

Loyalhanna 1,518 – 1,530 sq. ft.



Loyalhanna Value Plan with bay window

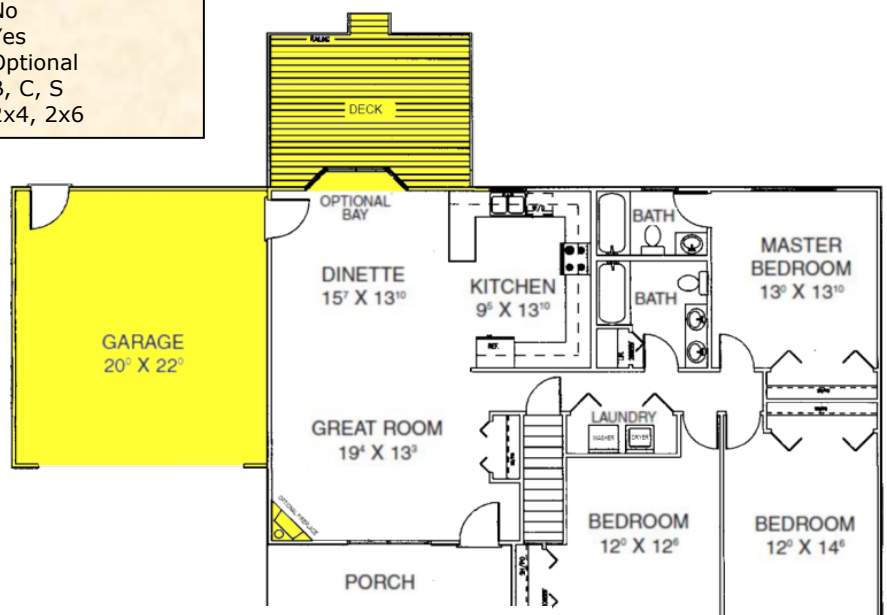
Specifications

| | | | |
|----------------------|-------------|----------------|------------|
| Living area: | 1,518 sq.ft | Garage area: | 440 sq.ft |
| Enhanced area: | 1,518 sq.ft | Porch area: | Yes |
| Bedrooms: | 3 | Deck area: | 192 sq.ft. |
| Baths: | 2 | Formal dining? | No |
| House width: | 48' | Great room? | Yes |
| House depth: | 34' | Fireplace? | Optional |
| Main ceiling height: | 8' | Foundation: | B, C, S |
| Primary roof pitch: | 6/12 | Walls: | 2x4, 2x6 |

Standard front porch

Enhancements

- Two car garage (20'x22')
- Rear deck with railing (16'x12')
- Corner fireplace
- Patio door
- Angle bay patio door



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

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