



## Bainbridge

### Floorplan

1 Story  
 3 Bedroom  
 2 bath  
 3149  
 SQ.SF.



## 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 - Vary by State

### California

• Building Code	2001 CBC
• Plumbing Code	2001 CPC
• Mechanical Code	2001 CMC
• Electric Code	2004 CEC
• Energy Code	2005 CENC Residential
• Accessibility	2001 CBC Chapters 2 & 11A

### Arizona

• Building Code	2003 IBC: 2003 IRC
• Plumbing Code	1994 UPC
• Mechanical Code	2003 IMC
• Electric Code	2002 NEC
• Energy Code	ASHRAE 90.1
• Life Safety	NFPA

Nevada and New Mexico recently approved



# GENESIS

HOMES

## GENESIS HOMES

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