Manahawkin 1,589 – 1,625 sq.ft


Manahawkin Enhanced Plan
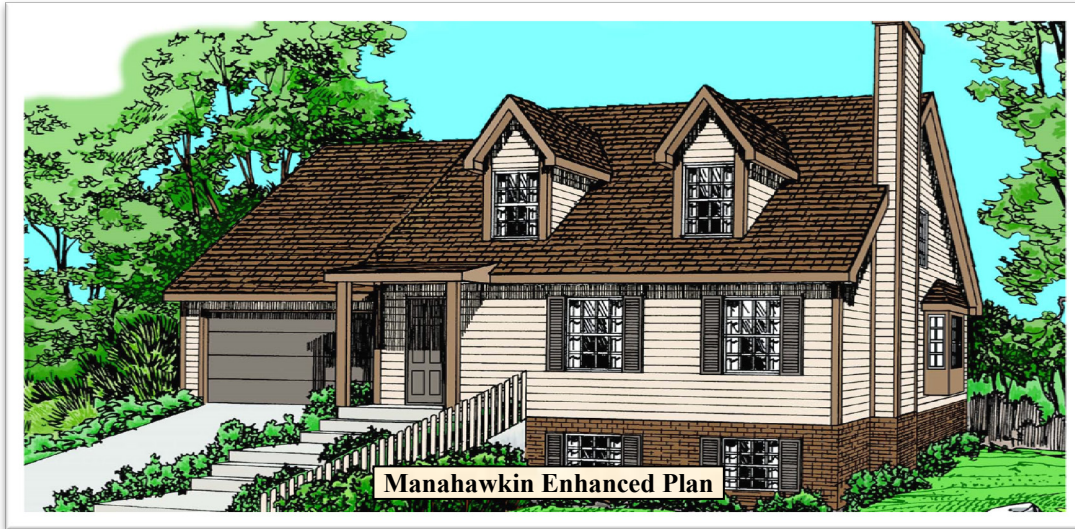
Specifications

Living area:	1,589 sq.ft	Primary roof pitch:	12/12
Enhanced area:	1,625 sq.ft	Garage area:	440 sq.ft.
First floor area:	960 sq.ft.	Porch area:	24 sq.ft.
Upper level area:	629 sq.ft.	Deck area:	192 sq.ft.
Bedrooms:	2	Main ceiling height:	8'
Baths:	1 ½	Foundation:	B, C, S
House width:	30'	Walls:	2x4, 2x6
House depth:	32'		

Enhancements

- Two car garage (20'x22')
- Rear deck with railing (20'x12')
- Angle bay windows
- Fireplace
- Finished basement (960 sq.ft.)

Manahawkin Enhanced Rear

Finished basement

Upper level
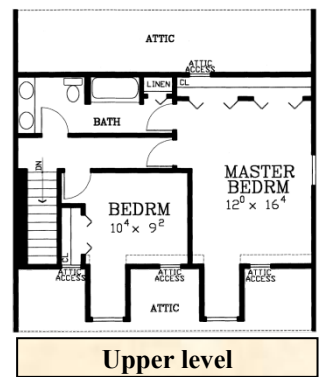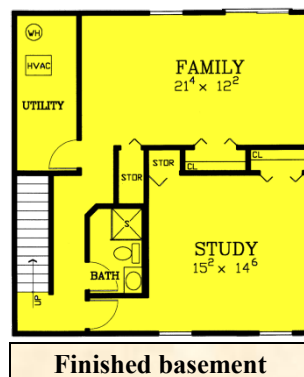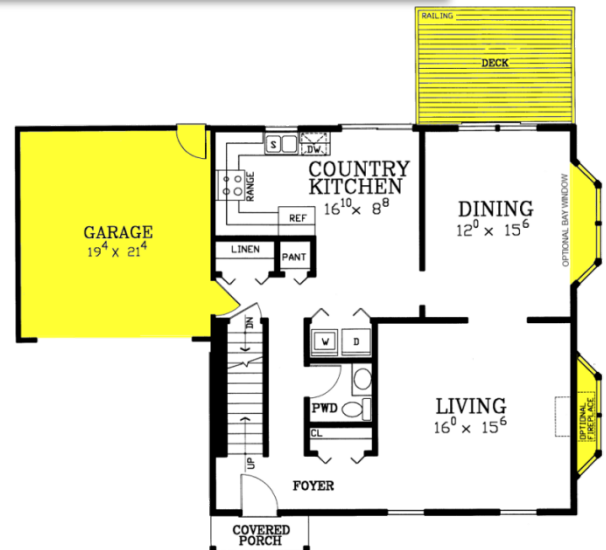
Photos or renderings will vary from actual plan.

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 ¼" casing

- 3 ¼" 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

TIMBERLAKE CABINETRY
A DIVISION OF AMERICAN WOODMARK CORP.

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

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