

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

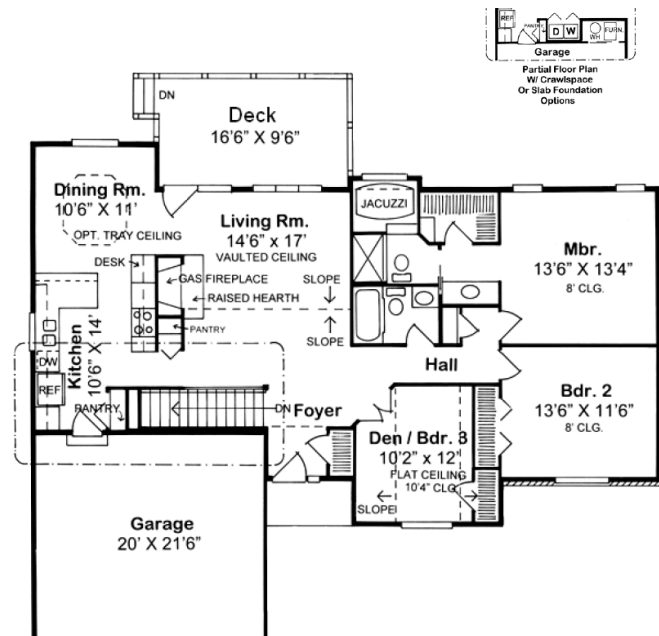
Savannah

1,492 sq. ft.
Oaks Collection



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.

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.