

16' Townhome 1,056 sq.ft.



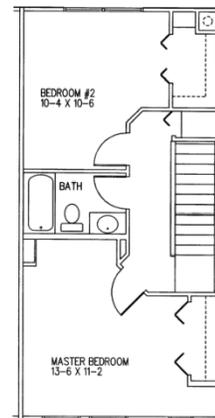
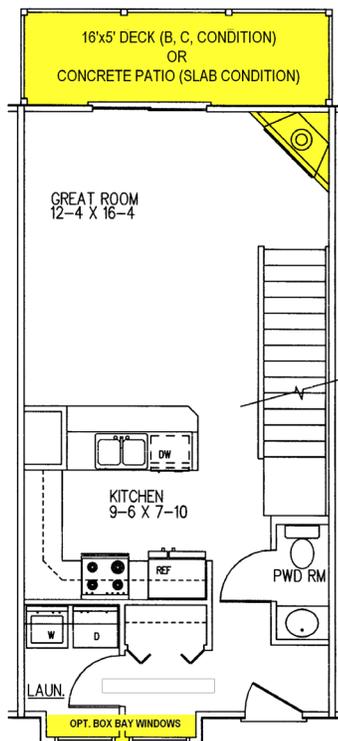
16' & 20' Townhomes combined

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 st):	32'
House depth (2 nd):	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

Enhancements

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



16' Townhome
(Front garage)



16' Townhome
(Rear garage)

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.















