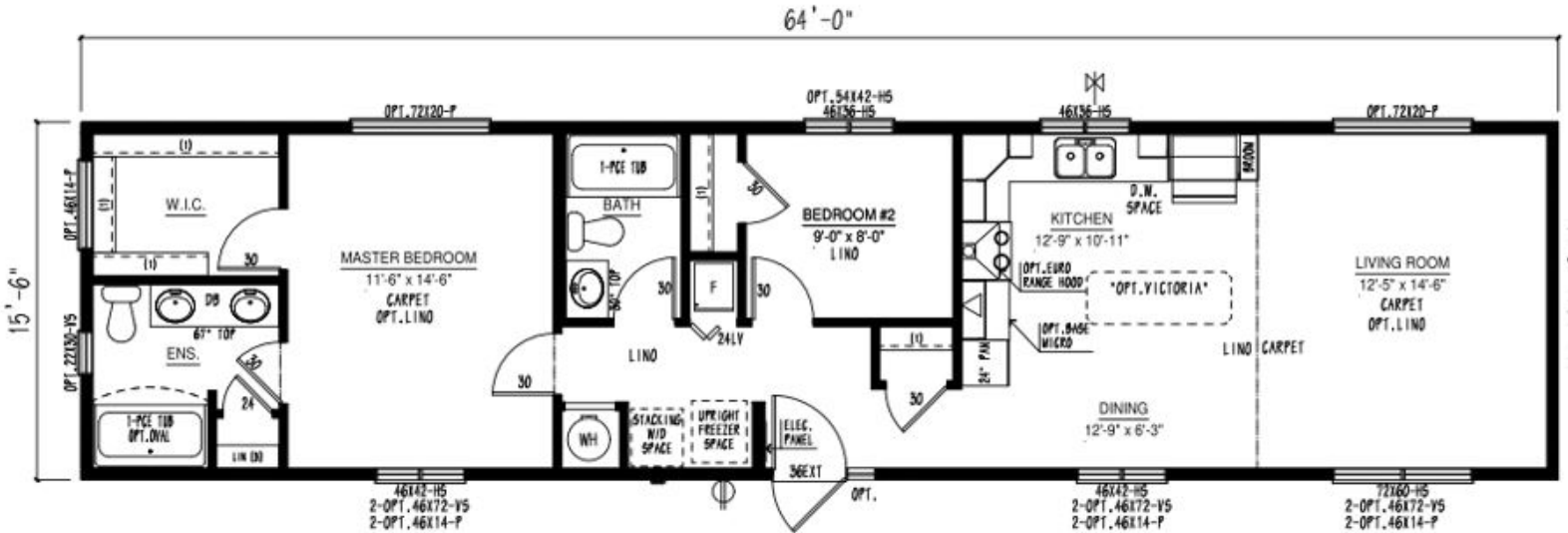


Iconic Island Dwellings Model # BC1664-305-C-1



FRONT ELEVATION

Example of Exterior Elevation

- 1024 Sqft
- 2 Bedroom
- 2 Bathroom





BC MERIDIAN SINGLE WIDE HOMES 16' SERIES (15'6" BOX)

Built to the Residential CSA Z-240 standards



CONSTRUCTION STANDARDS

3/12 roof pitch (1.25 interior pitch) @ 24" O/C
*Includes low-slope shingle application
15/32" roof sheathing
Ground Snow Load: 80psf
Residential, maintenance free vinyl siding
Lifetime Warranty* shingles w/full underlayment
Engineered tubular steel frame
Floor joists: 2x10 @ 16" O/C
3/8" exterior wall sheathing (glued & Fastened)
House wrap
Colored metal fascia & soffit
Triple M rigid ext. wall system w/ insulated header
Frost free tap
Dedicated receptacle for heat tape at kitchen sink
23/32" floor sheathing (flued & fastened)
8' walls (2x6 exterior / 2x4 interior)
5" vented fixed side eaves (12" front & rear overhang)
6 mil vapor barrier
Insulation:
Ceiling: R-40 Flat / R-35 Cathedral
Floor: R-40
Walls: R-22
1/2" stippled Gyproc ceiling
Vaulted ceiling – living room, dining room, kitchen & family room (plan specific)
Carbon monoxide/Smoke detectors
Digital programable thermostat
Carpet with upgraded underlay in living room, and primary bedroom
Foam-back linoleum (fully glued & rolled) remainder of home
Convertible gas furnace with electronic ignition
Coil cavity under furnace
40 US gallon electric HWT
Plumbed for washer, wired for dryer
100-amp electric service panel
1-1/2" conduit from draw side of panel through floor
36" front and 32" rear exterior doors w/ screens
White Carrara interior doors
32" utility room door
Standard Carriage Light & GFI receptacles at all exterior doors

Braided water lines at sinks & toilets
Main water shut-off inside home at kitchen sink

All fans & vents through roof

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/ screens
4" accent boards around standard windows (front and curbside)
1/2" Painted drywall in Antique White
Nail holes in trim filled
Straight roof line
Cordless cellular blinds throughout
Décor Switches
River Dinette light in Dining Room (plan specific)
LED lighting throughout
Continuous rod shelving in closet

MODERN CRAFTED KITCHENS

Black 30" Ceran-top range w/power rangehood
Black 18 cft fridge
Adjustable track lighting (2)
Modular cabinets with adjustable shelving
Spacious pantry in kitchen (where applicable)
PVC cabinet doors with soft-close hinge
Laminate countertops with self-edge
Tight weave pantry shelving
Single lever faucet with spray
Single-row subway tile backsplash

CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans on separate switch
1-Piece smooth back tub/shower combination in ensuite (plan specific)
1-Piece smooth back tub/shower combination in main bath

Single-row subway tile backsplash

OPTIONAL FEATURES

- Full tile backsplash with décor insert
- Flat panel cabinet door profile
- Cabinet crown moulding
- Stainless-steel appliances
- Black Slider windows
- Splatter (smoother) ceiling finish

