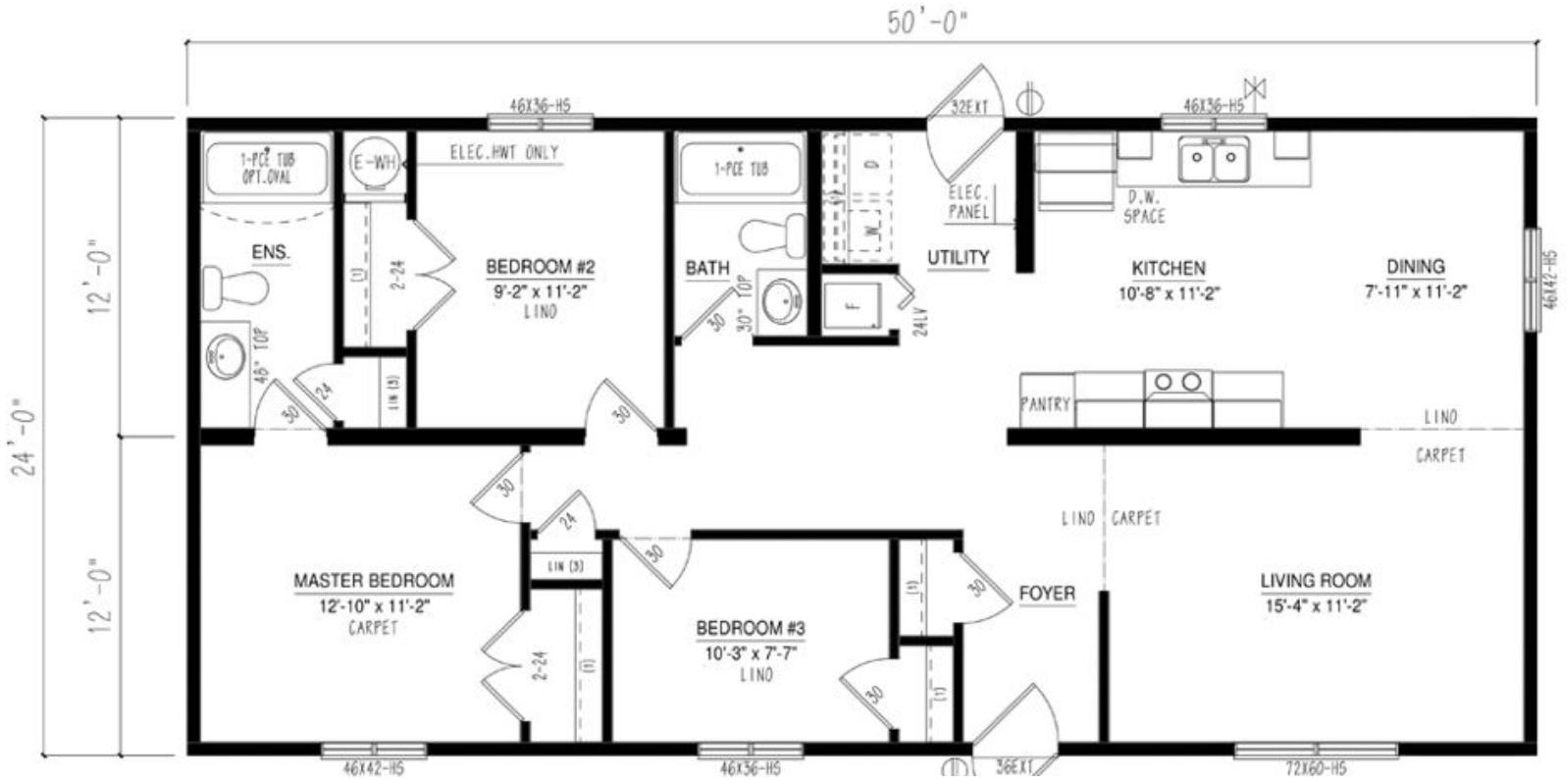


Iconic Island Dwellings Model # BC2450-109-C-1



- 1200 Sqft
- 3 Bedroom
- 2 Bathroom





CONSTRUCTION STANDARDS

2.25/12 roof pitch (0.82 interior pitch) @ 24" O/C

*Includes low-slop 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 with hitch

Floor joists: 2x8 @ 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)

10" vented full perimeter eaves

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 (shipped loose)

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

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

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 oval 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
- Infill 5/12 hinged roof
- Black slider windows