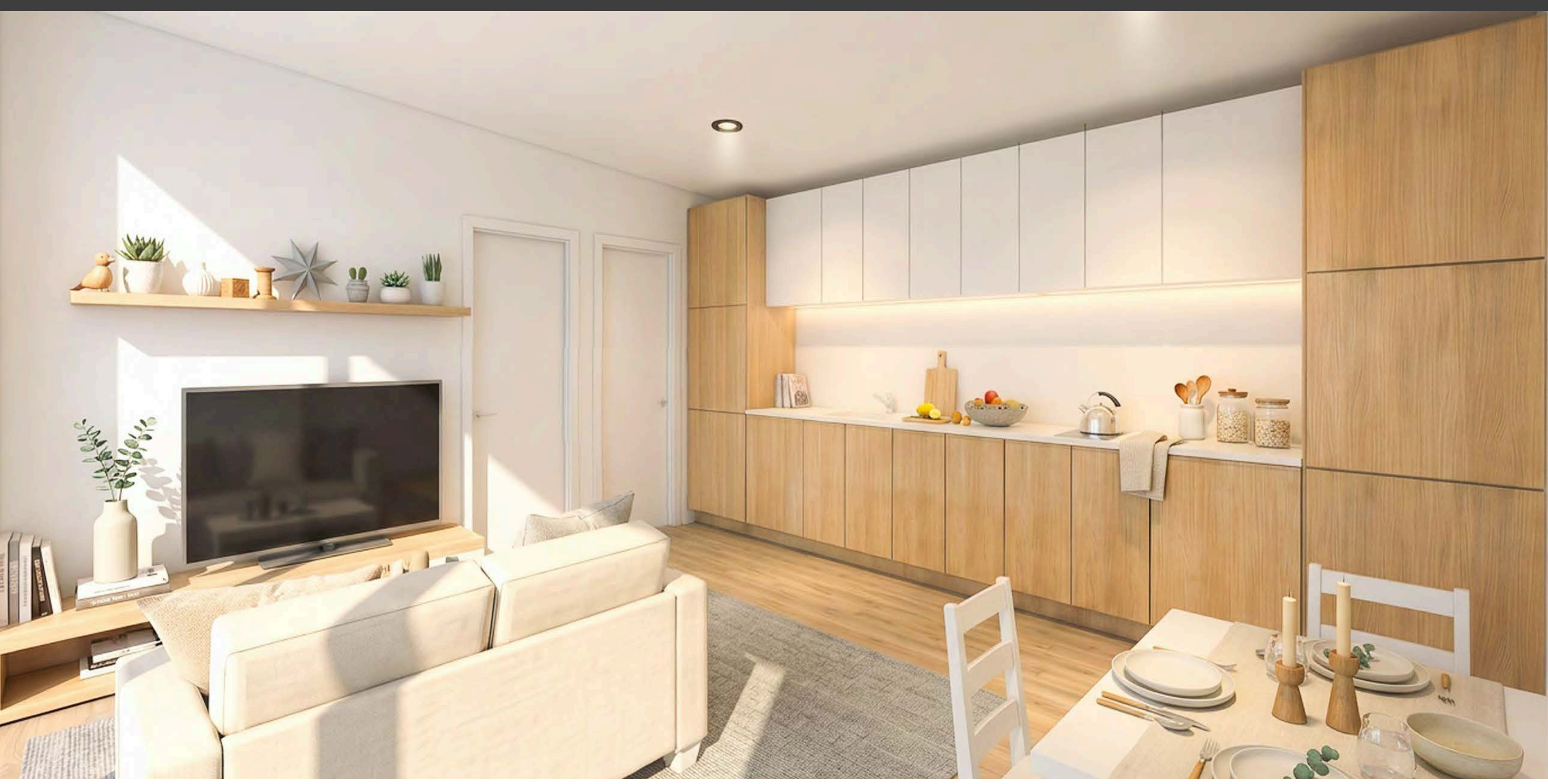

Finishes

- Painted walls
- Engineered wood or laminate (color options available)

Kitchen

- Tile kitchen backsplash (tile options available)
- Premium kitchen cabinets (options available)

Bathroom Finishes

- Painted walls
- Tile floor and shower (color options available)

Bathroom

- Toilet, shower, vanity

ADU Base Model

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Structure

Foundation	Concrete slab on grade foundation
Walls	2x6 LVL studs with sound-reducing stone wool insulation
Roof	2x10 TJI rafters with sound-reducing stone wool and rigid insulation
Windows	Marvin fiberglass windows, double pane tempered Low E glass
Skylights (for Ashbury models only)	Two Marvin manually operable skylights (Ashbury 250 and Ashbury 330) Three Marvin manually operable skylights (Ashbury 440 and Ashbury 580)
Exterior Door	Marvin fiberglass Swing, Bifold door or Slider (depending on the model)
Interior Doors	Swing doors and pocket doors (depending on the model)

Finishes

Front facade	Red cedar rainscreen system (color options available)
Sides and back	Black corrugated metal
Roofing	Peel and stick roll roofing. Grey color
Flooring living room	Engineered wood or laminate (color options available)
Flooring bathroom	Tile floor (color options available)
Wall living room, bedroom	Premium white paint
Wall bathroom	Tile shower and painted walls
Interior ceiling	Premium white paint
Baseboard and trims	Wood, painted dark grey

Interior finishes

Bathroom	Toilet, shower and vanity
Kitchen	Sink, fridge, cooktop

Technical

Electrical wiring	20 AMP wiring
Breaker box	100 AMP subpanel
Utility lines	Up to 50 linear feet of electrical, water and sewer lines to the main house
Exterior lighting	Sconce lights on the main facade
Interior lighting	Can lights in the ceiling, dimmable
Heating and cooling	Heat Pump System with WiFi thermostat
Water heater	Hybrid 40 gallon water heater

* Subject to change without notice. Contact Wellmade for most current product information. Holds 5-year limited warranty if installed by Wellmade.

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Wellmade Process

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:

Building permit	Fabrication at our facility	Installation on-site
8 - 16 weeks		6 - 10 weeks
	10 - 18 weeks	

- Sending all documents to the local authorities to obtain building permit, and addressing all comments from the city if needed.

- Manufacturing all panels at our facility
- Ordering custom elements
- Preparing for installation onsite

- Preparing site
- Doing concrete work for foundation
- Installing structural panels
- Finishing interior
- Installing appliances and fixtures

* Timeline depends on site conditions and local inspections.