Photos or renderings will vary from actual plan.

Everything You Want!
What a design! The centrally located living room curves to a bar, the kitchen, or the sun porch which is shared with the dining room. The kitchen features a cook island and out-of-the-way laundry room. Most spectacular though is the kitchen’s morning room with an elegant window to the porch front. The staircase overlooks the open foyer and living room. Bedroom #2, charmed by a dormer front window, shares a full bath with bedroom #3, and bedroom #4 gets a private bath.

Specifications

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Living Area</td>
<td>3,440 sq.ft.</td>
</tr>
<tr>
<td>Main Living Area</td>
<td>2,486 sq.ft.</td>
</tr>
<tr>
<td>Upper Living Area</td>
<td>954 sq.ft.</td>
</tr>
<tr>
<td>Garage area</td>
<td>576 sq.ft.</td>
</tr>
<tr>
<td>House Width</td>
<td>75'4</td>
</tr>
<tr>
<td>House Depth</td>
<td>62'4</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>4</td>
</tr>
<tr>
<td>Baths</td>
<td>3 1/2</td>
</tr>
<tr>
<td>Max Ridge Height</td>
<td>35'</td>
</tr>
<tr>
<td>Primary Roof Pitch</td>
<td>12/12</td>
</tr>
<tr>
<td>Porch</td>
<td>257 sq.ft.</td>
</tr>
<tr>
<td>Formal Dining Room</td>
<td>Yes</td>
</tr>
<tr>
<td>Fireplace</td>
<td>Yes</td>
</tr>
<tr>
<td>Main Ceiling Height</td>
<td>8'</td>
</tr>
<tr>
<td>Upper Ceiling Height</td>
<td>8'</td>
</tr>
<tr>
<td>Vaulted Ceiling</td>
<td>Yes</td>
</tr>
<tr>
<td>Foundation</td>
<td>B, C, S</td>
</tr>
<tr>
<td>Walls</td>
<td>2x4</td>
</tr>
<tr>
<td>Plan</td>
<td>10534</td>
</tr>
</tbody>
</table>
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 3/4” fingerjoint Colonial casing
- 3 3/4” 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

### The following materials and services are not supplied by 84 Lumber:
- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring

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