

**DAVE FERREY
CONSTRUCTION
CUSTOM HOMES
570-256-3278**

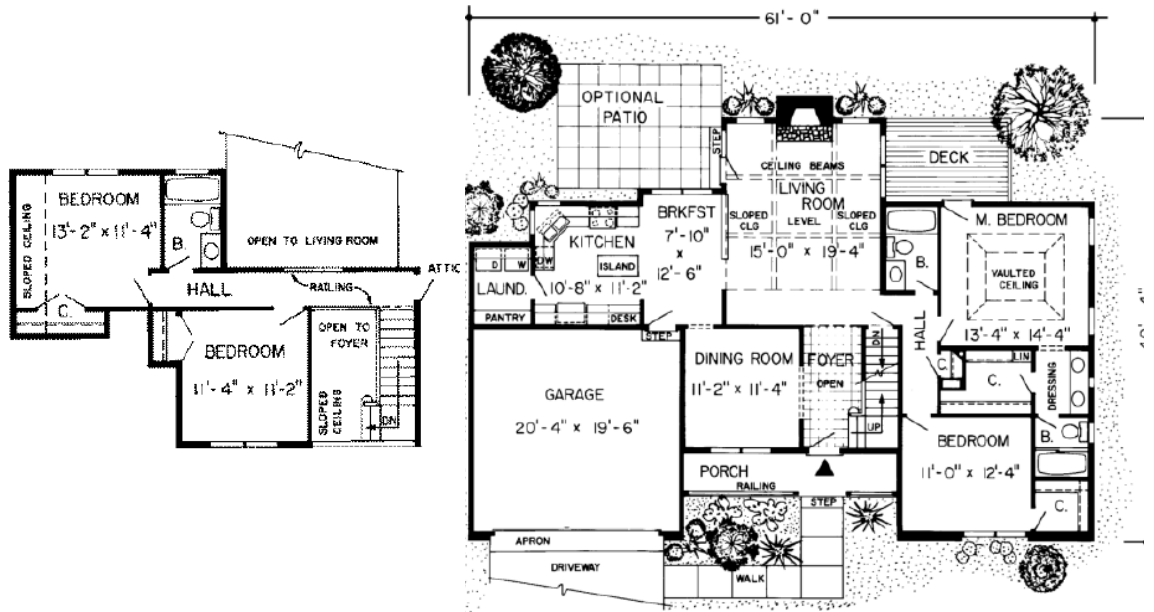
Livingstone

2,016 sq. ft.
Oaks Collection



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



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.

Photos or renderings will vary from actual plan.

Oaks Home Collection

**Your Oaks 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
- 2"x6" wall framing
- OSB wall sheathing
- Building wrap
- Roof rafters or trusses per plan
- OSB roof sheathing
- Fiberglass roofing shingles
- Aluminum drip edge
- Roofing felt
- Roof ventilation
- Insulated windows
- Exterior trim
- Fiber cement siding
- Fiber cement soffit & fascia
- Fiber cement trim
- Gutters and downspouts
- Insulated exterior doors
- Exterior locksets
- Nails and hardware

Interior Package

- R-19 wall insulation
- R-30 ceiling insulation
- Insulation baffles
- Drywall,
- Drywall finishing materials
- Colonist primed interior doors
- 2 1/4" fingerjoint Colonial casing
- 3 1/4" fingerjoint Colonial base
- Shelving & closet rods
- Privacy and passage locks
- Fasteners and adhesives

Kitchen and Bath Packages

- Timberlake Tahoe Kitchen cabinets
- Post-formed laminated countertop
- Stainless steel double bowl sink
- Timberlake Tahoe Bathroom vanities
- Cultured marble vanity tops
- Bath cabinets & mirrors
- Tub/shower units



The following materials and services are not supplied by Dave Ferry Construction:

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

To order plans call 570-256-3278, or contact Dave Ferrey Construction.