



Bluff City 1,288 – 1,300 sq. ft.

*Affordable
Collection*



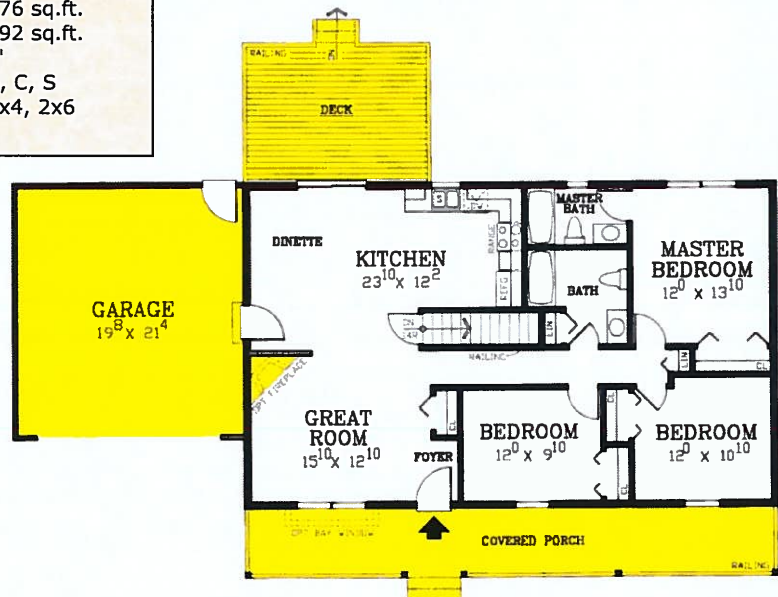
Bluff City Value Plan with front porch

Specifications

Living area:	1,288	Garage area:	440 sq.ft.
Enhanced area:	1,300 sq.ft.	Porch area:	276 sq.ft.
Bedrooms:	3	Deck area:	192 sq.ft.
Baths:	2	Main ceiling height:	8'
House width:	46'	Foundation:	B, C, S
House depth:	28'	Walls:	2x4, 2x6
Primary roof pitch:	6/12		

Enhancements

- Two car garage (20'x22')
- Front porch with railing (46'x6')
- Rear deck with railing (16'x12')
- Corner fireplace
- Box bay window



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.



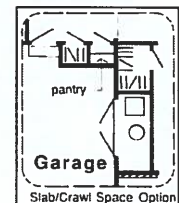
Oxford 1,456 sq. ft.

*Oaks
Collection*



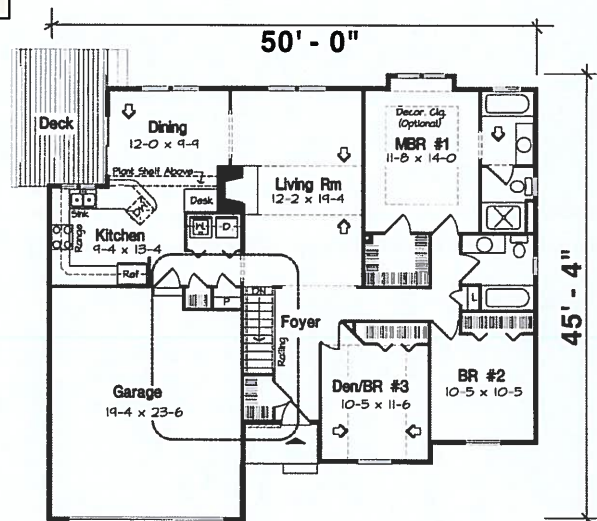
Specifications

Total Living Area:	1,456 sq.ft.	Garage area:	456 sq.ft.
Garage bays:	2	House width:	50'
House depth:	45'5"	Bedrooms:	3
Full baths:	2	Primary Roof Pitch:	6/12
Porch:	32 sq.ft.	Deck:	140 sq.ft.
Main Ceiling Height:	8'	Vaulted Ceiling:	Yes
Foundation:	B, C, S	Walls:	2x6
		Plan#:	20164



One Perfect Level

This big-hearted home delivers all the necessities, plus some! The entry foyer leads to a big, bright living room with fireplace. The kitchen is loaded with wholesome ingredients: lunch counter, recipe desk, shelving, storage, laundry and open access to the dining room. Sleeping quarters are nestled on the opposite side of the home. The master suite with walk-in closet and wonderful windowing has a private bath with a tub tucked beneath a window. Bedrooms #2 and #3 sleep beneath their own front windows.



Photos or renderings will vary from actual plan.



Oaks Home Collection

Your Oaks 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
- 2"x6" wall framing
- OSB wall sheathing
- Building wrap
- Roof rafters or trusses per plan
- OSB roof sheathing
- Fiberglass roofing shingles
- Aluminum drip edge
- Roofing felt
- Roof ventilation
- Insulated windows
- Exterior trim
- Fiber cement siding
- Fiber cement soffit & fascia
- Fiber cement trim
- Gutters and downspouts
- Insulated exterior doors
- Exterior locksets
- Nails and hardware

Interior Package

- R-19 wall insulation
- R-30 ceiling insulation
- Insulation baffles
- Drywall,
- Drywall finishing materials
- Colonist primed interior doors
- 2 1/4" fingerjoint Colonial casing
- 3 1/4" fingerjoint Colonial base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

Kitchen and Bath Packages

- Timberlake Tahoe Kitchen cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- Timberlake Tahoe Bathroom vanities
- Cultured marble vanity tops
- Bath cabinets & mirrors
- Tub/shower units



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- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring

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Dunkirk 1,992– 2,008 sq.ft



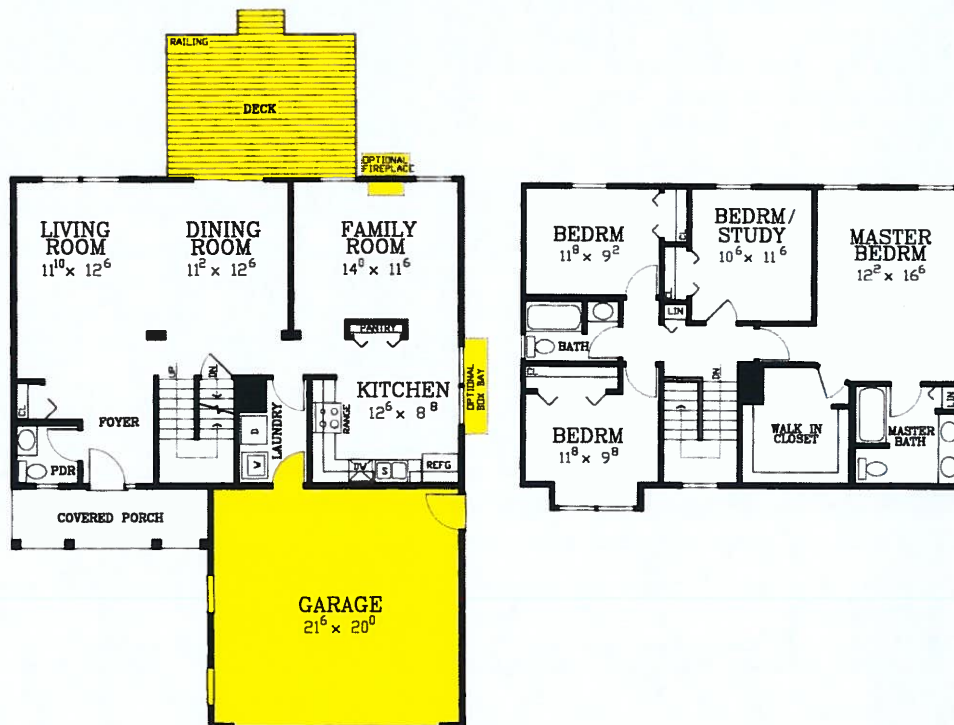
Standard front porch

Specifications

Living area: 1,992 sq.ft.
 Enhanced area: 2,008 sq.ft.
 First floor area: 996 sq.ft.
 Upper level area: 996 sq.ft.
 Bedrooms: 4
 Baths: 2 ½
 House width: 38'
 House depth: 26'
 Primary roof pitch: 6/12
 Garage area: 440 sq.ft.
 Porch area: 83 sq.ft.
 Deck area: 192 sq.ft.
 Main ceiling height: 8'
 Foundation: B, C, S
 Walls: 2x4, 2x6

Enhancements

- Two car garage (22'x20')
- Rear deck with railing (16'x12')
- Box bay window
- Fireplace



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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



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

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Adrian 2,016 sq.ft.

*Affordable
Collection*



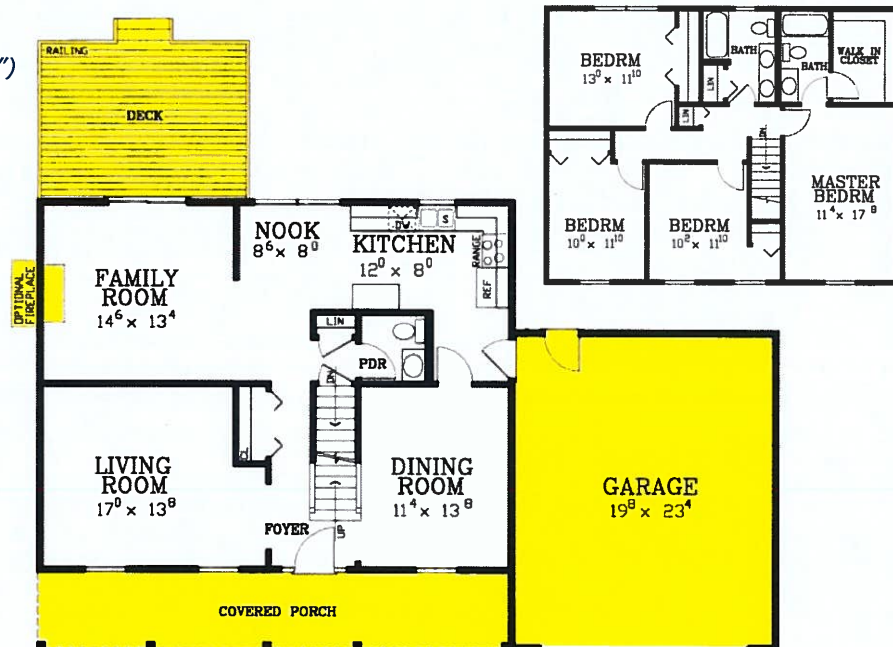
Adrian Enhanced Plan

Enhancements

- Two car garage (20'x24')
- Front porch with railing (36'x5'6")
- Rear deck with railing (16'x12')
- Fireplace

Specifications

Living area:	2,016 sq.ft.
Enhanced area:	2,016 sq.ft.
First floor area:	1,008 sq.ft.
Upper level area:	1,008 sq.ft.
Bedrooms:	4
Baths:	2 1/2
House width:	36'
House depth:	28'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	n/a
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6



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- 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

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