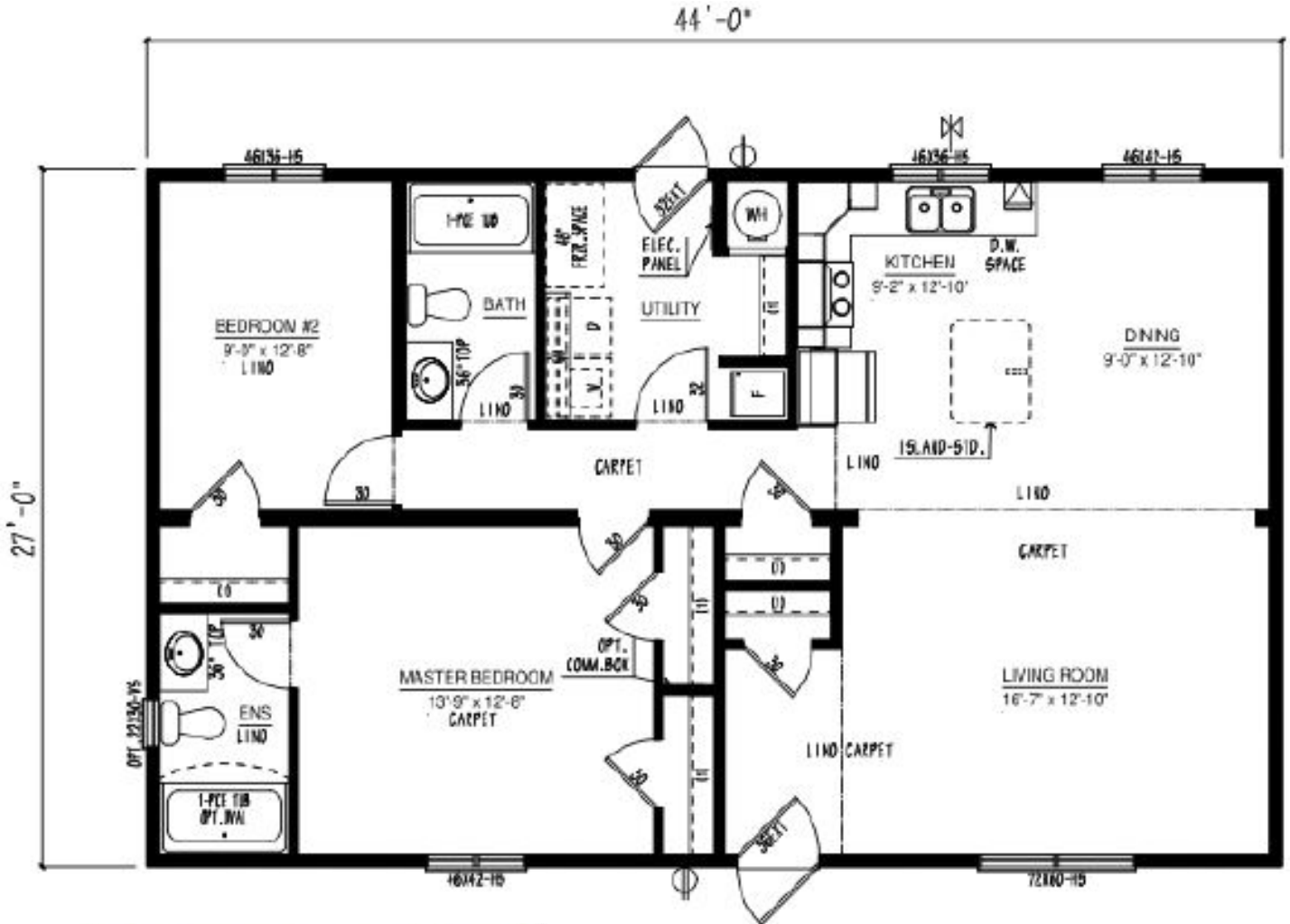


Iconic Island Dwellings Model # BC2744-102-C-1



- 1188 Sqft
- 2 Bedroom
- 2 Bathroom



Example of Exterior Elevation



BC MERIDIAN SECTIONAL HOMES
27' WIDE (13'-6" BOX)
Built to the Residential CSA Z-240 standards



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 (glued & 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 (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
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
- Ruff-Tex ceiling finish (smoother texture)
- Stainless-steel appliances
- Infill 5/12 hinged roof
- Black slider windows