

# 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 6 exterior walls 16" on center  
LSL headers & ridge beam  
2 x 10 double rim joists for added strength  
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-19, Roof R-33  
Attic access  
Vinyl dual pane grid windows for comfort and savings  
30 gallon double element electric water heater  
Plumb for washer  
Wire for dryer  
Energy Saving Lighting Package (CA only)  
Residential front door with deadbolt  
In-swing cottage rear door with deadbolt  
Under floor copper plumbing  
30 lb. roof load

## KITCHEN

### 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  
9" Deep porcelain sink  
Double metal drawer roller guide system in kitchen  
Residential top drawer system in kitchen  
MOEN single lever faucet with sprayer  
Deluxe molding above kitchen cabinets

## BATHS

Power exhaust fan in all bathrooms  
Beveled edge medicine cabinet  
Elongated water saver toilets with shut-off valves  
MOEN single lever faucets  
Upgraded china lavy sinks with pop ups  
One piece tub and showers with Moen fixtures  
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 CA)

Transom windows front door side  
Front door w/block Sidelites (per plan)  
Cemplank lap siding by James Hardie Products  
White framed dual pane grid windows with tint  
Decorative porch light front door  
House wrap under siding for weather protection  
Architectural 30 year 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  
Bonded logic carpet pad, FHA certified

## APPLICABLE CODES

<b>Building Code</b>	:	<b>1997 UBC Amended</b>
<b>Plumbing Code</b>	:	<b>2000 UBC Amended</b>
<b>Mechanical Code</b>	:	<b>2000 UMC Amended</b>
<b>Electric Code</b>	:	<b>1997 NEC Amended</b>
<b>Energy Code</b>	:	<b>2005 CEC Amended</b>
<b>Handicap Code</b>	:	<b>1998 A117.1 as required</b>



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