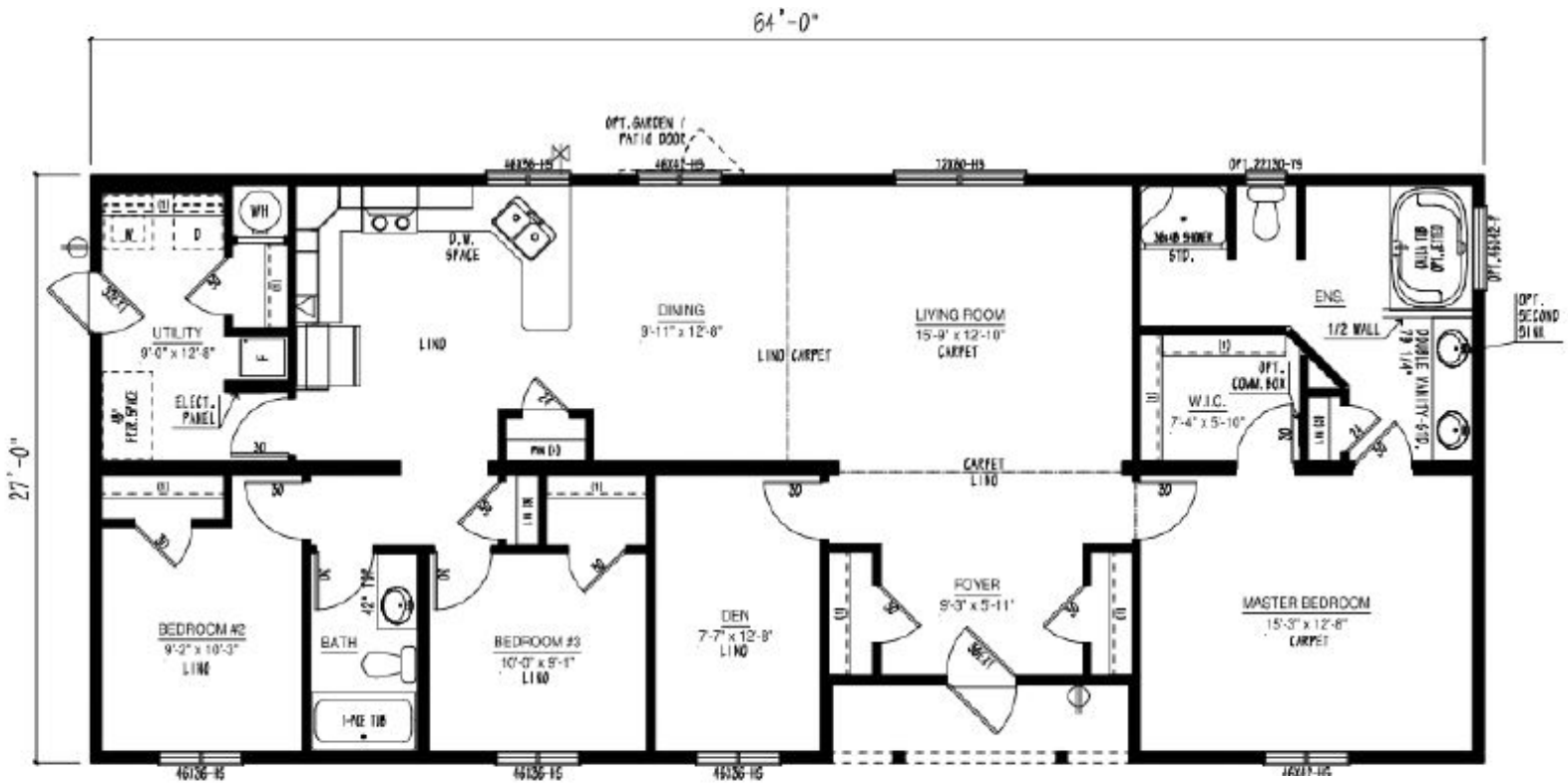


Iconic Island Dwellings Model # BC2764-100-C-1



- 1728 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 (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