



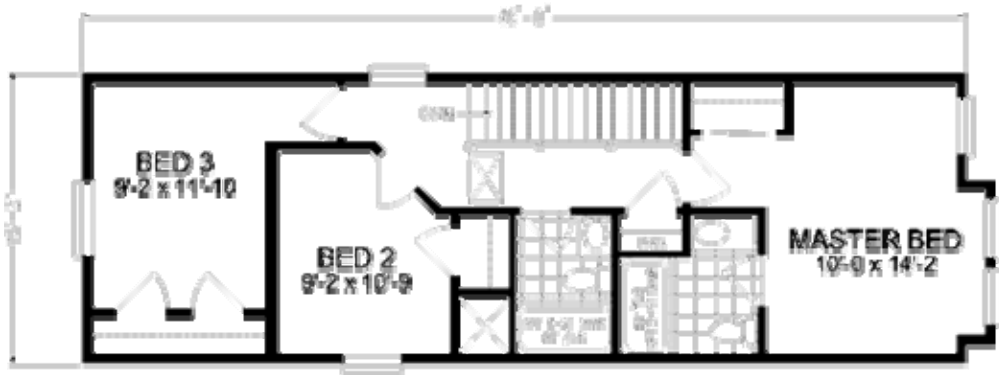
Roanoke

Floorplan

Two Story
3 Bedroom
2 bath
1420 SQ.
FT.



First Floor



Second Floor

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 - 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

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