

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

St. Albans II

1,120 - 1,132 sq. ft.
Affordable Collection



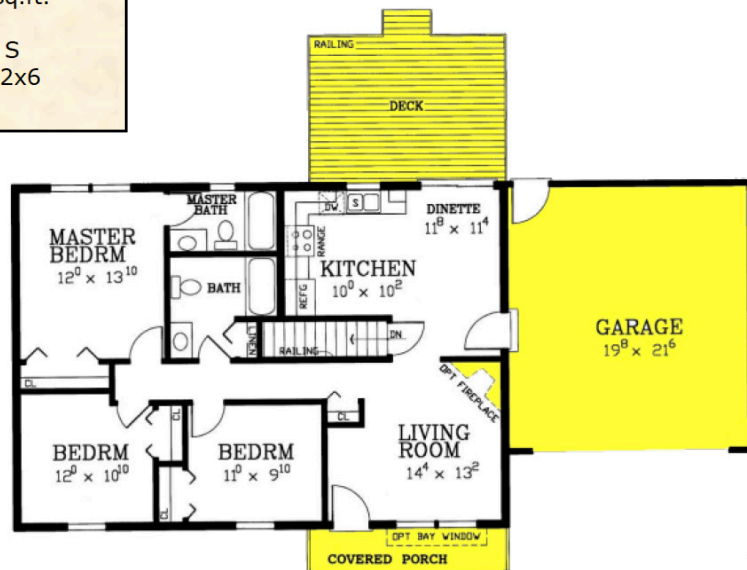
St. Albans Value Plan with front porch

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
- Corner 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
- 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.