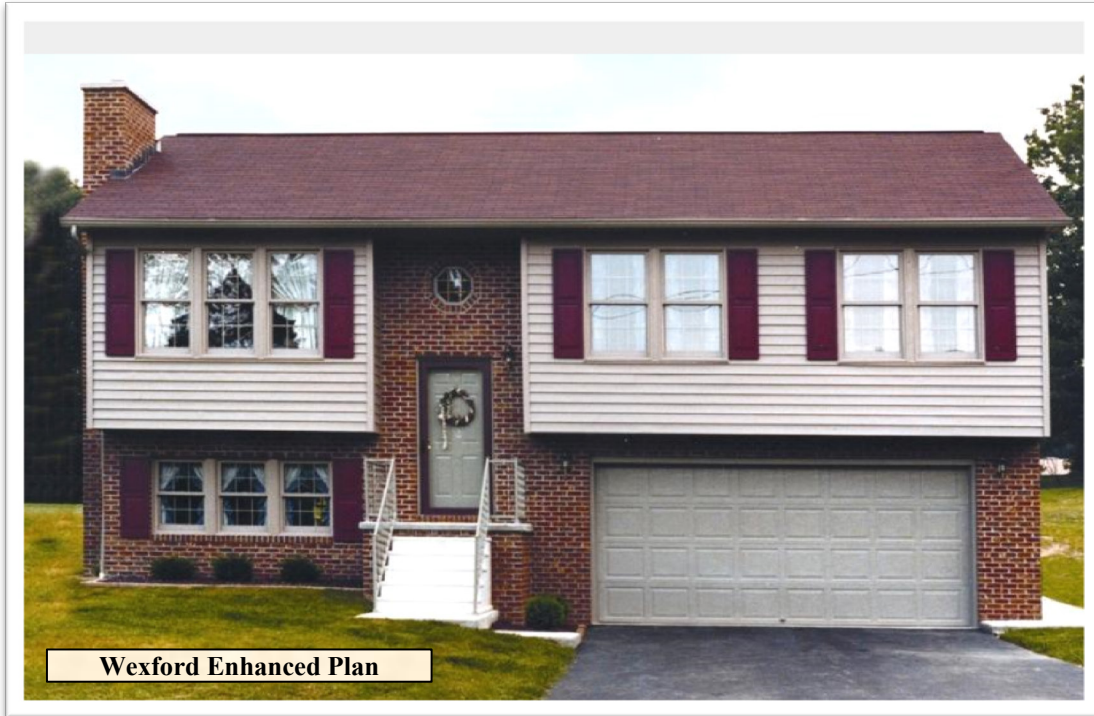


Wexford II 1,027 – 1,381 sq.ft.



Wexford Enhanced Plan

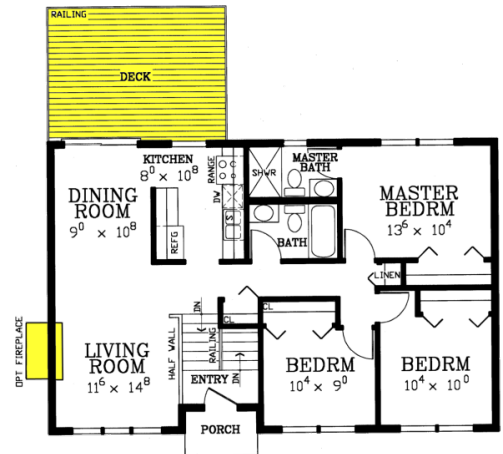
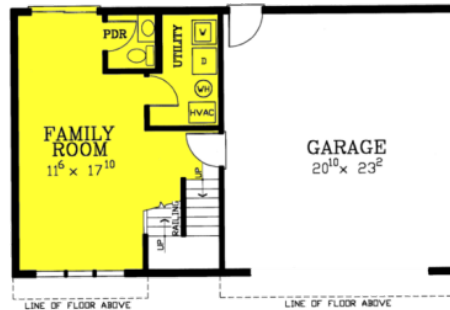
Specifications

Living area:	1,027 sq.ft.	Primary roof pitch:	6/12
Enhanced area:	1,381 sq.ft.	Garage area:	483 sq.ft.
First floor area:	1,040 sq.ft.	Porch area:	24 sq.ft.
Lower level area:	354 sq.ft.	Deck area:	192 sq.ft.
Bedrooms:	3	Main ceiling height:	8'
Baths:	2	Foundation:	Standard
House width:	40'	Walls:	2x4, 2x6
House depth:	26'		

Standard 2 Car Garage

Enhancements

- Finished lower level
- 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.