



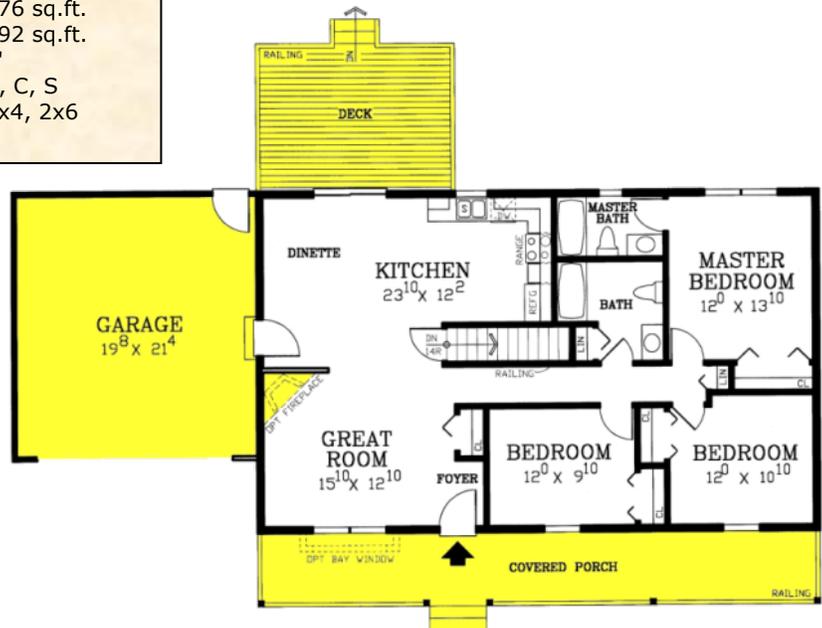
**Bluff City Value Plan with front porch**

### 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

- 1951 Boerne Maple Rye cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- 1951 Boerne Maple Rye vanities
- Cultured marble vanity tops
- Bath cabinet & mirror



**See below for virtual kitchen & bath renderings for this home.**

***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
- Tub/shower units

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



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