

## Wellsburg 1,533 – 1,559 sq.ft.



**Wellsburg Value Plan**

- Standard 2 Car garage
- Large laundry room

### Specifications

|                     |              |                      |            |
|---------------------|--------------|----------------------|------------|
| Living area:        | 1,533 sq.ft. | Garage area:         | 528 sq.ft. |
| Enhanced area:      | 1,559 sq.ft. | Porch area:          | 24 sq.ft.  |
| Bedrooms:           | 3            | Deck area:           | 192 sq.ft. |
| Baths:              | 2            | Main ceiling height: | 8'         |
| House width:        | 50'          | Foundation:          | B, C, S    |
| House depth:        | 54'          | Walls:               | 2x4, 2x6   |
| Primary roof pitch: | 6/12         |                      |            |

### Enhancements

- Rear deck with railing (16'x12')
- Fireplace



Photos or renderings will vary from actual plan.



## Affordable Home Collection

***Your Affordable home package will include these basic package components:***  
*(Upgrades and substitutions are available on most components)*

### **Exterior Shell Package**

- Blueprints
- Treated sill plates
- Floor joists and rim joists
- 3/4" plywood floor
- Wall framing including 2"x4" or 2"x6" studs
- OSB wall sheathing
- Building wrap
- Roof truss system
- OSB roof sheathing
- Fiberglass roofing shingles
- Aluminium dripedge
- Roofing felt
- Roof ventilation
- Insulated windows
- Exterior trim
- Vinyl siding
- Vinyl soffit & fascia
- Insulated exterior doors
- Exterior locksets
- Nails and hardware

### **Interior Package**

- R-13 wall insulation
- R-30 ceiling insulation
- Insulation baffles
- Drywall
- Drywall accessories & finishing materials
- Colonist interior doors
- 2 1/4" casing
- 3 1/4" base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

### **Kitchen and Bath Packages**

- Timberlake Fairfield Oak kitchen cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- Timberlake Fairfield Oak bathroom vanity
- Cultured marble vanity top
- Bath cabinet & mirror
- Tub/shower unit



***The following materials and services are not supplied by 84 Lumber:***

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring
- Appliances
- Seismic, fire, and high-wind load engineering

***To order plans call 1-800-359-8484, or see your local 84 Lumber associate.***