

AMERICANA STANDARD FEATURES

GENERAL CONSTRUCTION

- 15/32" roof sheathing
- 6-12 hinged rafters
- 9' ceiling height, flat throughout
- 3/4" T&G OSB floor decking
- 2 x 10 floor joists 16" on center
- 2 x 4 exterior walls 16" on center
- LSL headers & ridge beam
- 2 x 10 rim joist
- Shut-off valves throughout
- Registers & drops for downflow system (site installed by others)
- Copper wiring throughout
- 200 amp Electrical Service
- Smoke detectors installed adjacent to sleep areas
- Rocker switches
- 36" minimum egress windows
- Insulation - Sidewall R-11, Roof R-33
- Attic access
- Low E-Dual pane grid windows for comfort and savings
- 30 gallon double element electric water heater
- Plumb for washer
- Wire for dryer
- Residential front door with deadbolt
- In-swing cottage rear door with deadbolt
- Removable carrier system for transportation
- 30 lb. roof load

KITCHEN

5 Recessed Can Lights

- Raised Panel Cabinet Doors
- European style "hidden hinges"
- 30" gas range
- 30" exhaust range hood with light
- Laminated countertops in a variety of designer colors
- Beveled heavy duty countertop edge with 4" backsplash
- Oversized 33" overhead cabinets in kitchen (most areas)
- Adjustable overhead shelves
- Marble window sill on kitchen windows
- Center shelf in base cabinets
- 9" Deep porcelain sink
- Double metal drawer roller guide system in kitchen
- Residential top drawer system in kitchen
- Single lever faucet
- Deluxe molding above kitchen cabinets

BATHS

- Power exhaust fan in all bathrooms
- Beveled edge medicine cabinet
- Elongated water saver toilets with shut-off valves
- Single lever faucets
- Upgraded china lavy sinks with pop ups
- One piece tub and showers
- Decorator tub drape in second bath
- Deluxe beauty lights in both bathrooms
- Drawer bank in master bathroom (most models)

EXTERIOR

Front entry dormer (site installed by others) (For off-frame constructed UBC homes in AZ)

- Transom windows front door side
- Front door w/block sidelites (per plan)
- Cement lap siding
- White framed dual pane grid windows with tint (Low-E)
- Decorative porch light front door
- Vented soffit eaves
- Architectural shingle roof
- Also available optional 9 ft. Santa Fe elevation

INTERIOR

Plush carpet (shipped loose)

- Knock down ceiling
- Durable 1/2" Tape & Textured walls throughout
- Chandelier in Dining room
- Designer upgrade lighting
- Heavy duty door jambs with mortised hinges
- 6-panel interior door with waterfall casing
- Baseboard molding throughout
- Tough no-wax vinyl flooring by Congoleum
- Upgrade raised panel cabinet doors
- Overhead utility cabinet
- Block and wire for ceiling fan in living room (1), double switched
- 1/2" Rebond carpet pad, FHA Certified

APPLICABLE CODES

Building Code:	1997 UBC Amended
Plumbing Code:	2000 UPC Amended
Mechanical Code:	2000 UMC Amended
Electric Code:	1999 NEC Amended
Energy Code:	2001 CEC Amended
Handicap Code:	1998 A117.1 as required



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