

## *Pocomoke City 1,245 sq.ft.*

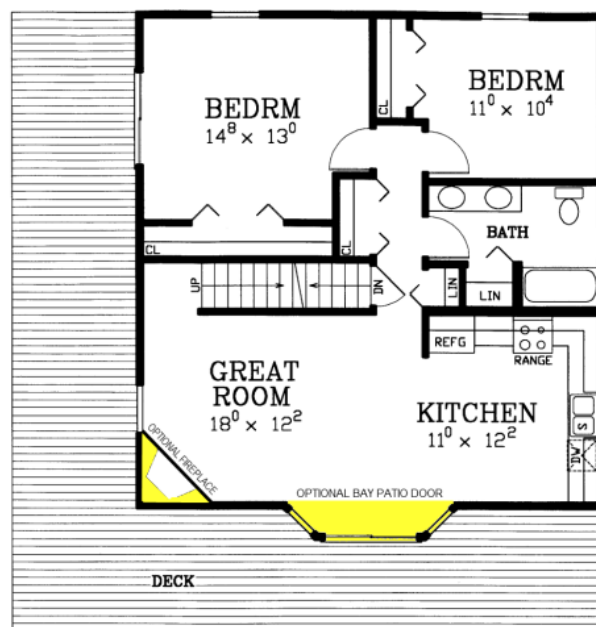
- Standard wrap-around deck
- Standard rear balcony



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 bay window
- Fireplace

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

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