

ROSS RUN

Plan #84202

540 SQ.FT.

SPECIFICATIONS

- House width: 22'-6"
- House depth: 30'
- Stories: 1
- Bedrooms: 2
- Baths: 1
- Ridge height: 15'
- Roof pitch: 6/12
- Roof Framing: Rafters
- Porch: 108 sq. ft.
- Ceiling Height: 8'
- Foundation: Crawl, Slab
- Exterior walls: 2x4



Spend your evenings relaxing in front of the fireplace in the large Great Room, or use the ample covered porch for lounging and enjoying the view to your own piece of paradise. The second bedroom accommodates kids, guests, or could even double as a craft room or home office. This home would make a perfect guest-house or weekend escape.



Dimensions shown are approximate. Specifications subject to change without notice.

Your Tiny 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 (crawl version)
- Wall framing
- OSB wall sheathing
- Building wrap
- Rafter system, per plan
- Plywood or OSB roof sheathing
- Fiberglass roofing shingles
- Aluminum drip edge
- Roofing felt
- Roof ventilation
- Insulated windows
- Fiber-cement lap siding & trim
- Soffit & fascia
- Insulated exterior door
- Exterior lockset
- 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” wood casing
- 3 ¼” wood base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

Kitchen and Bath Packages

- Timberlake Portfolio Series Tahoe Linen Paint
- Laminated countertop
- Stainless steel sink
- Bathroom vanity with top
- Bath cabinet & mirror



Portfolio

The following materials and services are not supplied by 84 Lumber:

- Foundation
- Steel beams or columns
- Plumbing
- HVAC
- Electric
- Finish flooring
- Shower
- Mirrors
- Appliances
- Furniture
- Seismic, fire, and high-wind load engineering

(Optional Mini-split HVAC systems are available)

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