

# 84<sup>®</sup> LUMBER

## Home Packages

**YOUR NEXT HOME  
MAY BE IN THESE  
PAGES!**

- Ranches
- Split Level
- Vacation
- Narrow lot
- Starter homes
- Colonials
- Cape Cods
- Country Living
- Victorian

### *Affordable Collection*

576 sq.ft. – 2,576 sq.ft.



### *Oaks Collection*

1,456 sq.ft. – 4,963 sq.ft.



# About 84 Homes

Thanks for considering 84 Lumber for your new home purchase. We've been supplying home building materials since 1956, and we're ready to help with yours. To help you with budgeting your 84 Lumber associate has instant package pricing available on all these homes, and can quickly provide you with a written materials estimate. Of course you can tailor your materials package as needed to suit your tastes and budget.

84 Lumber will support you throughout your home building process with the commitment of our highly trained and motivated associates. From the store associate who prepares your estimate to the yard person who prepares your deliveries, rest assured that we focus on the needs of you and your builder. We prove this commitment every day:

- Personalized service
- Free estimating
- Accurate blueprint takeoffs
- Job-site visits
- Detailed invoicing
- Professional guaranteed delivery
- Technical support
- Special order service
- Quick resolution of problems



**This catalog combines two great home programs into one convenient guide:**

***The Affordable Collection*** includes designs that can be built for a low cost for both material and labor, while not sacrificing quality or compromising the floor plans. Each home is available with two basic versions:



**The Value Plan** offers the lowest cost version of your selected home package. It gives you the design you want at a price you can afford, while keeping you in control of your materials choices. No sub-standard products here. You can count on consistent high-quality lumber and building products throughout.



**The Enhanced Plan** adds your favorite amenities to suit your preferences. Choose any one option or choose them all. This allows you to create the perfect home for your situation. The enhancements (shown on the floor plans in yellow) vary by model but typically will include:

- Garage
- Deck
- Dormers
- Front porch
- Angle bay windows
- Family room
- Fireplace
- Box bay windows

***The Oaks Collection*** homes are specifically selected due to their elaborate architectural styling and well-designed floor plans. These gems put custom designs at your fingertips while keeping the convenience of package pricing. You'll find fancy rooflines and accoutrements worthy of the finest neighborhoods.



***On the cover...***

*Angela (featured) Page 29, Elkview Enhanced (top right) Page 2, Manhattan (bottom right) Page 36.*

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## Narrow Lot

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## Vacation

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Watertown	1,241 sq.ft.	3	2	14
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## Townhomes

<u>House</u>	<u>Area</u>	<u>B.R.</u>	<u>Baths</u>	<u>Page</u>
16' Townhouse	1,056 sq.ft.	2	1 ½	16
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## 1 ½ Story

<u>House</u>	<u>Area</u>	<u>B.R.</u>	<u>Baths</u>	<u>Page</u>
Manahawkin	1,589 sq.ft.	2	1 1/2	18
Auburn	1,784 sq.ft.	3	2 ½	19
Highland	1,894 sq.ft.	3	2 ½	20
Farmington	1,907 sq.ft.	3	2 ½	21
Cape May	1,915 sq.ft.	4	3	22
Livingstone	2,016 sq.ft.	4	3	23
Fremont	2,176 sq.ft.	3	2 ½	24
Carriage Hill	2,372 sq.ft.	3	2 ½	25
Andover	2,483 sq.ft.	3	2 ½	26
Alexandria	3,440 sq.ft.	4	3 ½	27

## 2 Story

<u>House</u>	<u>Area</u>	<u>B.R.</u>	<u>Baths</u>	<u>Page</u>
Mt. Airy	1,344 sq.ft.	3	2 ½	28
Angela	1,763 sq.ft.	3	2 ½	29
Bridgeville	1,900 sq.ft.	3	2 ½	30
Archmont	1,930 sq.ft.	3	2 ½	31
Sunnyvale	1,960 sq.ft.	4	2 ½	32
Washington	1,978 sq.ft.	3	2 ½	33
Dunkirk	1,992 sq.ft.	4	2 ½	34
Adrian	2,016 sq.ft.	4	2 ½	35
Manhattan	2,083 sq.ft.	3	2 ½	36
Ashton	2,143 sq.ft.	4	2 ½	37
Heritage	2,157 sq.ft.	3	2 ½	38
Hampton	2,242 sq.ft.	3	2 ½	39
Country Manor	2,281 sq.ft.	3	2 ½	40
Bayside	2,525 sq.ft.	3	2 ½	41
Woodlands	2,545 sq.ft.	4	3 ½	42
Westminster	2,576 sq.ft.	4	2 ½	43
Hightower	2,674 sq.ft.	3	2 ½	44
Bradford	2,710 sq.ft.	4	2 ½	45
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Manchester	2,851 sq.ft.	4	2 ½	47
Edmonton	4,963 sq.ft.	5	3 ½	48

Blueprint ordering information

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### What's included in your home package?

When you've settled on your perfect home package call us in 84 Homes and we'll take care of your print order. Also it's time to see your 84 Lumber associate for a written materials estimate for your dream home. Product and brand selection varies widely so you'll want to discuss specifics...

### In general 84 will supply the following products...

- Blueprints
- Treated sill plates
- Floor joists
- 3/4" plywood or OSB floor
- Wall studs
- OSB wall sheathing
- Engineered roof trusses (most Affordables)
- Rafters (most Oaks)
- OSB roof sheathing
- Roofing felt
- Fiberglass roofing shingles
- Gutters and downspouts
- Insulated windows
- Exterior trim
- Vinyl siding (most Affordables)
- Hardboard siding (most Oaks)
- Insulated exterior doors
- Colonist interior doors
- Fiberglass wall insulation
- Fiberglass ceiling insulation
- Drywall and finishing materials
- Interior trim
- Fasteners and adhesives
- Kitchen cabinets
- Countertops
- Vanities & vanity tops

### Here are some items not supplied by 84 Lumber...

- Foundation
- Steel beams or columns
- Brick
- Stone
- Stucco
- Plumbing
- HVAC
- Electric
- Finish flooring

# Ranch

**Elkview** 576 sq.ft

**84** Affordable Collection



Elkview Enhanced Plan



### Specifications

Living area:	576 sq.ft.	Garage area:	288 sq.ft.
Bedrooms:	2	Porch area:	40 sq.ft.
Baths:	1	Deck area:	80 sq.ft.
House width:	24'	Main ceiling height:	8'
House depth:	24'	Foundation:	C, S
Primary roof pitch:	4/12	Walls:	2x4, 2x6

### Enhancements

Great for:

- > Starter home
- > Hunting cabin
- > Vacation cottage

- One car garage (12'x24')
- Front porch (10'x4')
- Rear deck (10'x8')
- Corner fireplace
- Patio door



**Westhaven** 982 sq. ft.

**84** Affordable Collection



Westhaven Enhanced Plan



### Specifications

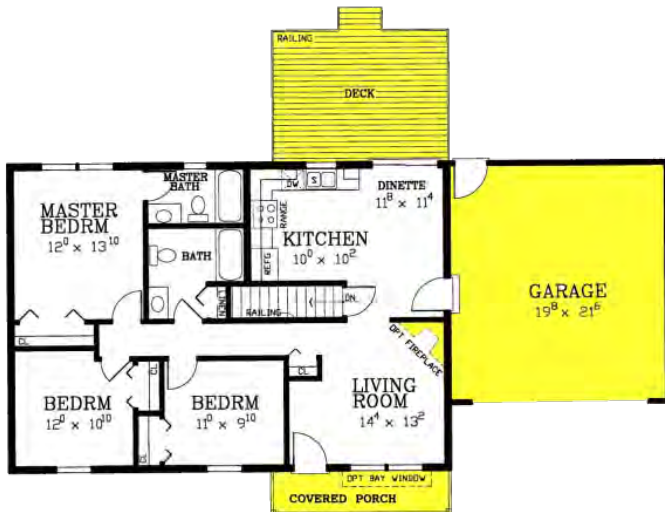
Living area:	982 sq.ft.	Garage area:	440 sq.ft.
Bedrooms:	3	Porch area:	40 sq.ft.
Baths:	1	Deck area:	192 sq.ft.
House width:	40'	Main ceiling height:	8'
House depth:	24'	Foundation:	B, C, S
Primary roof pitch:	6/12	Walls:	2x4, 2x6

### Enhancements

- Two car garage (20'x22')
- Rear deck with railing (16'x12')
- Patio door

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



**84** Affordable Collection

**St. Albans** 1,120 - 1,132 sq.ft.



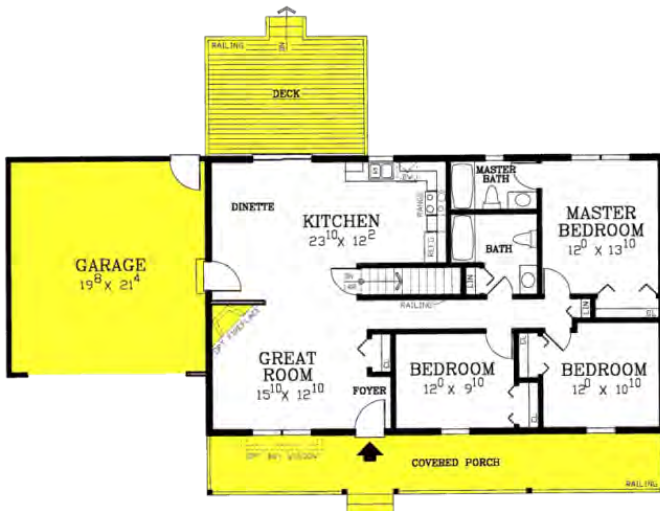
St. Albans Value Plan with front porch

**Specifications**

Living area:	1,120	Garage area:	440 sq.ft.
Enhanced area:	1,132 sq.ft.	Porch area:	72 or 20 sq.ft.
Bedrooms:	3	Deck area:	192 sq.ft.
Baths:	2	Main ceiling height:	8'
House width:	40'	Foundation:	B, C, S
House depth:	28'	Walls:	2x4, 2x6
Primary roof pitch:	6/12		

**Enhancements**

- Two car garage (20'x22')
- Front porch (18'x4' or 5'x4')
- Rear deck (16'x12')
- Box bay window



**84** Affordable Collection

**Bluff City** 1,288 – 1,300 sq. ft.



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.

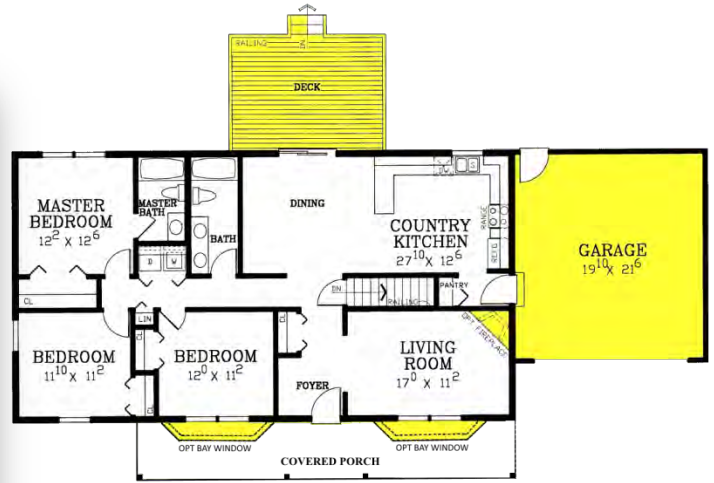
To order plans call 1-800-359-8484

# Ranch

## Hickory 1,456 – 1,492 sq.ft



Hickory Value Plan



### Enhancements

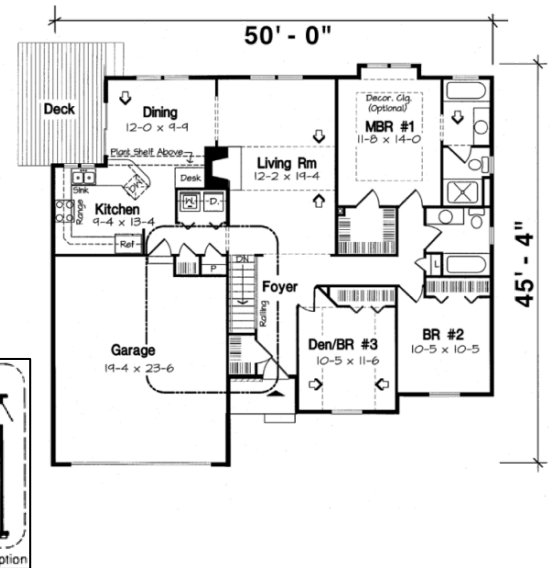
- Two car garage (20'x22')
- Rear deck with railing (16'x12')
- Angle bays in living room & bedroom
- Corner fireplace

➤ **Standard front porch**

### Specifications

Living area:	1,456 sq.ft.	Garage area:	440 sq.ft.
Enhanced area:	1,492 sq.ft.	Porch area:	72 sq.ft.
Bedrooms:	3	Deck area:	192 sq.ft.
Baths:	2	Main ceiling height:	8'
House width:	52'	Foundation:	B, C, S
House depth:	28'	Walls:	2x4, 2x6
Primary roof pitch:	6/12		

## Oxford 1,456 sq. ft.



### One Perfect Level

This big-hearted home delivers all the necessities, plus some! The entry foyer leads to a big, bright living room with fireplace. The kitchen is loaded with wholesome ingredients: lunch counter, recipe desk, shelving, storage, laundry and open access to the dining room. Sleeping quarters are nestled on the opposite side of the home. The master suite with walk-in closet and wonderful windowing has a private bath with a tub tucked beneath a window.

### Specifications

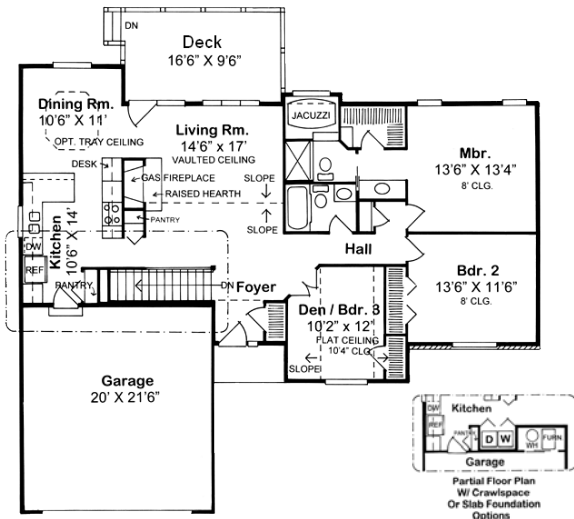
Total Living Area:	1,456 sq.ft.	Garage area:	456 sq.ft.
Garage bays:	2	House width:	50'
House depth:	45'5"	Bedrooms:	3
Full baths:	2	Primary Roof Pitch:	6/12
Porch:	32 sq.ft.	Deck:	140 sq.ft.
Main Ceiling Height:	8'	Vaulted Ceiling:	Yes
Foundation:	B, C, S	Walls:	2x6
		Plan#:	20164

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

**84** Oaks Collection

**Savannah** 1,492 sq.ft.



### Specifications

Main Living Area:	1,492 sq.ft.	Porch:	30 sq.ft.
Garage area:	462 sq.ft.	Deck:	172 sq.ft.
House Width:	56'	Formal Dining Room:	Yes
House Depth:	48'	Fireplace:	Yes
Bedrooms:	3	Main Ceiling Height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	19'	Walls:	2x6
Primary Roof Pitch:	8/12	Plan#:	34150

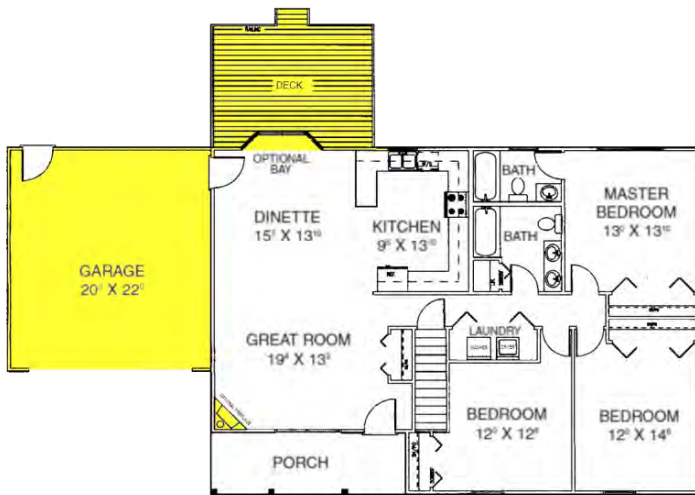
### Graceful Shapes

The peaked roofs, special windowing and covered entry give this home its well-bred appeal. Entrepreneurs and work-at-home professionals appreciate the dramatic Palladian window in the home office, and the living room is casual with fireplace and sloped ceiling. The dining area takes on a formal facade with octagonal ceiling treatment. Outfitted with breakfast counter, compact cabinetry and cook space, the kitchen sees plenty of action.



**84** Affordable Collection

**Loyalhanna** 1,518 – 1,530 sq. ft.



➤ **Standard front porch**

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

### 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.

To order plans call 1-800-359-8484

# Ranch

## Wellsburg 1,533 – 1,559 sq.ft.

**84** Affordable Collection



Wellsburg Value Plan

### Enhancements

- Rear deck with railing (16'x12')
- Fireplace
- **Standard 2 Car garage**
- **Large laundry room**

### Specifications

Living area:	1,533 sq.ft.	Garage area:	528 sq.ft.
Enhanced area:	1,559 sq.ft.	Porch area:	24 sq.ft.
Bedrooms:	3	Deck area:	192 sq.ft.
Baths:	2	Main ceiling height:	8'
House width:	50'	Foundation:	B, C, S
House depth:	54'	Walls:	2x4, 2x6
Primary roof pitch:	6/12		



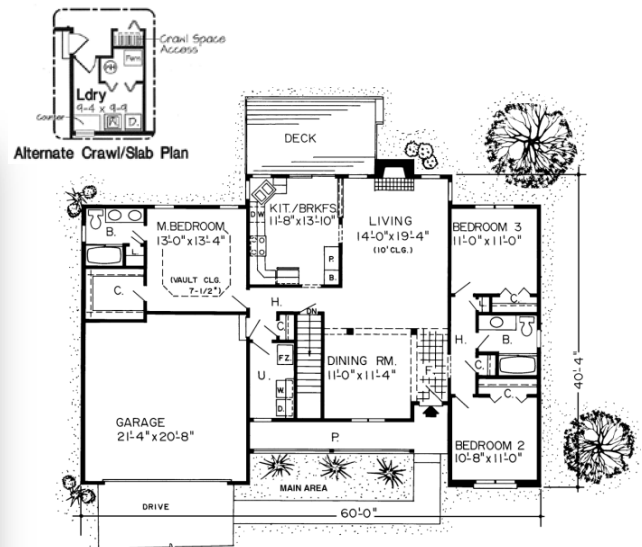
## Cottagewood 1,575 sq. ft.

**84** Oaks Collection



### One Level Living with a Twist

Here's an inviting home with a distinctive difference. Active living areas are wide-open and centrally located. From the foyer, you'll enjoy a full view of the spacious dining, living, and kitchen areas in one sweeping glance. You can even see the deck adjoining the breakfast room. The difference in this house lies in the layout of the bedrooms. Each is a private retreat, away from active areas. The master suite at the rear of the house features a full bath with double sinks. Two additional bedrooms, off in their own wing, share a full bath.



### Specifications

Total Living Area:	1,575 sq.ft.	Primary Roof Pitch:	6/12
Main Living Area:	1,575	Porch:	114 sq.ft.
Garage area:	475 sq.ft.	Deck:	172 sq.ft.
House Width:	60'	Formal Dining Room:	Yes
House Depth:	42'10"	Fireplace:	Yes
Bedrooms:	3	Main Ceiling Height:	8'-10'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	19'6"	Walls:	2x6
		Plan:	20083

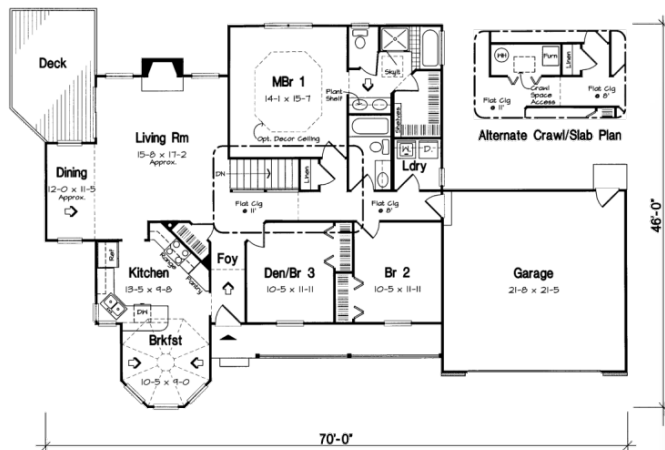
Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



## Albany 1,583 sq.ft

84 Oaks Collection



### Specifications

Total Living Area:	1,583 sq.ft.	Porch:	111 sq.ft.
Garage area:	484 sq.ft.	Deck:	153 sq.ft.
House Width:	70'	Fireplace:	Yes
House Depth:	46'	1st Floor Master:	Yes
Bedrooms:	3	Main Ceiling Height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	20'	Walls:	2x6
Primary Roof Pitch:	6/12	Plan:	34043

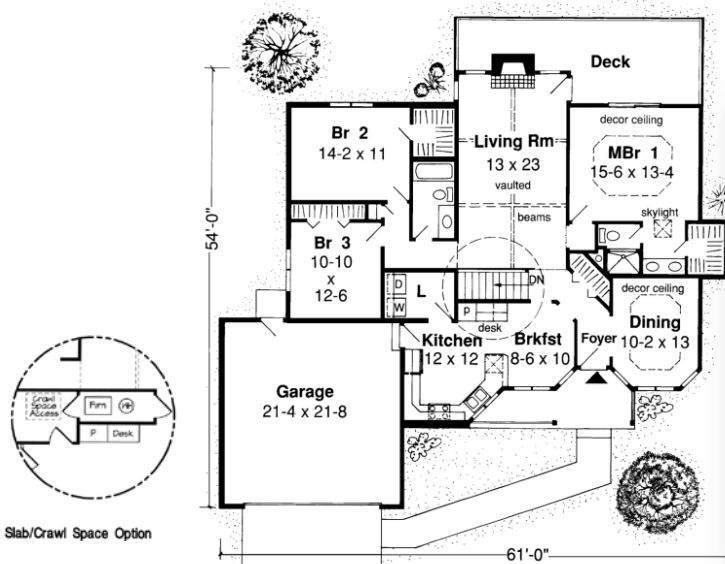
### Everyday Pleasures...

...in your own gazebo-style breakfast room bright with windows and within reach of the kitchen with far-reaching lunch counter. The dining room, on the opposite side of the kitchen, features a large window and sliders to the exterior deck. The flow is optimally smooth as the living room with fireplace is wide open. Bedrooms #2 and #3 have bird's-eye-view of the front porch. A full bath with laundry facilities is theirs to share.



## Clarissa 1,686 sq. ft.

84 Oaks Collection



### Specifications

Total Living Area:	1,686 sq.ft.	Porch:	96 sq ft
Garage area:	484 sq.ft.	Deck:	309 sq ft
House Width:	61'	Formal Dining:	Yes
House Depth:	54'	Fireplace:	Yes
Bedrooms:	3	Main Ceiling Height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	23'	Walls:	2x6
Primary Roof Pitch:	8/12	Plan:	34029

### Rising Status

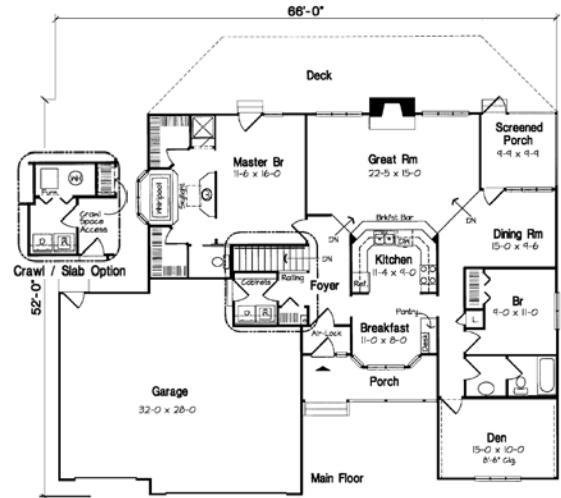
This is a highly sophisticated 1,686 sq. ft. layout. Features include a covered front porch, stylish foyer, and impressive ceiling treatments throughout. The showcase kitchen brims with natural light. More pluses include planning desk, breakfast area, and handy laundry area. A beam and vaulted living room adds dizzying dimension. Family can gather at the fireplace or outdoors on the back deck. The main-floor master bedroom is charmed by a special ceiling, deck entry, and walk-in closet and sky-lit master bath.

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# Ranch

## Hartwood 1,738 sq.ft



### Your Own Ranch

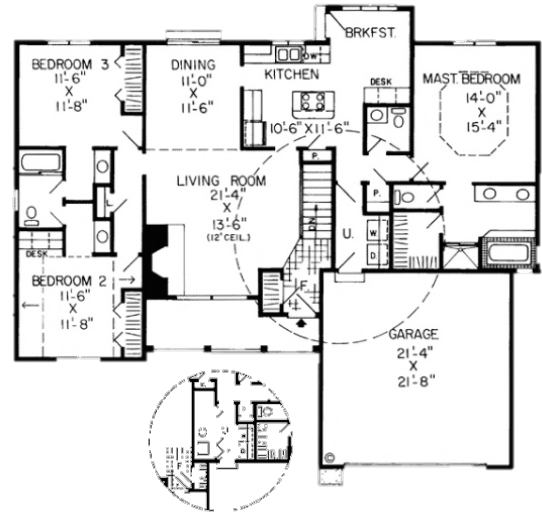
This home delivers a three-car garage with spacious work area, comfy front and back porches and a big welcoming entry foyer. The kitchen spreads casually to a breakfast nook and beyond to formal dining. The sunken great room has WOW appeal, a fireplace, plus entry to the screened porch. The master suite owns two enormous walk-ins and sky-lit bathroom.

### Specifications

Total Living Area:	1,738	Porch:	202 sq.ft.
Garage area:	896 sq.ft.	Deck:	430 sq.ft.
House width:	66'	Formal Dining?:	Yes
House depth:	52'	Fireplace:	Yes
Bedrooms:	3	Main ceiling height:	8'
Full Baths:	2	Foundation:	B, C, S
Max Ridge Height:	24' 6"	Walls:	2x6
Primary Roof Pitch:	8/12	Plan#:	10839



## Havenwood 1,831 sq. ft.



### Private Master Suite with amenities

This modernized ranch design has all the features today's home buyers are demanding. Notice the tiled foyer leading to the fireplace in the living room that shares a wide open space with the formal dining room. The bright kitchen has a cook-top island, two pantries, a built-in desk and a breakfast nook for family meals. The master suite is behind the garage for protection from street noises and has a five-piece compartmented bath and a large walk-in closet.

### Specifications

Total Living Area:	1,831	Primary Roof Pitch:	8/12
Garage area:	441 sq.ft.	Porch:	121 sq.ft.
Garage Bays:	2	Formal Dining Room:	Yes
House Width:	60'0	Fireplace:	Yes
House Depth:	52'0	Main Ceiling Height:	8'
Bedrooms:	3	Vaulted Ceiling:	Yes
Baths:	2 1/2	Foundation:	B, C, S
Max Ridge Height:	22'	Walls:	2x6
		Plan:	34031

Photos or renderings will vary from actual plan.

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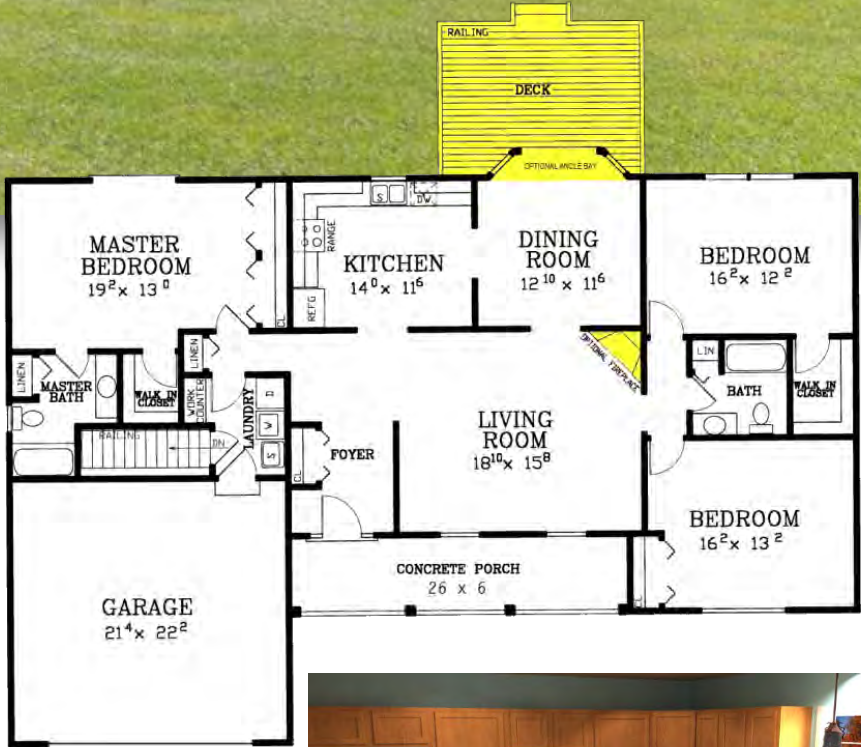
Northport 1,858 – 1,876 sq.ft.



Northport Enhanced Plan

**Enhancements**

- Rear deck with railing (16'x12')
- Corner fireplace
- Dormers
- Angle bay windows
- **Standard front porch**
- **Standard 2 Car garage**



Large L-Shaped kitchen

**Specifications**

Living area:	1,858 sq.ft
Enhanced area:	1,876 sq.ft
Bedrooms:	3
Baths:	2
House width:	66'
House depth:	44'
Primary roof pitch:	6/12
Garage area:	440 sq.ft
Porch area:	156 sq.ft.
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# Narrow Lots

**Lexington** 1,405– 1,433 sq.ft.

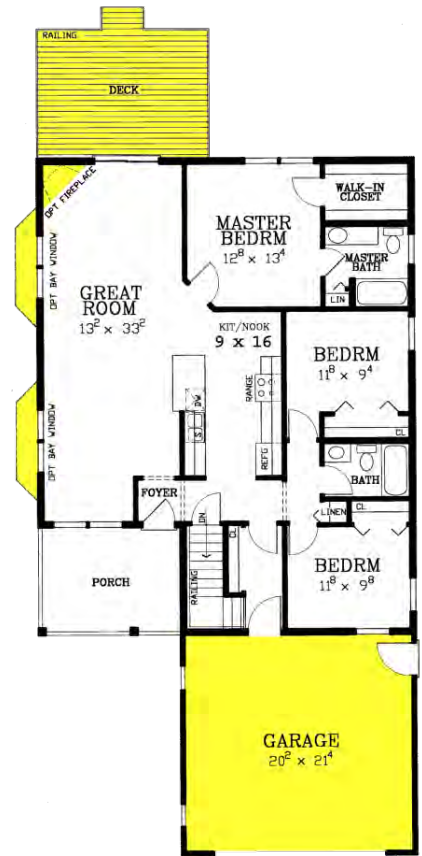


**Lexington Enhanced Plan**

### Enhancements

- Two car garage (20'x22')
- Rear deck with railing (16'x12')
- Angle bay windows
- Corner fireplace
- **Standard front porch**
- **Immense Great Room**

Specifications	
Living area:	1,405 sq.ft
Enhanced area:	1,433 sq.ft.
Bedrooms:	3
Baths:	2
House width:	35'
House depth:	44'
Primary roof pitch:	6/12
Garage area:	440 sq.ft
Porch area:	104 sq.ft.
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6



**Winchester** 1,620– 1,648 sq.ft.



**Winchester Enhanced Plan**

### Enhancements

- Two car garage (20'x22')
- Rear deck with railing (13'6" x 10')
- Angle bay windows in great room
- Corner fireplace
- **Standard front porch**
- **Immense Great Room**

Specifications	
Living area:	1,620 sq.ft
Enhanced area:	1,648 sq.ft
Bedrooms:	4
Baths:	2
House width:	35'
House depth:	54'
Primary roof pitch:	6/12
Garage area:	440 sq.ft
Porch area:	65 sq.ft.
Deck area:	124 sq.ft.
Formal dining?	No
Great room?	Yes
Fireplace?	Optional
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

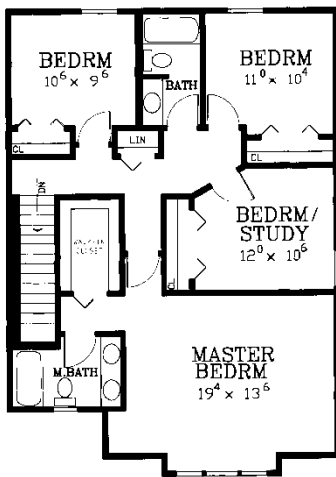
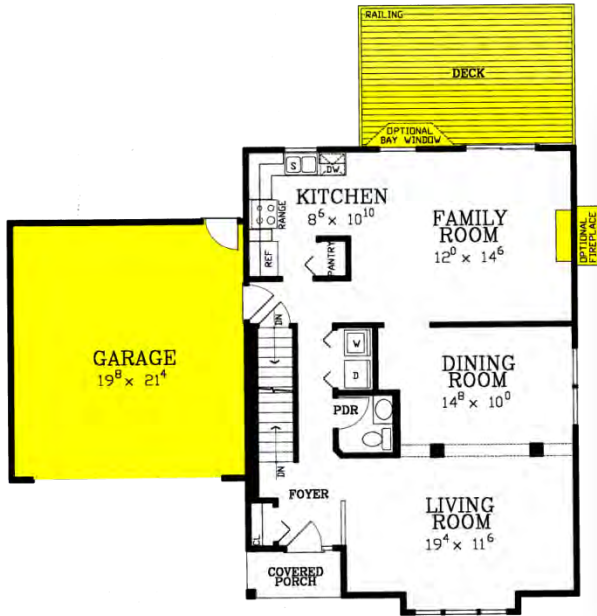


Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

**84** Affordable Collection

**Louisville** 2,094 – 2,110 sq.ft.



**Specifications**

Living area:	2,094 sq.ft.
Enhanced area:	2,110 sq.ft.
First floor area:	1,047 sq.ft.
2nd Floor area:	1,047 sq.ft.
Bedrooms:	4
Baths:	2 1/2
House width:	28'
House depth:	38'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	Yes
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

**Enhancements**

- Two car garage (20'x22')
- Front or rear integral garage
- Rear deck with railing (13'6" x 10')
- Angle bay window
- Fireplace



Louisville Enhanced Rear Integral Garage



Louisville Enhanced Front Integral Garage



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# Split & Bi-Level

**Wexford II** 1,027 – 1,381 sq.ft.



## Enhancements

- Finished lower level
- Rear deck with railing (16'x12')
- Fireplace



## Specifications

Living area:	1,027 sq.ft	Primary roof pitch:	6/12
Enhanced area:	1,381 sq.ft	Garage area:	483 sq.ft.
First floor area:	1,040 sq.ft.	Porch area:	24 sq.ft.
Lower level area:	354 sq.ft.	Deck area:	192 sq.ft.
Bedrooms:	3	Main ceiling height:	8'
Baths:	2	Foundation:	Standard
House width:	40'	Walls:	2x4, 2x6
House depth:	26'		

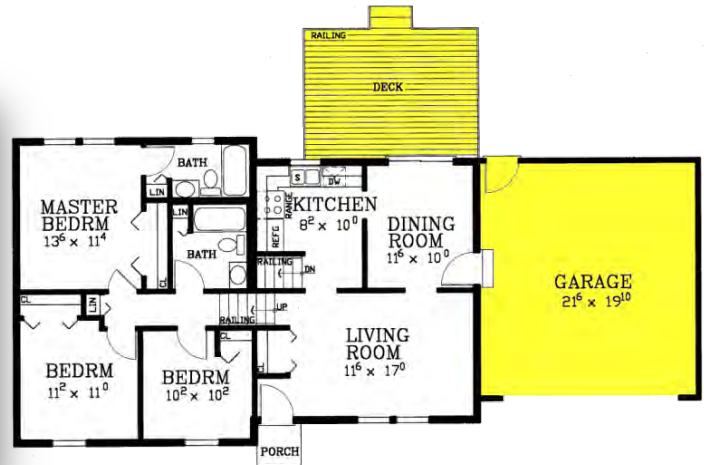


**Newbury II** 1,632 sq.ft



## Enhancements

- Two car garage (20'x22')
- Rear deck with railing (16'x12')
- Fireplace



## Specifications

Living area:	1,632 sq.ft
Enhanced area:	1,632 sq.ft.
Bedrooms:	4
Baths:	2 1/2
House width:	42' 4"
House depth:	28'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	24 sq.ft.
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C
Walls:	2x4, 2x6



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



**Huntington 2,387 sq.ft.**

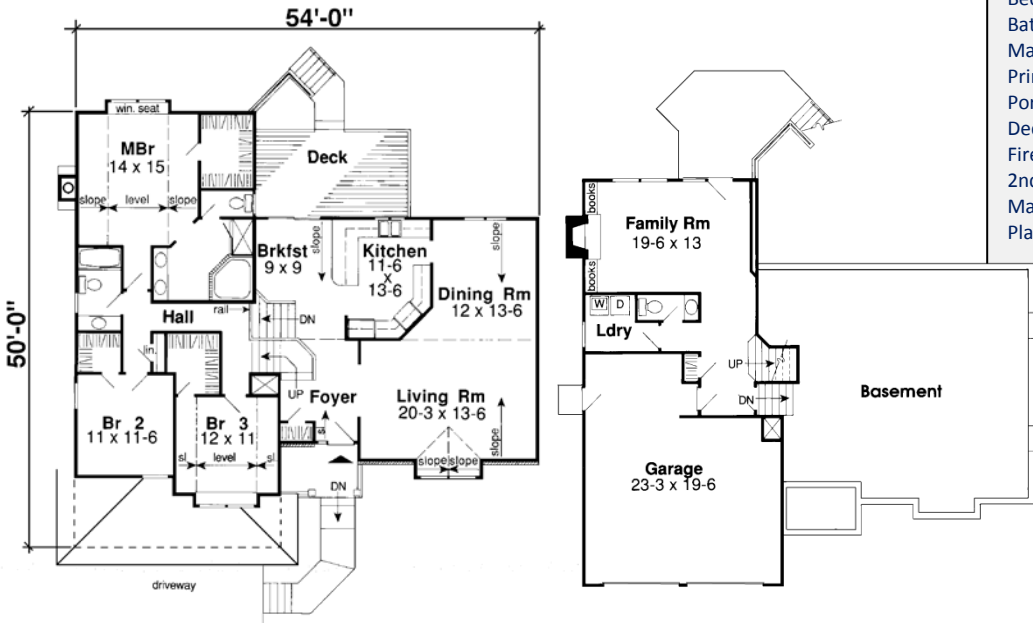


**Zoned for Harmony**

A vaulted ceiling covers the entire living area, under which an efficient kitchen is separated from the breakfast room by a peninsula counter. To the right, the formal living and dining rooms flow into each other. A more informal living room sits on the walk-out lower level. All of the bedrooms have walk-in closets, while the master suite also features a window seat.

**Specifications**

Total Living Area:	2,387 sq.ft.
Main Living Area:	1,861 sq.ft.
Lower Living Area:	526 sq.ft.
Garage area:	574 sq.ft.
Garage Bays:	2
House Width:	54'
House Depth:	50'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	26'
Primary Roof Pitch:	7/12
Porch:	54 sq.ft.
Deck:	181 sq.ft.
Fireplace:	Yes
2nd Floor Laundry:	Yes
Main Ceiling Height:	8'
Plan:	20209



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

## Watertown 1,241 sq.ft.



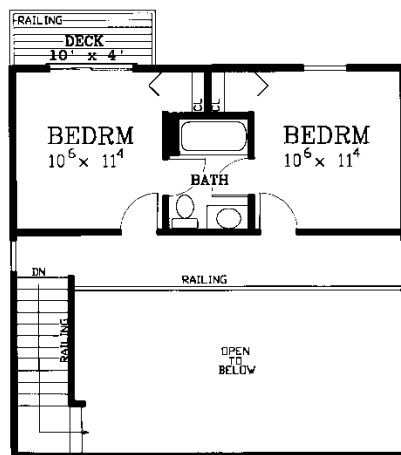
Watertown Enhanced Plan



- Standard front deck
- Standard rear balcony

### Enhancements

- Fireplace



### Specifications

Living area:	1,241 sq.ft.
Enhanced area:	1,241 sq.ft.
First floor area:	784 sq.ft.
Upper level area:	457 sq.ft.
Bedrooms:	3
Baths:	2
House width:	28'
House depth:	28'
Primary roof pitch:	8/12
Garage area:	n/a
Front deck area:	200 sq.ft.
Rear deck area:	40 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



**84** Affordable Collection

## Pocomoke City 1,245 sq.ft.



Pocomoke City Enhanced Plan

### Specifications

Living area:	1,245 sq.ft.	Primary roof pitch:	10/12
First floor area:	960 sq.ft.	Deck area:	560 sq.ft.
Upper level area:	285 sq.ft.	Formal dining?	No
Bedrooms:	3	Great room?	Yes
Baths:	1 1/2	Fireplace?	Optional
House width w/deck:	38'	Main ceiling height:	8'
Actual house width:	30'	Foundation:	B, C, S
House depth w/deck:	40'	Walls:	2x4, 2x6
Actual house depth:	32'		

### Enhancements

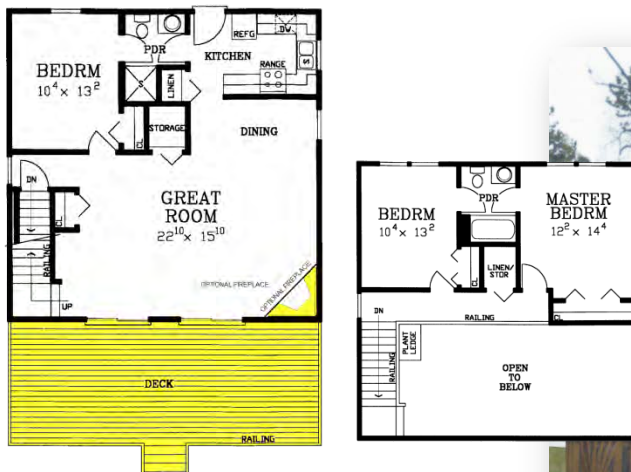
- Walk-through angle bay
- Fireplace

- Standard wrap-around deck
- Standard rear balcony



**84** Affordable Collection

## Lakewood 1,412 sq.ft.



Lakewood Enhanced Plan

### Specifications

Living area:	1,412 sq.ft.	Front deck area:	480 sq.ft.
First floor area:	900 sq.ft.	Formal dining?	No
Upper level area:	512 sq.ft.	Great room?	Yes
Bedrooms:	3	Fireplace?	Optional
Baths:	1 1/2	Main ceiling height:	8'
House width:	30'	Foundation:	B, C, S
House depth:	30'	Walls:	2x4, 2x6
Primary roof pitch:	10/12		
Garage area:	n/a		

### Enhancements

- Front deck with railing (30'x12')
- Sliding glass doors
- Fireplace

Photos or renderings will vary from actual plan.

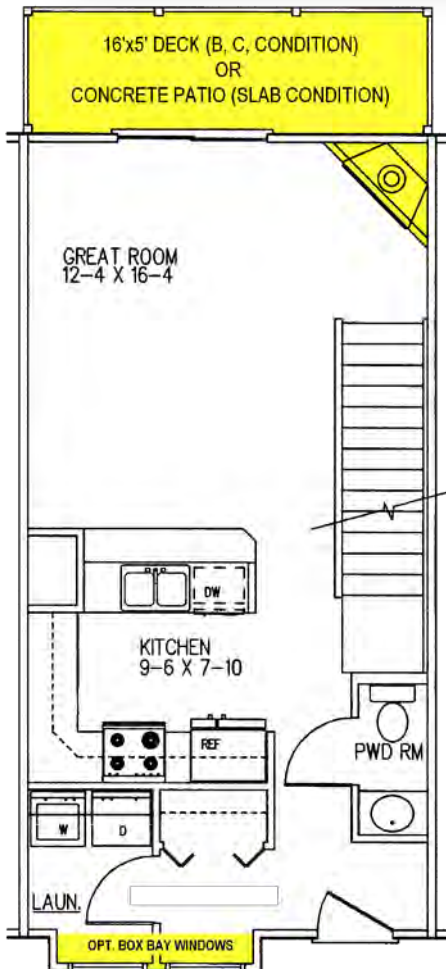
To order plans call 1-800-359-8484

# Multi-family

16' Townhome 1,056 sq.ft.

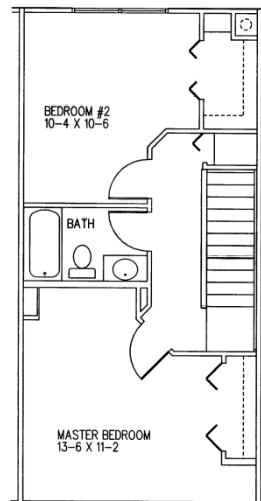


16' & 20' Townhomes



### Enhancements

- Rear deck with railing (16'x5')
- Turned gables
- Box bay windows
- Fireplace
- Front or rear integral garage (option available with full basement only)



### Specifications

Living area:	1,056 sq.ft.
First floor area:	512 sq.ft.
Upper level area:	544 sq.ft.
Bedrooms:	2
Baths:	1 1/2
House width:	16'
House depth (1 <sup>st</sup> ):	32'
House depth (2 <sup>nd</sup> ):	34'
Primary roof pitch:	6/12
Garage area:	280 sq.ft.
Rear deck area:	80 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



## 20' Townhome 1,444 sq.ft.



20' Townhomes, highly modified

### Enhancements

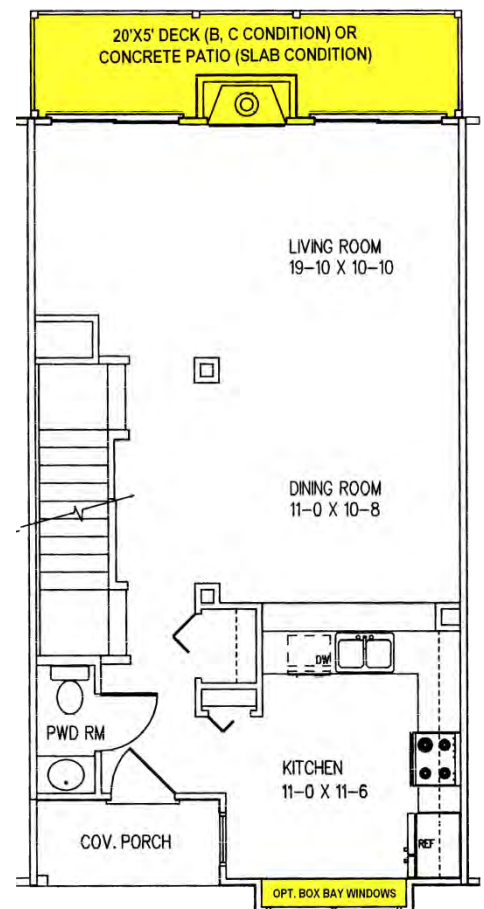
- Rear deck with railing (20'x5')
- Turned gables
- Box bay windows
- Fireplace
- Front or rear integral garage (option available only with full basement)



20' Townhome (Front garage)

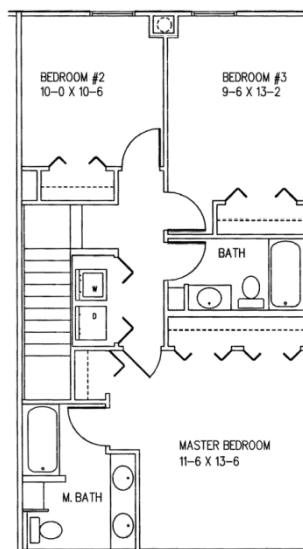


20' Townhome (Rear view)



### Specifications

Living area:	1,444 sq.ft.
First floor area:	684 sq.ft.
Upper level area:	760 sq.ft.
Bedrooms:	3
Baths:	2 1/2
House width:	20'
House depth (1 <sup>st</sup> ):	36'
House depth (2 <sup>nd</sup> ):	38'
Primary roof pitch:	6/12
Garage area:	280 sq.ft.
Rear deck area:	100 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 1 1/2 Story

**Manahawkin** 1,589 – 1,625 sq.ft

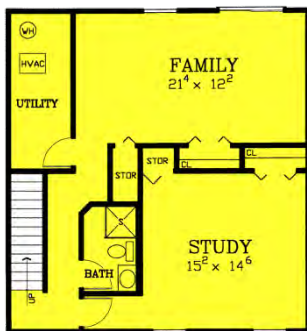
**84** Affordable Collection



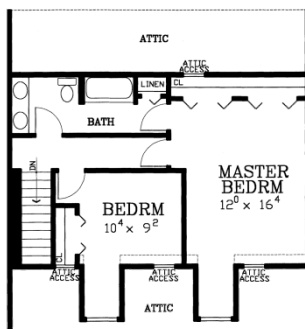
Manahawkin Enhanced Plan

### Enhancements

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



Finished basement



Upper level



### 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 1/2	Foundation:	B, C, S
House width:	30'	Walls:	2x4, 2x6
House depth:	32'		



Manahawkin Enhanced Rear

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



### Good Living for Smaller Lots

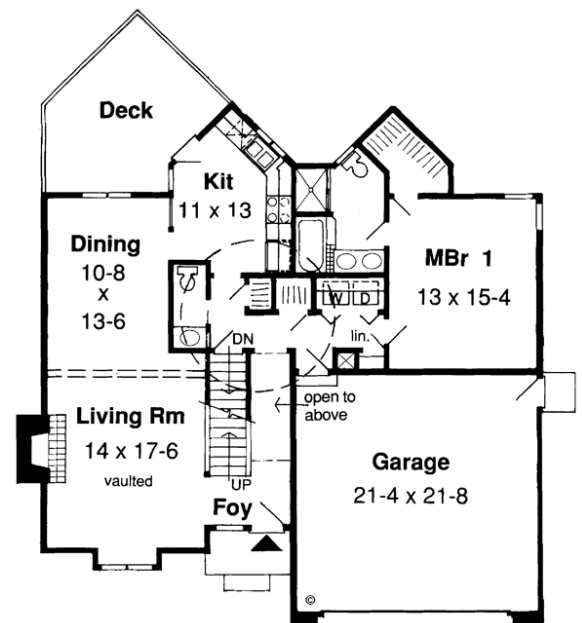
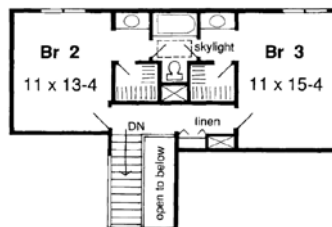
A contemporary look both front and back makes this home stand out in any neighborhood. Beside the two-story foyer, you'll find a living room with its own fireplace and tall bump-out window, while the dining room lies in the rear. An angular kitchen easily accesses the dining room and includes sliding doors to the deck, making dining outdoors a possibility. The laundry niche leads into a first-floor master suite. On the second floor, twin bedrooms share a skylit full bath

#### Specifications

Total Living Area:	1,784 sq.ft.
Main Living Area:	1,187 sq.ft.
Upper Living Area:	597 sq.ft.
Garage area:	484
House Width:	46'0
House Depth:	46'4
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	24'0
Primary Roof Pitch:	6/12
Porch:	35 sq.ft.
Deck:	166 sq.ft.
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34800



Slab/Crawlspace Option



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

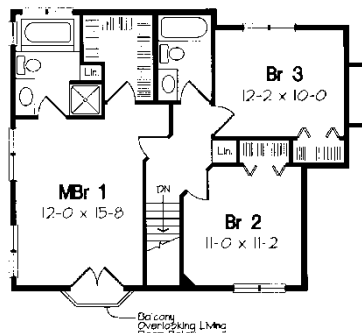
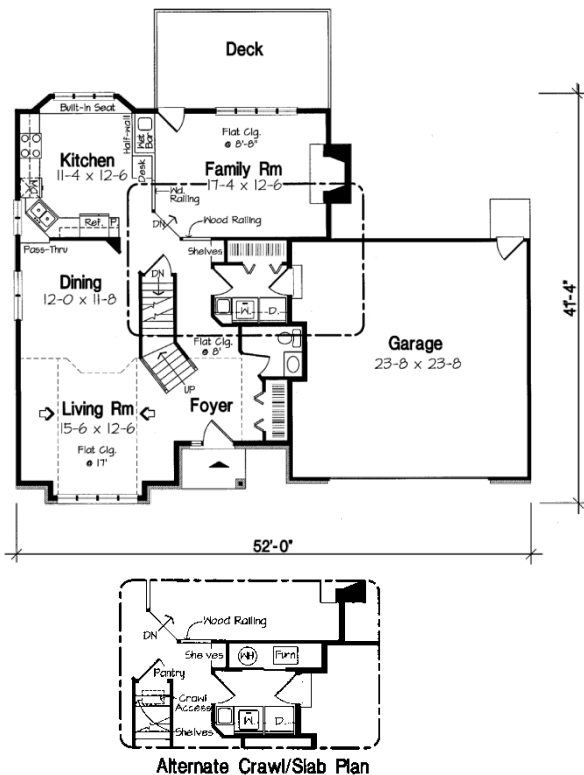
# 1 1/2 Story

Highland 1,894 sq.ft.



## Stately Presence

A slope ceiling accentuates the two-story window in the living room. The kitchen has a pass-through to the dining room and views the sunken family room beyond a built-in desk, wet bar, and fireplace. The master bedroom offers a balcony that overlooks the living room.



## Specifications

Total Living Area:	1,894 sq.ft.
Main Living Area:	1,108 sq.ft.
Upper Living Area:	786 sq.ft.
Garage area:	575 sq.ft.
House Width:	52'
House Depth:	41'4"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	26'
Primary Roof Pitch:	6/12
Porch:	25 sq.ft.
Deck:	178 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20367

Photos or renderings will vary from actual plan.

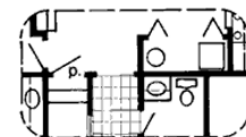
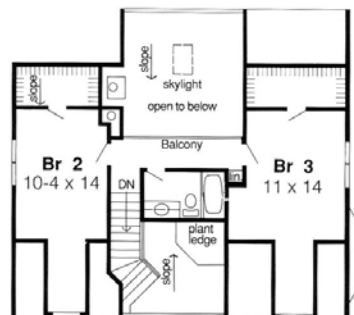
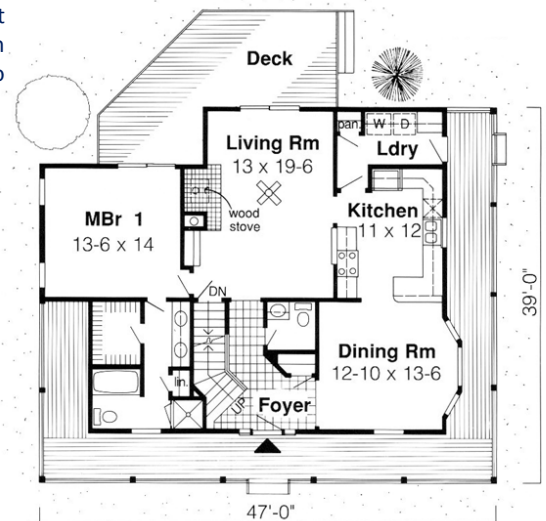


### Farmhouse Flavor

The charm of an old-fashioned farmhouse combines with sizzling contemporary excitement in this three-bedroom home. Classic touches abound, from the clapboard exterior with its inviting, wraparound porch, to the wood stove that warms the entire house. Inside, the two-story foyer, crowned by a plant ledge high overhead, affords a view of the soaring, sky-lit living room and rear deck beyond sliding glass doors. Entertain in the formal dining room with bay window, just steps away from the kitchen. Upstairs, you'll find a full bath and two more bedrooms, each with a walk-in closet and cozy gable sitting nook.

#### Specifications

Total Living Area:	1,907 sq.ft.
Main Living Area:	1,269 sq.ft.
Upper Living Area:	638 sq.ft.
House Width:	47'
House Depth:	39'
Number of Stories:	2
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	24'
Primary Roof Pitch:	10/12
Porch:	461 sq.ft.
Deck:	250 sq.ft.
Formal Dining Room:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	10785



Slab/Crawl Space Option

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 1 1/2 Story

**Cape May** 1,915 – 2,079 sq.ft.

**84** Affordable Collection



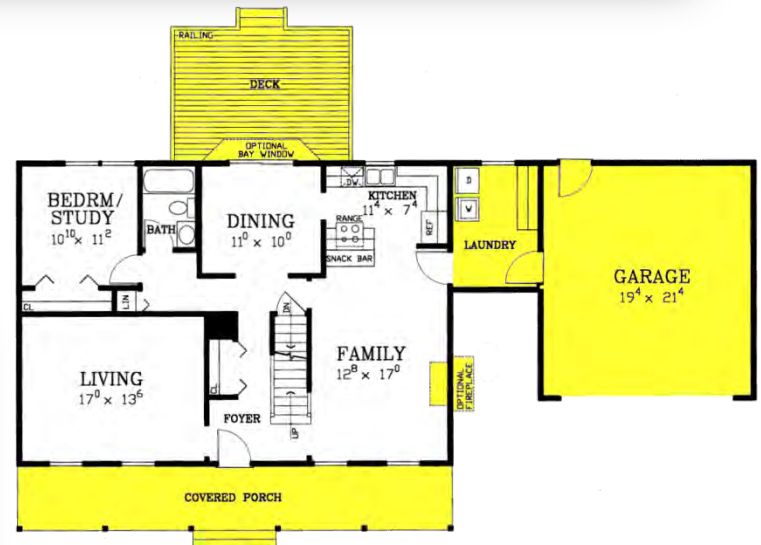
Cape May Enhanced Plan

### Enhancements

- Two car attached garage (20'x22') with laundry room (8'x12')
- Rear deck with railing (16'x12')
- Angle bay window in dining room
- Full porch with railing (40'x6')
- Dormers (25 sq.ft. each)
- Fireplace



Cape May Enhanced Rear



### Specifications

Living area:	1,915 sq.ft	Primary roof pitch:	10/12
Enhanced area:	2,079 sq.ft	Garage area:	440 sq. ft.
First floor area:	1,120 sq.ft.	Porch area:	240 sq.ft.
Upper level area:	795 sq.ft.	Deck area:	192 sq.ft.
Bedrooms:	4	Main ceiling height:	8'
Baths:	3	Foundation:	B, C, S
House width:	40'	Walls:	2x4, 2x6
House depth:	28'		

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



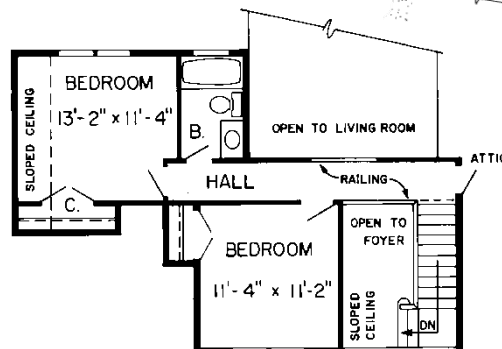
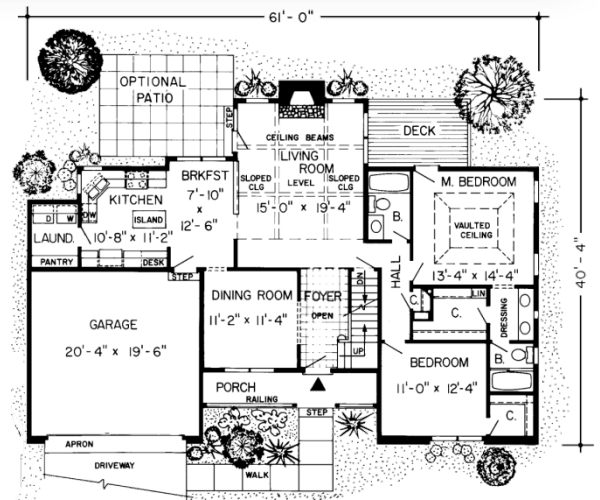


### Comfortable Family Living

Sloping ceilings and open spaces characterize this four-bedroom home. The dining room off the foyer adjoins the breakfast room and the efficient kitchen. The beamed living room is crowned by a balcony overlook that links the upstairs bedrooms. The vaulted first-floor master suite features a private deck, walk-in closet, and full bath with a double vanity.

#### Specifications

Total Living Area:	2,016 sq.ft.
Main Living Area:	1,496 sq.ft.
Upper Living Area:	520 sq.ft.
Garage area:	424 sq.ft.
House Width:	61'0
House Depth:	40'4
Bedrooms:	4
Baths:	3
Max Ridge Height:	25'0
Primary Roof Pitch:	12/12
Porch:	84 sq.ft.
Deck:	95 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	9'
Foundation:	B, C, S
Walls:	2x6
Plan:	34049



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

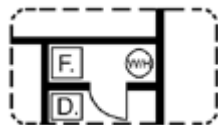
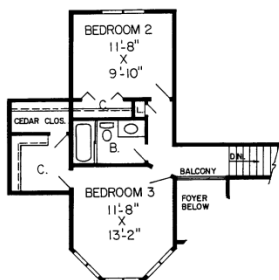
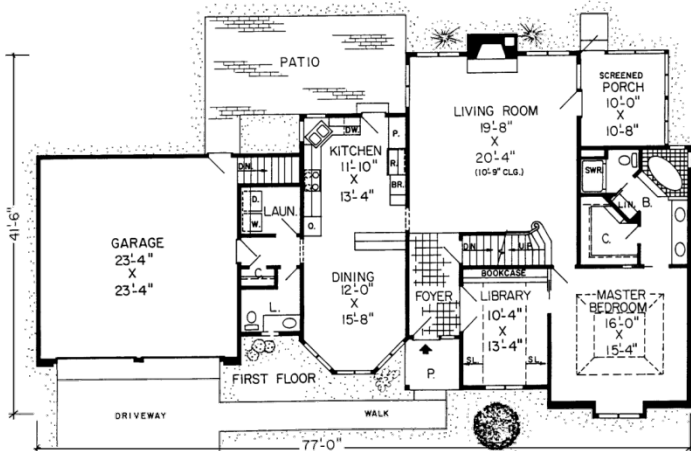
# 1 1/2 Story

Fremont 2,176 sq.ft.



## Tudor with a Twist

Quaint, complex pitched rooflines and long, light-filled windows make this a very proper Tudor-style home befitting today's lifestyles. The living room is central to the layout, inviting folks to gather at the fireplace, hang out on the screened porch, join the hustle bustle in the kitchen, or take meals to the outdoor patio. The master suite with special ceiling and dreamy full bath enjoys main-floor access to the library and a front yard view.



### Specifications

Total Living Area:	2,176 sq.ft.
Main Living Area:	1,671 sq.ft.
Upper Living Area:	505 sq.ft.
Garage area:	604 sq.ft.
House Width:	77'
House Depth:	41'6
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	28'
Primary Roof Pitch:	8/12
Porch:	114 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x4
Plan:	10555

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

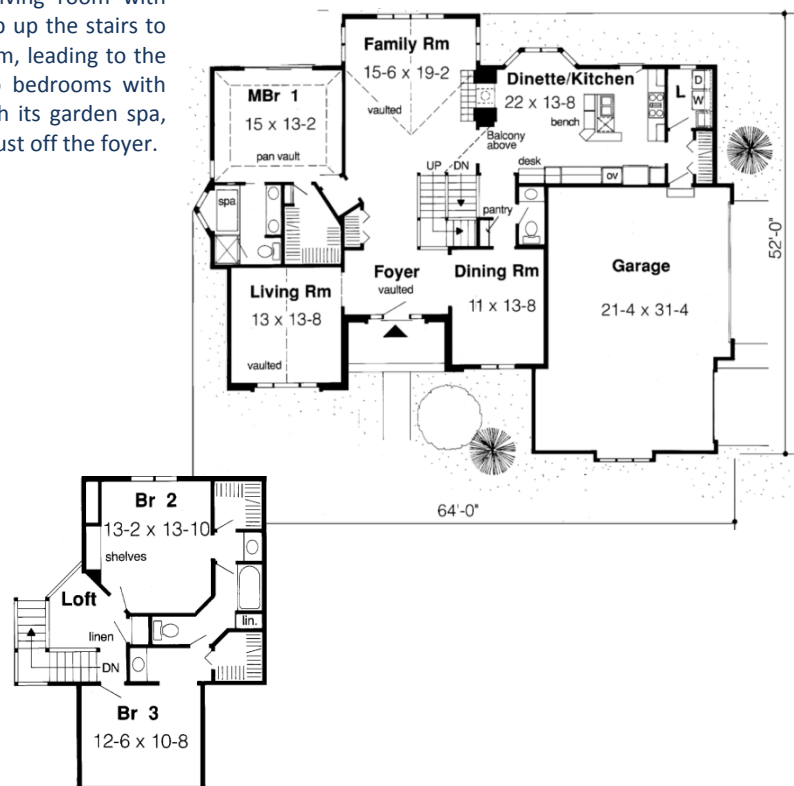


### Classic Lofty Views

If open space suits your taste, here's a sturdy stucco classic that fits the bill with style. The vaulted-foyer is flanked by a soaring living room with expansive arched window, and a formal dining room. Step up the stairs to the loft for a great view of the fireplace in the family room, leading to the spacious kitchen/dinette. While upstairs, notice the two bedrooms with walk-in closets and adjoining bath. The master suite, with its garden spa, private deck access and walk-in closet on the first floor, is just off the foyer.

#### Specifications

Total Living Area:	2,372 sq.ft.
Main Living Area:	1,752 sq.ft.
Upper Living Area:	620 sq.ft.
Garage area:	714 sq.ft.
House Width:	64'
House Depth:	53'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'6
Primary Roof Pitch:	12/12
Porch:	72 sq.ft.
Deck:	124 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundation:	B, C, S
Walls:	2x4
Plan:	20368



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 1 1/2 Story

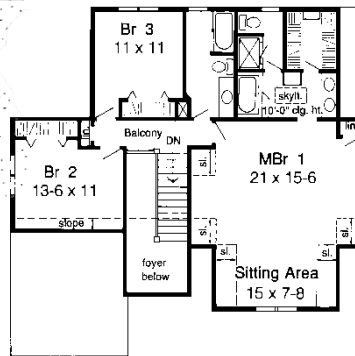
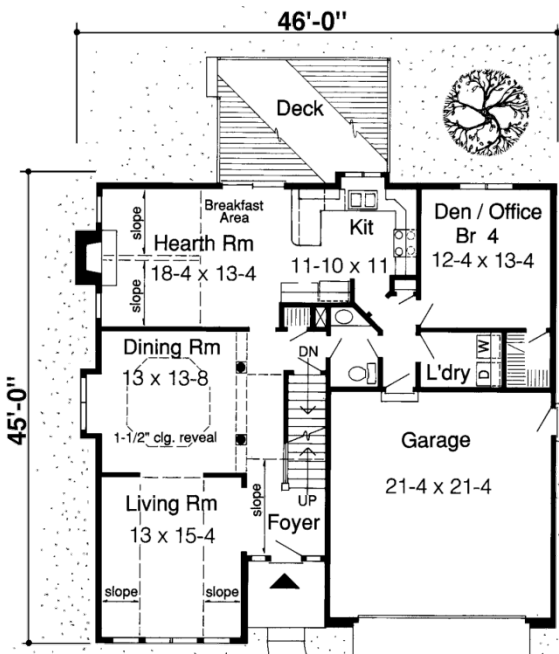
**Andover** 2,483 sq.ft.

**84** Oaks Collection



### Natural Light Abounds

This home offers design elements usually found in much larger homes. A 2-story foyer invites guests into the formal living room, which flows into the dining room, adorned with elegant columns and special ceiling details. Further inside, a cozy hearth room offers more casual entertaining options. The kitchen is designed for efficiency, with U-shaped counters and a snack bar serving the breakfast area. A secluded room adjoining the kitchen flexibly serves as a den, home office, or 4th bedroom.



### Specifications

Total Living Area:	2483 sq.ft.
Main Living Area:	1361 sq.ft.
Upper Living Area:	1122 sq.ft.
Garage area:	477 sq.ft.
House Width:	46'0
House Depth:	45'0
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	27'0
Primary Roof Pitch:	7/12
Porch:	42 sq.ft.
Deck:	188 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x4
Plan:	20134

Photos or renderings will vary from actual plan.

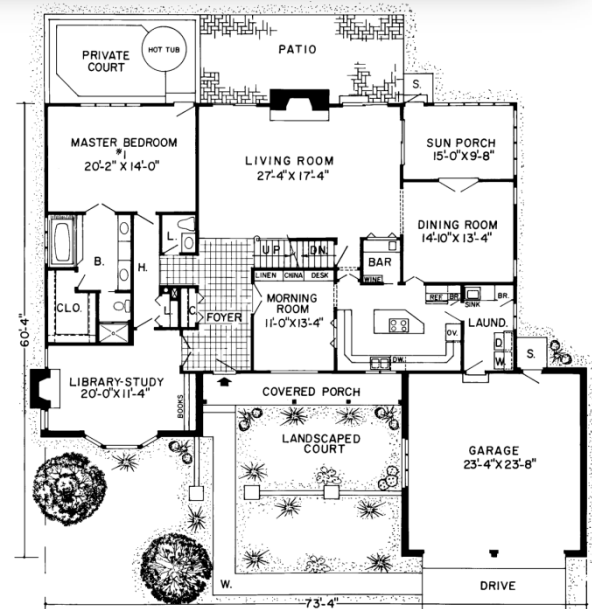
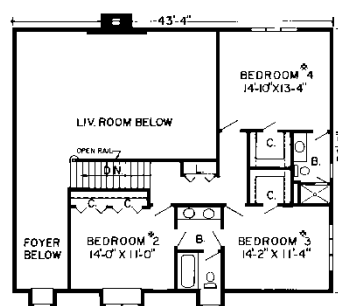


### Everything You Want!

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

Total Living Area:	3,440 sq.ft.
Main Living Area:	2,486 sq.ft.
Upper Living Area:	954 sq.ft.
Garage area:	576 sq.ft.
House Width:	75'4
House Depth:	62'4
Bedrooms:	4
Baths:	3 1/2
Max Ridge Height:	35'
Primary Roof Pitch:	12/12
Porch:	257 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundation:	B, C, S
Walls:	2x4
Plan:	10534



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 2 Story

**Mt. Airy** 1,344 – 1,588 sq.ft



Mt. Airy Enhanced Plan



### Enhancements

- Two car garage (20'x22')
- Front porch with railing (24'x6')
- Rear deck with railing (16'x12')
- Family room (adds 216 sq.ft.)
- Box bay window
- Angle bay window
- Fireplace

### Specifications

Living area:	1,344 sq.ft
Enhanced area:	1,588 sq.ft
First floor area:	672 sq.ft.
Upper level area:	672 sq.ft.
Bedrooms:	3
Baths:	2 ½
House width:	24'
House depth:	28'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	144 sq.ft.
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

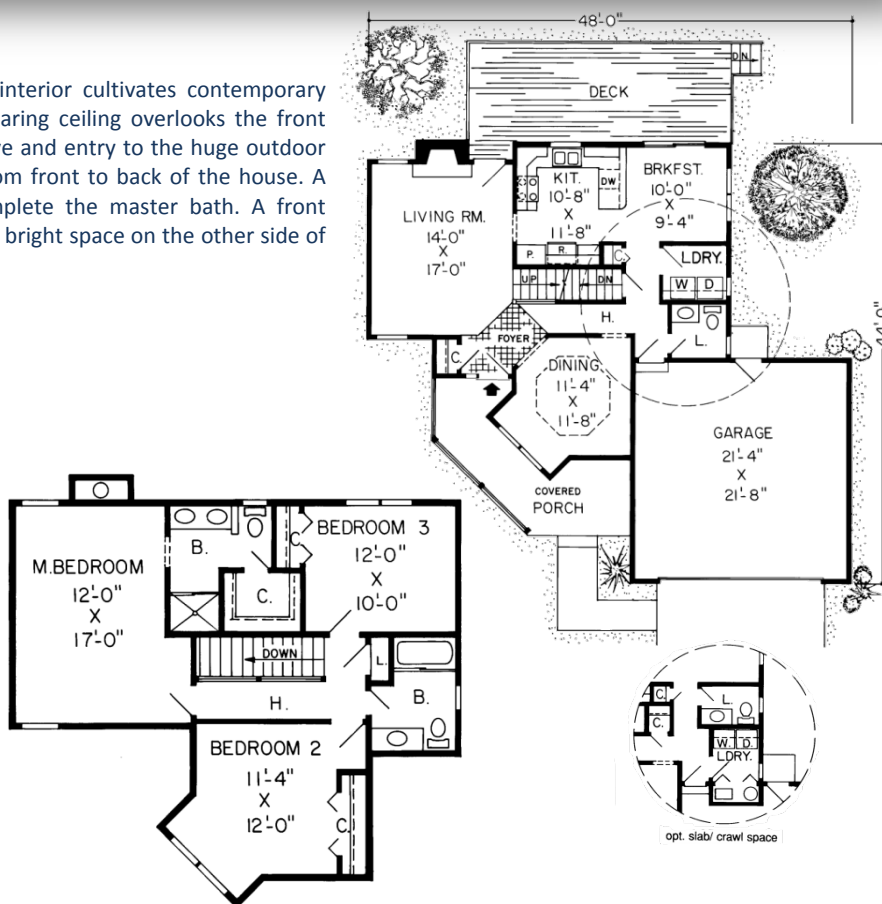


### Country porch and delightful living areas

The exterior is full of farmhouse flavor while the interior cultivates contemporary comfort. The dining room with bay window and soaring ceiling overlooks the front porch. The living room features a wood-burning stove and entry to the huge outdoor deck. The second story master bedroom spreads from front to back of the house. A shower stall, double sinks, and walk-in closet complete the master bath. A front dormer nurtures Bedroom #2 while #3 flourishes in a bright space on the other side of the shared bath.

#### Specifications

Total Living Area:	1763 sq.ft.
Main Living Area:	909 sq.ft.
Upper Living Area:	854
Garage Type:	491 sq.ft.
House Width:	48'
House Depth:	44'
Bedrooms:	3
Baths:	2 1/2
Half Baths:	1
Max Ridge Height:	29'
Primary Roof Pitch:	8/12
Porch:	152 sq.ft.
Deck:	263 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34901



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 2 Story

**Bridgeville** 1,900 – 1,912sq.ft.



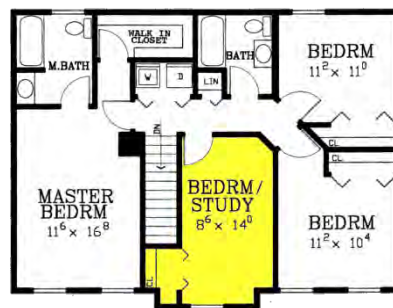
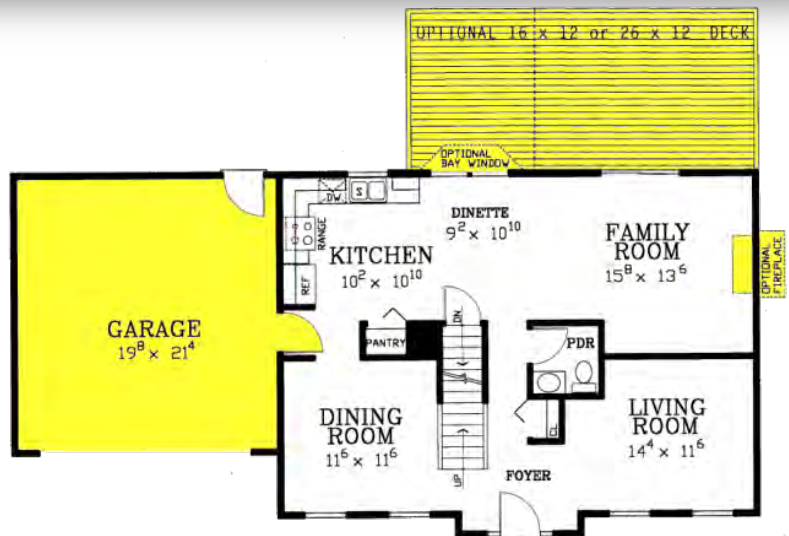
Bridgeville Enhanced Plan

### Enhancements

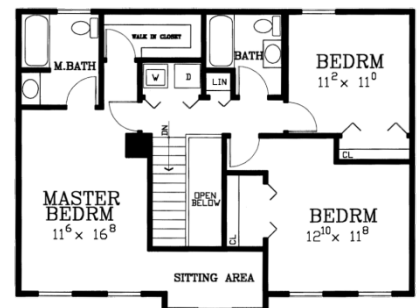
- Two car garage (20'x22')
- Two car rear integral garage
- Rear deck with railing (16'x12' or 26'6"x12')
- Angle bay window
- 4 Bedroom option
- Fireplace

### Specifications

Living area:	1,900 sq.ft
Enhanced area:	1,912sq.ft
First floor area:	900 sq.ft.
Upper level area:	900 sq.ft.
Bedrooms:	3
Baths:	2 ½
House width:	36'
House depth:	26'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	n/a
Deck area:	192/319 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6



2<sup>nd</sup> Floor Enhanced Plan



2<sup>nd</sup> Floor Value Plan

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



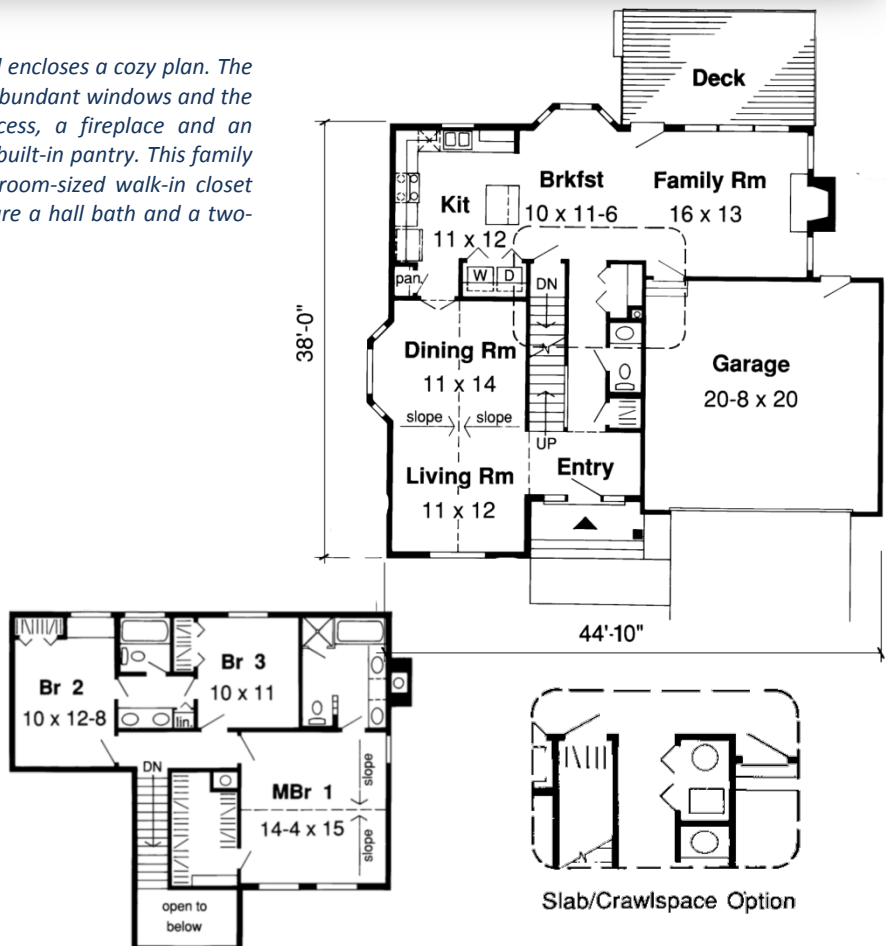


### Traditional Gem with light and space.

This classic exterior with plenty of curbside appeal encloses a cozy plan. The living/dining room combination is brightened by abundant windows and the family areas share a backyard view, patio access, a fireplace and an entrance to the kitchen which is equipped with a built-in pantry. This family home features a master suite complete with a room-sized walk-in closet and a private bath, two other bedrooms that share a hall bath and a two-car garage.

#### Specifications

Total Living Area:	1,930 sq.ft.
Main Living Area:	1,056 sq.ft.
Upper Living Area:	874 sq.ft.
Garage area:	430 sq.ft.
House Width:	44'10"
House Depth:	38'0"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	26'0"
Primary Roof Pitch:	6/12
Porch:	42 sq.ft.
Deck:	202 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34851



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

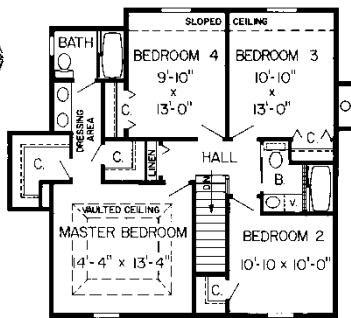
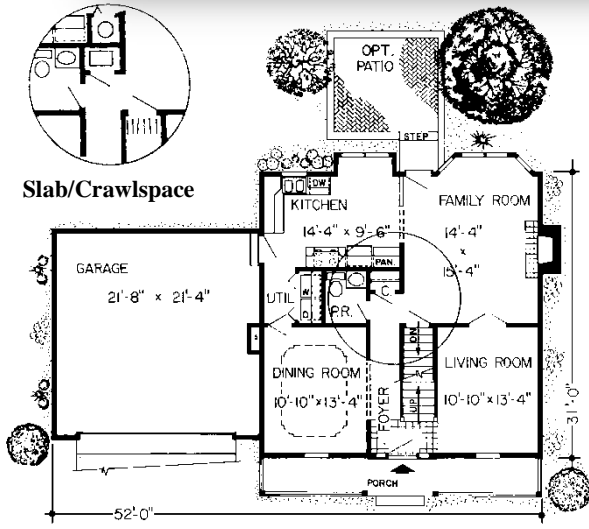
# 2 Story

Sunnyvale 1,960 sq.ft.



### Secluded sleeping quarters

This beauty accommodates the needs of a growing family and looks stunning in any neighborhood. The porch serves as a wonderful relaxing area to enjoy the outdoors. At the rear of the home is a patio, for a barbecue or for more private time away from the kids. The dining room features a decorative ceiling and has easy entry to the kitchen. The kitchen/utility area has a side exit into the garage. The living room has double doors into the family room which features a back entrance to the patio.



Specifications	
Total Living Area:	1,960 sq.ft.
Main Living Area:	955 sq.ft.
Upper Living Area:	1,005 sq.ft.
Garage area:	484 sq.ft.
House Width:	52'0
House Depth:	31'0
Bedrooms:	4
Full Baths:	2 1/2
Max Ridge Height:	28'0
Primary Roof Pitch:	7/12
Porch:	120 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34027

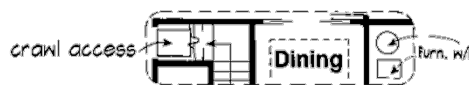
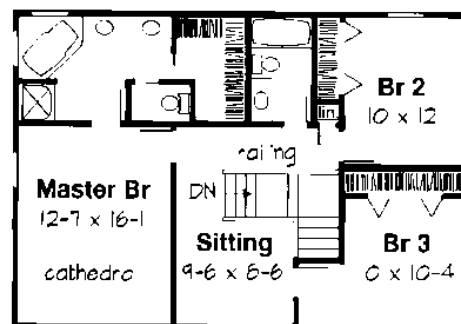
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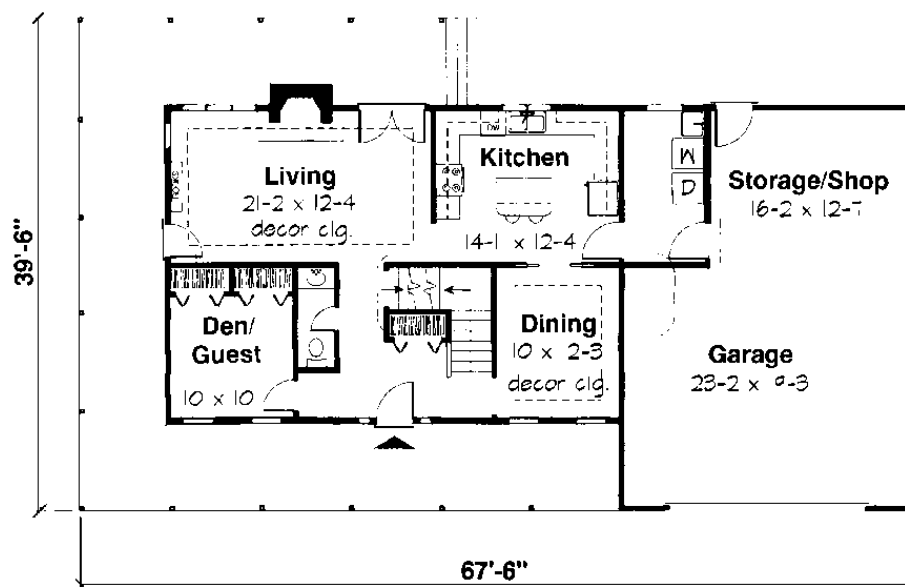
### Want country living?

This house is wonderful to look at and live in. A wrap-around porch leads to a welcoming entry. A comfy den half bath, and dining room with ceiling treatment enjoy special front-front status. The living room is both elegant and relaxed with fireplace and French doors to the back porch. The kitchen is surrounded with cabinetry. Its central island is always ready to serve. The upstairs master bath has cathedral ceilings, a luxurious bath with corner platform tub, walk-in closet, and an adjacent sitting room. An added bonus is the garage with workshop!



### Specifications

Total Living Area:	2,033 sq.ft.
Main Living Area:	1,062 sq.ft.
Upper Living Area:	971 sq.ft.
Garage area:	684 sq.ft.
House Width:	68'
House Depth:	40'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'
Primary Roof Pitch:	8/12
Porch:	700 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24400



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# 2 Story

**Dunkirk** 1,992–2,008 sq.ft

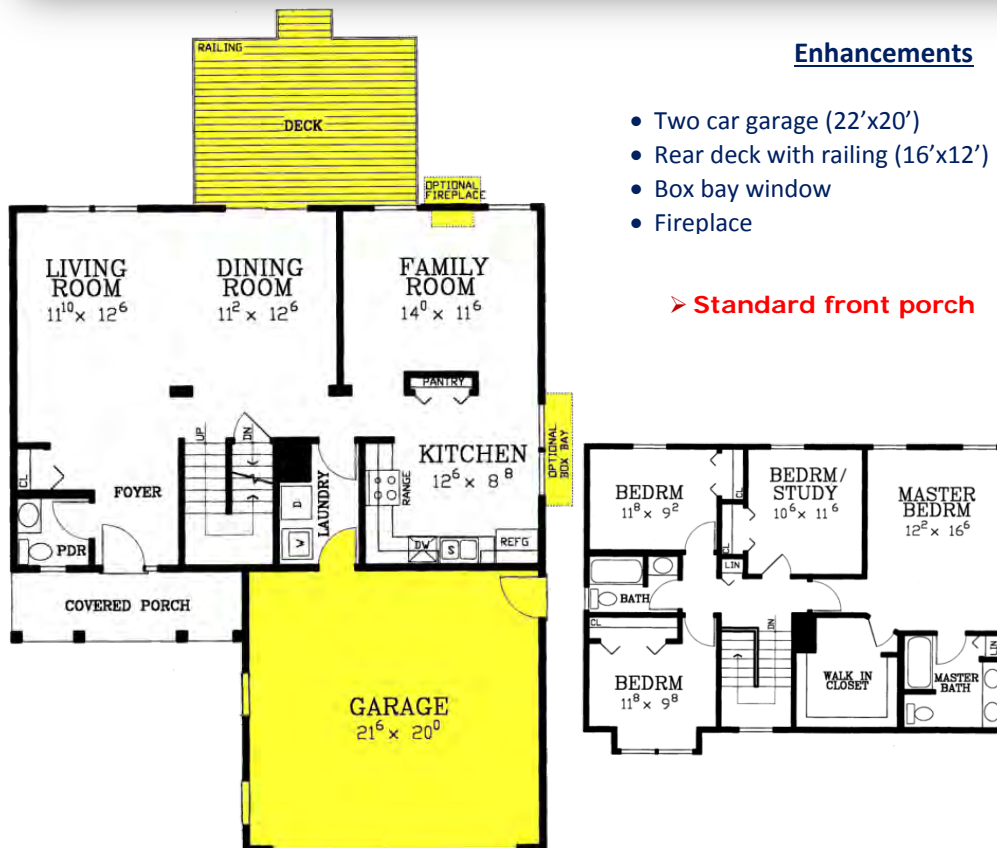


Dunkirk Enhanced Plan

### Enhancements

- Two car garage (22'x20')
- Rear deck with railing (16'x12')
- Box bay window
- Fireplace

➤ Standard front porch



### Specifications

Living area:	1,992 sq.ft.
Enhanced area:	2,008 sq.ft.
First floor area:	996 sq.ft.
Upper level area:	996 sq.ft.
Bedrooms:	4
Baths:	2 ½
House width:	38'
House depth:	26'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	83 sq.ft.
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484



**Enhancements**

- Two car garage (20'x24')
- Front porch with railing (36'x5'6")
- Rear deck with railing (16'x12' )
- Fireplace

**Specifications**

Living area:	2,016 sq.ft.
Enhanced area:	2,016 sq.ft.
First floor area:	1,008 sq.ft.
Upper level area:	1,008 sq.ft.
Bedrooms:	4
Baths:	2 ½
House width:	36'
House depth:	28'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	n/a
Deck area:	192 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

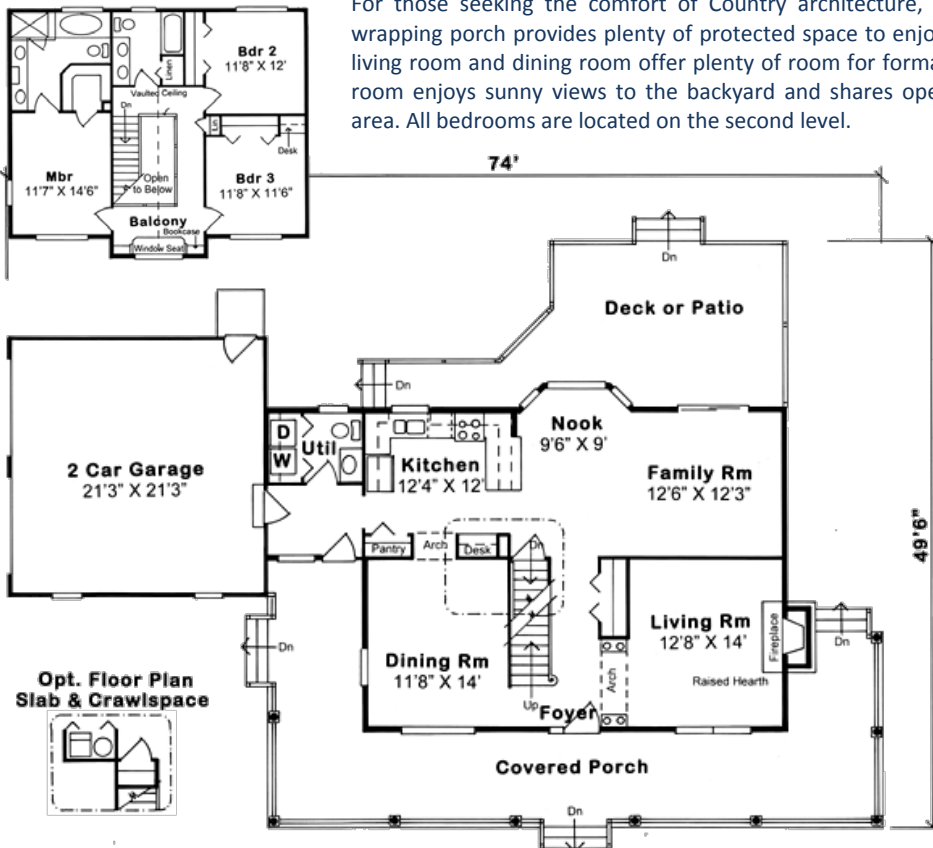
# 2 Story

**Manhattan** 2,083 sq.ft.



### Comfortable Country Living

For those seeking the comfort of Country architecture, this home is for you. A deep, covered wrapping porch provides plenty of protected space to enjoy the outdoors, rain or shine. Inside, the living room and dining room offer plenty of room for formal entertaining. To the rear a large family room enjoys sunny views to the backyard and shares open space with the kitchen and breakfast area. All bedrooms are located on the second level.



### Specifications

Total Living Area:	2,083 sq.ft.
Main Living Area:	1,113 sq.ft.
Upper Living Area:	970 sq.ft.
Garage area:	462 sq.ft.
House Width:	74'
House Depth:	41'6"
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	27'
Porch:	581 sq.ft.
Deck:	330 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24245

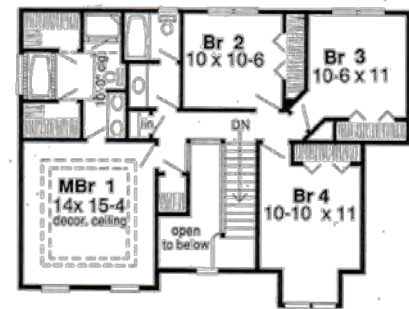
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To order plans call 1-800-359-8484

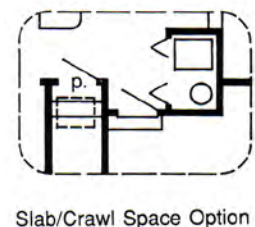
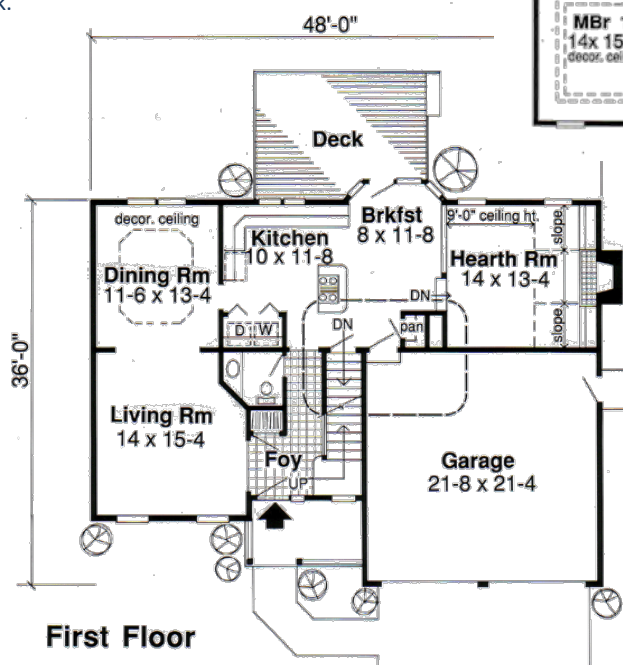


### Classic styling with sunken hearth room

The classic clapboard exterior of this home, graced with artful detailing, brings back memories of long ago. But its wide-open interior spaces takes it right into the future. A staircase to the four upper-level bedrooms dominates the central foyer. Back on the main floor, you'll find a huge living room that flows into the formal dining room in an open arrangement. A hallway past the powder room leads to family areas overlooking the rear deck.



Specifications	
Total Living Area:	2,143 sq.ft.
Main Living Area:	1,086 sq.ft.
Upper Living Area:	1,057 sq.ft.
Garage area:	462 sq.ft.
House Width:	48'0
House Depth:	36'0
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	27'0
Primary Roof Pitch:	6/12
Porch:	60 sq.ft.
Deck:	178 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20179



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

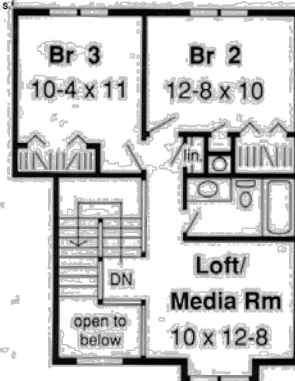
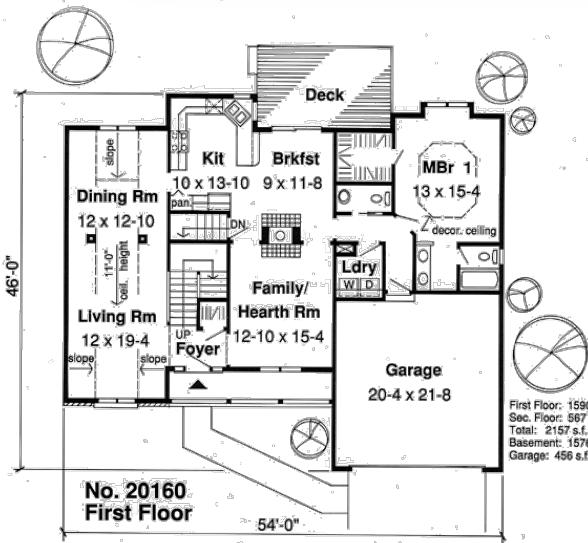
# 2 Story

Heritage 2,157 sq.ft.



### Streetside appeal

This three bedroom beauty is loaded with convenience and charm. A traditional covered porch shelters entering guests. Lead them into the formal elegance of the living and dining room combination, divided by columns for a spacious feeling and a front-to-back view. A two-way fireplace in the family room creates a warm, comfortable atmosphere. The kitchen and breakfast room adjoin in an open arrangement overlooking the rear deck. The master suite, tucked behind the garage in a quiet corner of the house, shares the backyard view.



### Specifications

Total Living Area:	2157 sq.ft.
Main Living Area:	1590 sq.ft.
Upper Living Area:	567 sq.ft.
Garage area:	438 sq.ft.
House Width:	54'
House Depth:	46'
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	28'
Primary Roof Pitch:	7/12
Porch:	80 sq.ft.
Deck:	166 sq.ft.
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20160

Photos or renderings will vary from actual plan.

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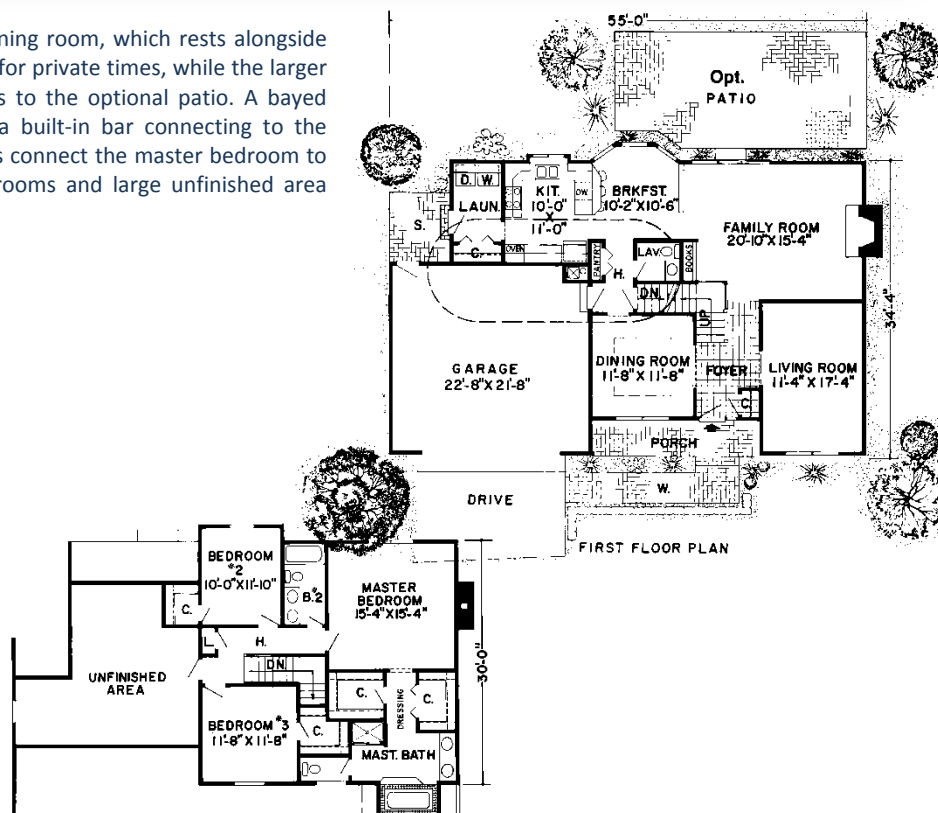


### Room to grow

A charming porch shades the windows of the dining room, which rests alongside the tiled foyer. The cozy living room offers space for private times, while the larger family room enjoys its own fireplace and access to the optional patio. A bayed window sheds light on a breakfast nook with a built-in bar connecting to the kitchen. On the second floor, twin walk-in closets connect the master bedroom to a well-appointed full bath. Two secondary bedrooms and large unfinished area round out the upper level.

### Specifications

Total Living Area:	2,242 sq.ft.
Main Living Area:	1,212 sq.ft.
Upper Living Area:	1,030 sq.ft.
Garage area:	484 sq.ft.
House Width:	55'0"
House Depth:	34'4"
Bedrooms:	3
Full Baths:	2 1/2
Max Ridge Height:	29'0"
Primary Roof Pitch:	8/12
Porch:	80 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	34827

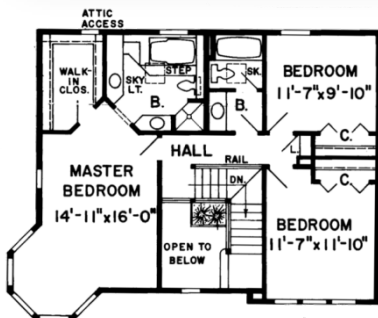


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To order plans call 1-800-359-8484

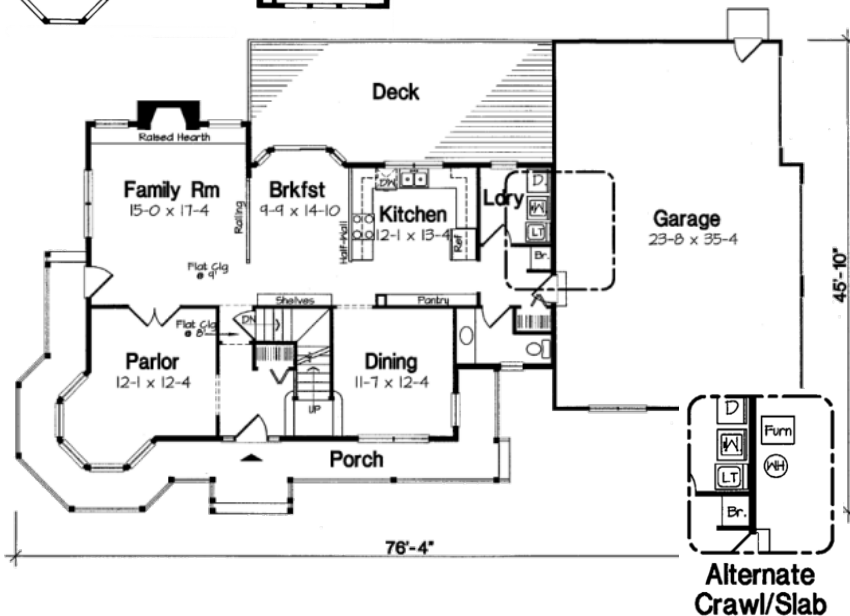
# 2 Story

## Country Manor 2,281 sq.ft



### Victorian detail with country charm

A wraparound porch and rear deck add extra living space to the roomy first floor, which features a formal parlor and dining room just off the central entry. Informal areas at the rear of the house are wide open for family interaction. Gather the crew around the fireplace in the family room, or make supper in the kitchen while you supervise the kids' doing school work in the sun-washed breakfast room. Three bedrooms, tucked upstairs in a quiet atmosphere, feature skylit baths, and you'll love the five-sided sitting nook in the master suite, a perfect spot to relax after a luxurious bath in the sunken tub.



### Specifications

Total Living Area:	2,281 sq.ft.
Main Living Area:	1,260 sq.ft.
Upper Living Area:	1,021 sq.ft.
Garage area:	851 sq.ft.
House Width:	76'4
House Depth:	45'10
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	29'6
Primary Roof Pitch:	10/12
Porch:	308 sq.ft.
Deck:	271 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
2nd Floor Laundry:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundations:	B, C, S
Walls:	2x6
Plan:	10690

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

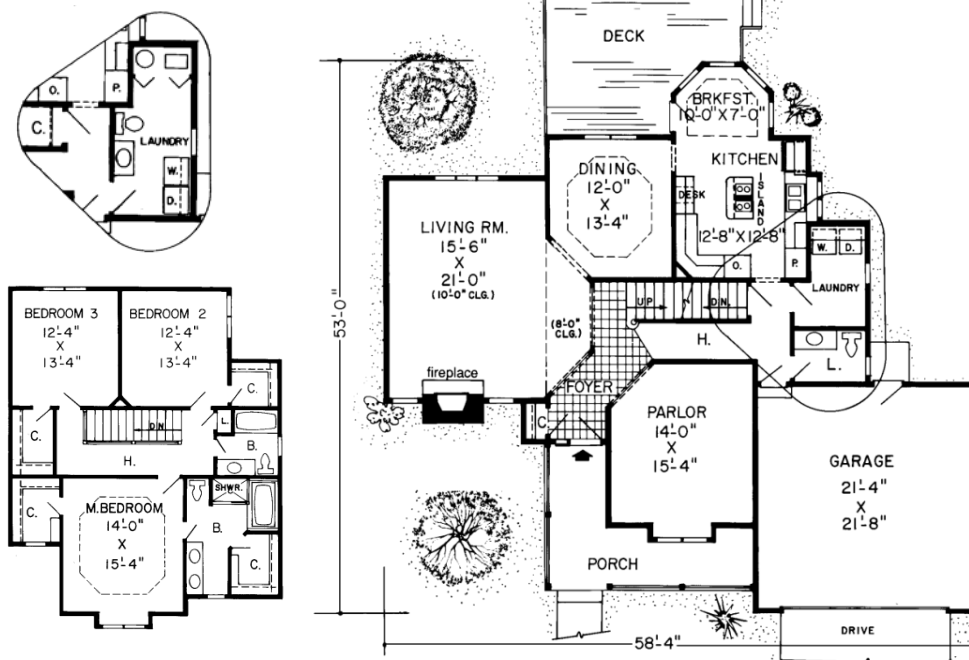


### Compact and elegant

You'll never get bored with the rooms in this charming, three-bedroom Victorian. The angular gives every room an interesting shape. From the wrap-around veranda, the entry foyer leads through the living room and parlor, breaking them up without confining them, and giving each room an airy atmosphere. In the dining room, with its hexagonal recessed ceiling, you can enjoy your after-dinner coffee and watch the kids playing on the deck. Or eat in the sunny breakfast room off the island kitchen, where every wall has a window, and every window has a different view. You'll love the master suite's bump-out windows, walk-in closets, and double sinks.

#### Specifications

Total Living Area:	2,525 sq.ft.
Main Living Area:	1,409 sq.ft.
Upper Living Area:	1,116 sq.ft.
Garage area:	483 sq.ft.
House Width:	58'4
House Depth:	53'0
Bedrooms:	3
Baths:	2 1/2
Max Ridge Height:	31'0
Primary Roof Pitch:	8/12
Porch:	153 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	34926



Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

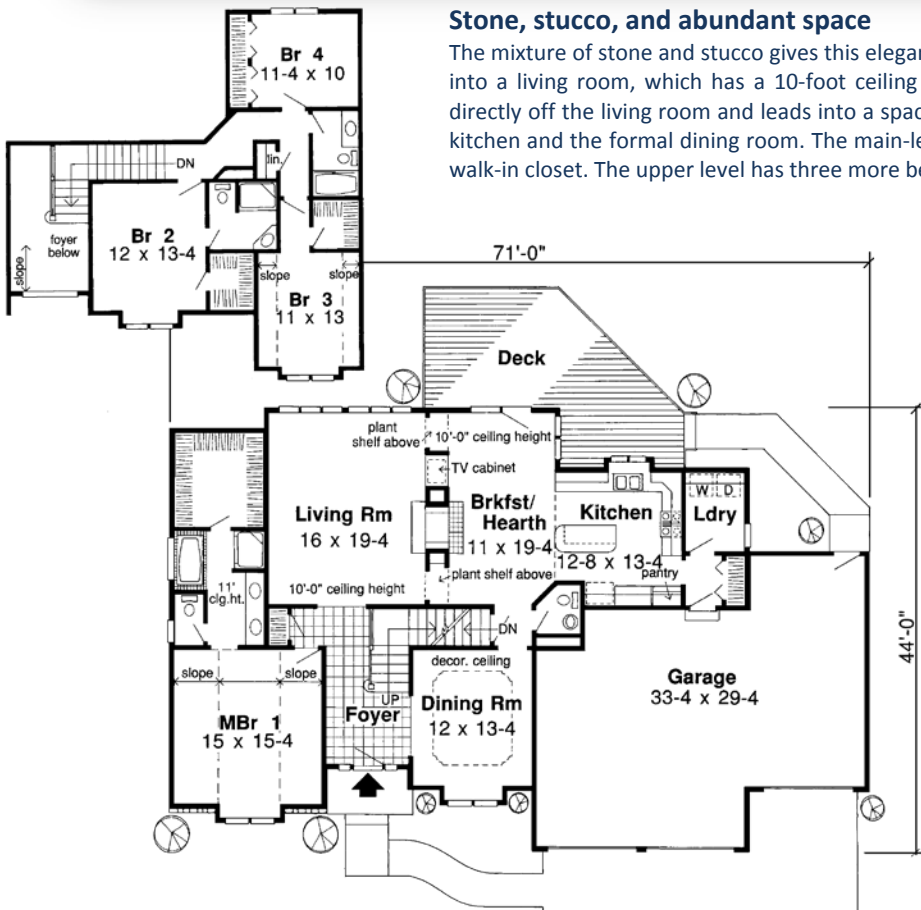
# 2 Story

Woodlands 2,545 sq.ft.



### Stone, stucco, and abundant space

The mixture of stone and stucco gives this elegant home a cozy feel. The spacious foyer leads into a living room, which has a 10-foot ceiling and plant shelf. The breakfast/hearth area is directly off the living room and leads into a spacious kitchen. A powder room sits between the kitchen and the formal dining room. The main-level master suite has a sloped ceiling and huge walk-in closet. The upper level has three more bedrooms, one of which has its own bath.



### Specifications

Total Living Area:	2,545 sq.ft.
Main Living Area:	1,760 sq.ft.
Upper Living Area:	785
Garage area:	797 sq.ft.
Garage Bays:	3
House Width:	71'0
House Depth:	44'0
Bedrooms:	4
Full Baths:	3 1/2
Max Ridge Height:	30'0
Primary Roof Pitch:	7/12
Porch:	43 sq.ft.
Deck:	300 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	20199

Photos or renderings will vary from actual plan.

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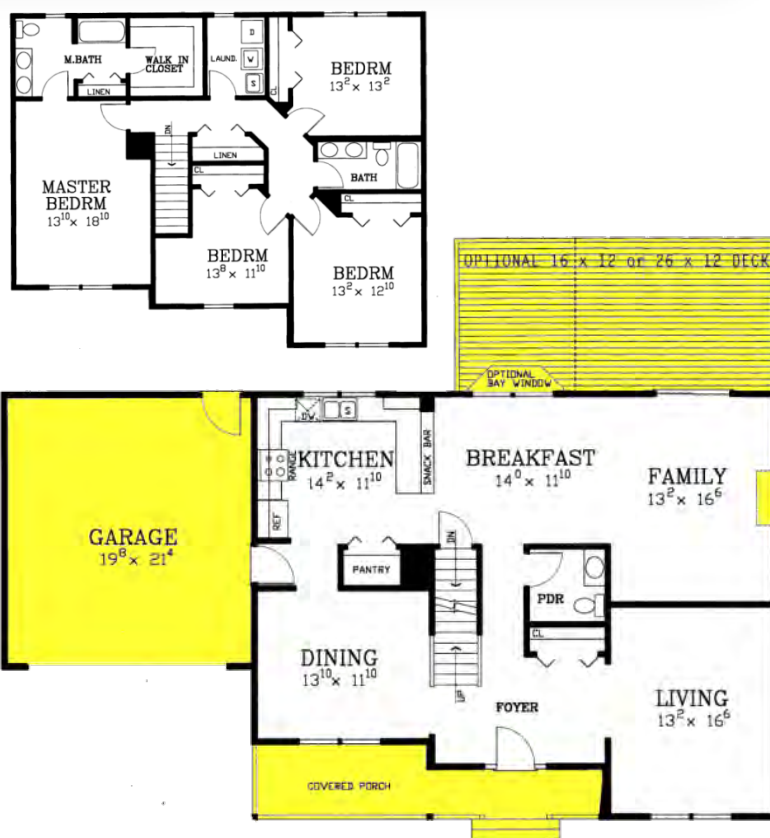
**Westminster** 2,576 – 2,588 sq.ft.



Westminster Value Plan

### Enhancements

- Two car garage (22'x20')
- Two car rear integral garage
- Rear deck with railing (26'x12' or 16'x12')
- Angle bay window
- Front porch with railing
- Fireplace



### Specifications

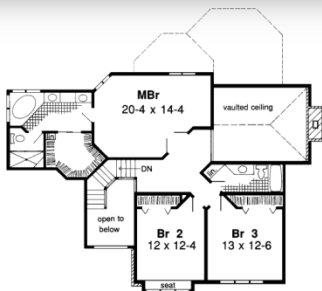
Living area:	2,576 sq.ft.
Enhanced area:	2,588 sq.ft.
First floor area:	1,288 sq.ft.
Upper level area:	1,288 sq.ft.
Bedrooms:	4
Baths:	2 ½
House width:	42'
House depth:	34'
Primary roof pitch:	6/12
Garage area:	440 sq.ft.
Porch area:	168 sq.ft.
Deck area:	192 or 312sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

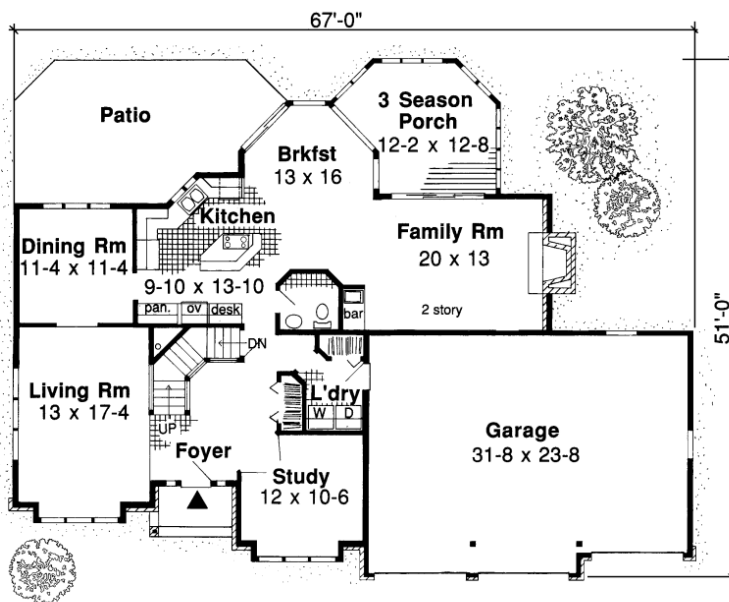
# 2 Story

**Hightower** 2,674 sq.ft.



### Elegance and grand living

Enjoy the sunny, open atmosphere throughout this home. The two story foyer is flanked by a private study and formal living room. The family cook can enjoy the spacious kitchen with a cooktop island that looks out over the rear patio. The tremendous master suite has an abundance of closet space and a five piece bath.



### Specifications

Total Living Area:	2,674 sq.ft.
Main Living Area:	1,511 sq.ft.
Upper Living Area:	1,163 sq.ft.
Garage area:	765 sq.ft.
House Width:	67'0
House Depth:	51'0
Bedrooms:	3
Full Baths:	2 1/2
Max Ridge Height:	33'0
Primary Roof Pitch:	10/12
Porch:	153 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Vaulted Ceiling:	Yes
Foundations:	B, C, S
Walls:	2x6
Plan:	34047

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

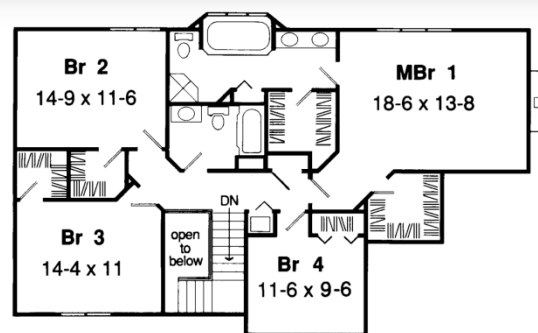


**Bradford** 2,710 sq.ft.



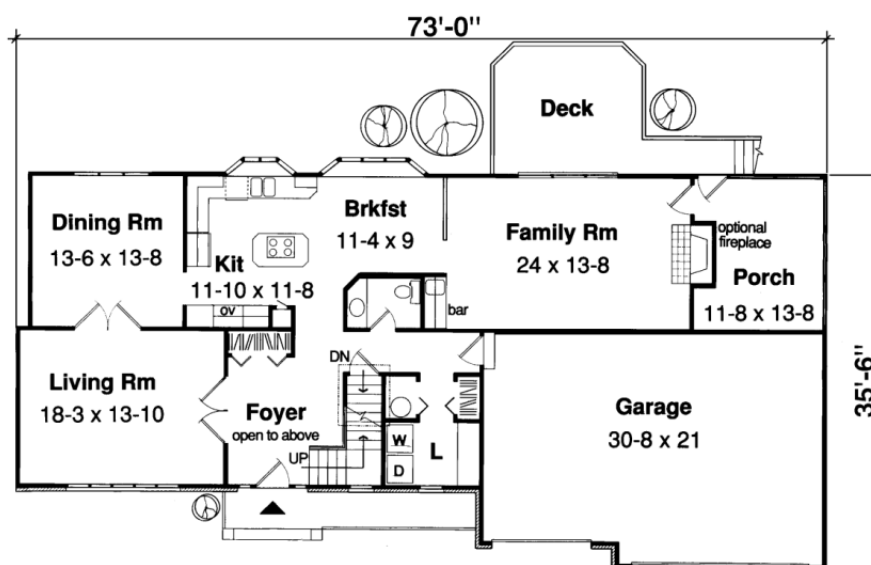
### Spacious and elegant

While the second floor ensures maximum privacy, the first floor is all about being together. A formal living room lies beside the foyer, continuing on to the dining room. The efficient kitchen, complete with a bay window and cooktop island, opens to a cozy breakfast area. Built-in storage abounds on the second floor, sharing space with four bedrooms and two baths



### Specifications

Total Living Area:	2,710 sq.ft.
Main Living Area:	1,469 sq.ft.
Upper Living Area:	1,241 sq.ft.
Garage area:	645 sq.ft.
House Width:	73'0
House Depth:	35'6
Bedrooms:	4
Baths:	2 1/2
Max Ridge Height:	36'0
Primary Roof Pitch:	12/12
Porch:	108 sq.ft.
Deck:	217 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundations:	B, C, S
Walls:	2x6
Plan:	34073



Photos or renderings will vary from actual plan.

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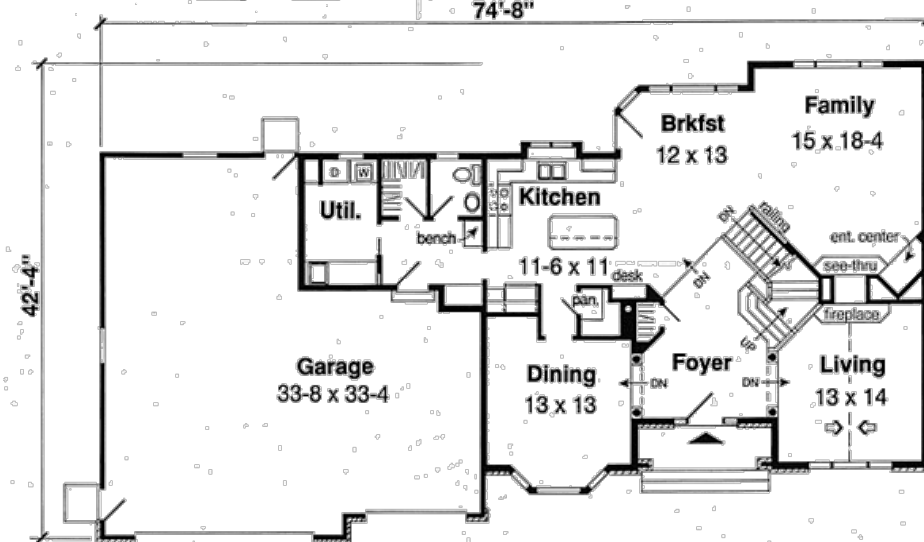
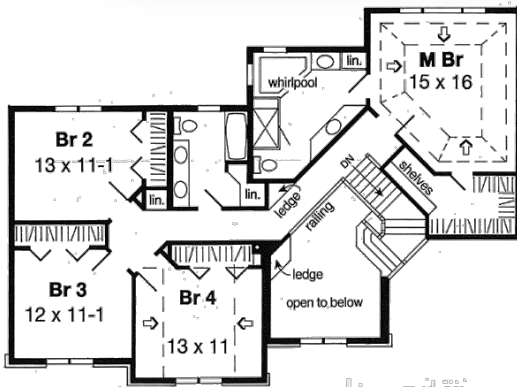
# 2 Story

Lynnwood 2,716 sq.ft



### The beauty of brick

This impressive brick home's decorative use of brick detailing around the windows creates a home with abundant curb appeal. The living room features a dramatic cathedral ceiling and a two-way fireplace. The fireplace in the family room adjoins a built-in entertainment center. This room is sure to be the hub of family life in the home. Notice the oversized kitchen island which can easily double as a snack bar. The kitchen boasts a pantry and built in desk as well as ample cabinet and counter space



### Specifications

Total Living Area:	2,716 sq.ft.
Main Living Area:	1,433 sq.ft.
Upper Living Area:	1,283 sq.ft.
Garage area:	923 sq.ft.
House Width:	74'8
House Depth:	42'4
Bedrooms:	4
Full Baths:	2 1/2
Max Ridge Height:	29'0
Primary Roof Pitch:	8/12
Porch:	48 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	24550

Photos or renderings will vary from actual plan.

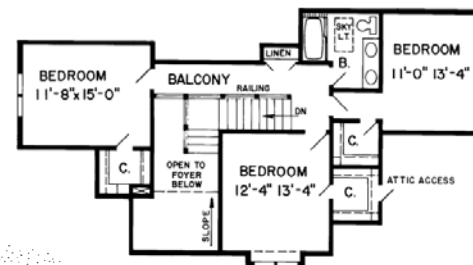
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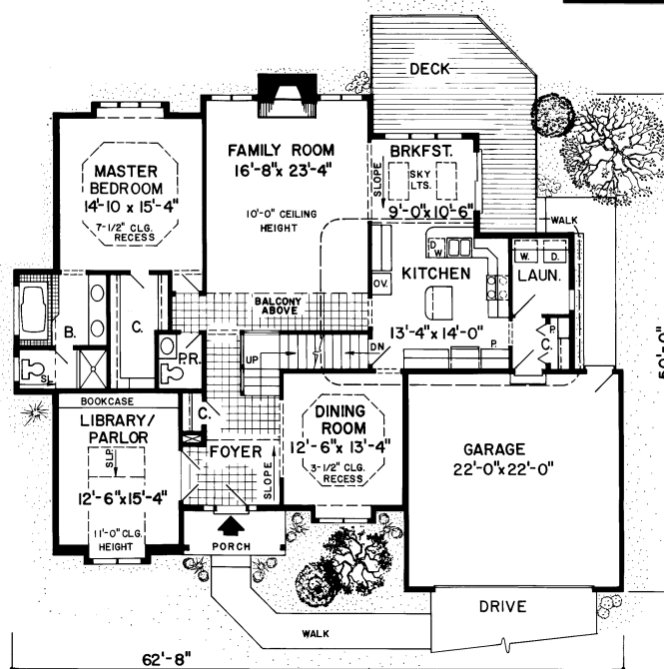
### Elegant spacious living

This expansive home boasts balconies, skylights, and plenty of elegant details! Off the large foyer is the library/parlor with its wall of bookcases and high sloping ceilings. Choose your kitchen option, and take advantage of the island counter. Enjoy the sunlit breakfast room and its full wall of windows, skylights, and a slider. The master bedroom suite, located on the first floor, features a large bath with whirlpool tub and shower, a spacious walk-in closet, and an elegant recessed ceiling.



### Specifications

Total Living Area:	2,851 sq.ft.
Main Living Area:	1,933 sq.ft.
Upper Living Area:	918 sq.ft.
Garage area:	475 sq.ft.
House Width:	62'8"
House Depth:	50'0"
Baths:	4
Bedrooms:	2 1/2
Max Ridge Height:	32'0"
Primary Roof Pitch:	10/12
Porch:	42 sq.ft.
Deck:	243 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
1st Floor Master:	Yes
Main Ceiling Height:	8'
Upper Ceiling Height:	8'
Foundation:	B, C, S
Walls:	2x6
Plan:	20090



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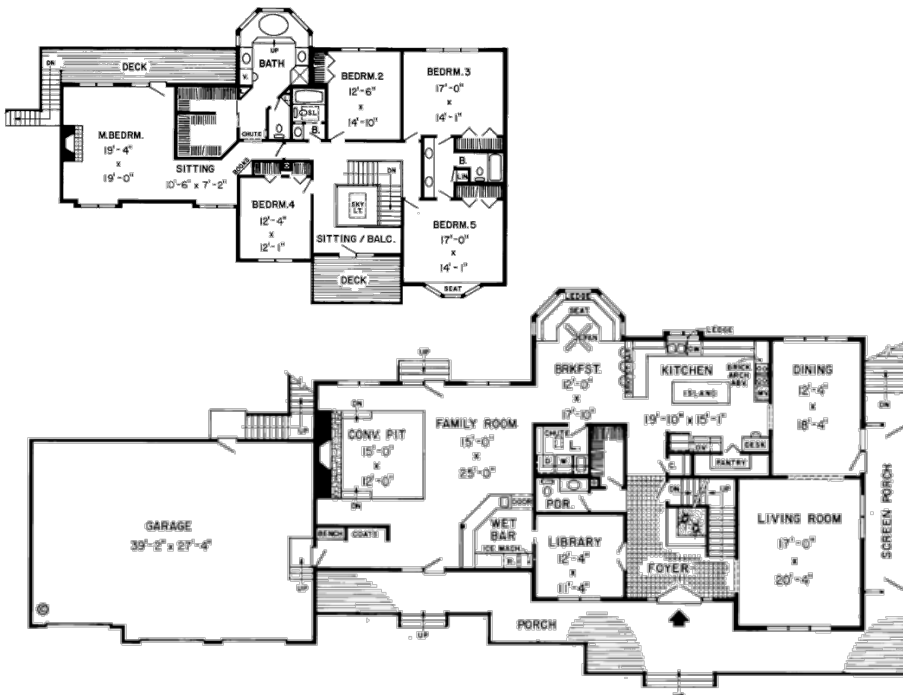
# 2 Story

**Edmonton** 4,963 sq.ft.



**Move up to complete luxury!**

A sprawling covered porch spans the entire length and one side of this awe-inspiring home. Inside entertaining options are vast, with a formal library, living room and dining room, as well as a secluded family room with a conversation pit, fireplace and wet bar. The gourmet kitchen includes abundant counter and storage space, as well as a built-in snack bar. The gazebo-style breakfast area features built-in bench seating. Upstairs, the master suite includes access to a private deck, a sitting room, expansive closet space and a pampering bath. Four secondary bedrooms round out the rest of the second level, in addition to a central sitting area with access to an upper-level deck.



Specifications	
Total Living Area:	4,963 sq.ft.
Lower Living Area:	1,501 sq.ft.
Main Living Area:	2,573 sq.ft.
Upper Living Area:	2,390 sq.ft.
Garage area:	1,080 sq.ft.
House Width:	122'0
House Depth:	52'6
Bedrooms:	5
Baths:	3 1/2
Max Ridge Height:	38'0
Primary Roof Pitch:	12/12
Porch:	742 sq.ft.
Deck:	316 sq.ft.
Formal Dining Room:	Yes
Fireplace:	Yes
Main Ceiling Height:	9'
Upper Ceiling Height:	8'
Foundation:	B, C
Walls:	2x6
Plan:	10768

Photos or renderings will vary from actual plan.

To order plans call 1-800-359-8484

# Blueprint Ordering Information

**Before you place your blueprint order please read the following:**

## How to order:

You can order your blueprints through your local 84 Lumber store or through the 84 Homes hotline at 1-800-359-8484. Your blueprint orders will be shipped to the 84 Lumber store closest to you, and our building professionals will quickly help you with your building material selection. If you do not know of the nearest store location, please feel free to call us for assistance.

Please make sure you include your foundation type with your order (Basement, Crawl, Slab) along with your preferred wall thickness (2"x 4" or 2" x 6"). Oaks Collection homes are available as 2"x6" only.

Your stock blueprint order will usually ship the same day if received by 10 AM, Eastern Time. You also have the option for second day or overnight delivery.

## About your blueprint set:

There are six plans in a set. This allows you to have enough sets for you and your building professionals. If more sets are needed for subcontractors, building inspectors or banking officials, a maximum of four additional sets are available for \$50 per set. These extra sets may be ordered at any time within 90 days of your initial purchase. Single set orders are not available.

.Pdf files may be available for some plans. Call for a price. Blueprint production is not included in the price quoted.

True-reverse plans can be ordered for a small additional fee. This reverses the house, left to right, and your blueprints will show correct lettering and dimensions.

Plans do not include electrical, plumbing or HVAC drawings.

## Code compliance:

The home plans included in this catalog are designed to meet or exceed the requirements of nationally recognized model building codes in effect at the time the plan was drawn. Typically plans are designed to comply with common building practices. If your plans do not meet your local zoning requirements you may need to hire a local structural engineer to review and upgrade the plans. These plans are not engineered for high wind load conditions.

## Engineering & RESChecks:

Engineer seals may be available for your plan for an additional fee. Please talk to your local building officials to determine if one or more of these is needed. Since the architects or engineer will need to take some time to review the plans to be sealed, these orders will take ten days to two weeks to arrive at your local store.

## Exchanges:

Blueprints may be exchanged for another selection from this catalog within 90 days. An exchange fee will apply. No refunds. Sealed plans may not be exchanged.

Note: All renderings and floor plans in this catalog are for illustrative purposes only and are not part of a legal contract. Floor plans and standard features are subject to change without notice. Dimensions and square footage notations may vary from those in the final blueprints. Optional items indicated are not part of the quoted base house package price and are available at an additional cost. The homes in this catalog are not available in Florida or California. Prices subject to change without notice. Blueprint fees are non-refundable.

**Photos or renderings will vary from actual plan.**

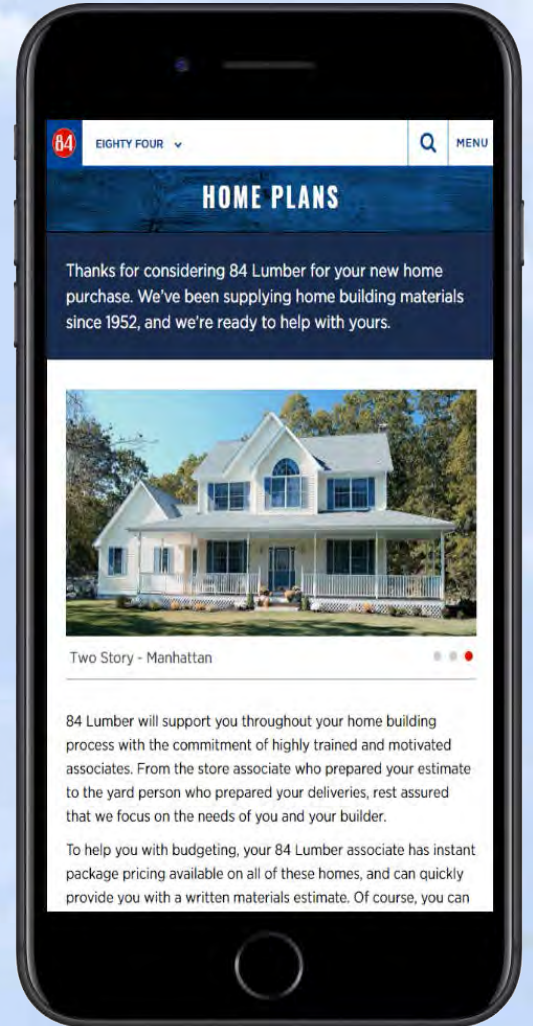
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