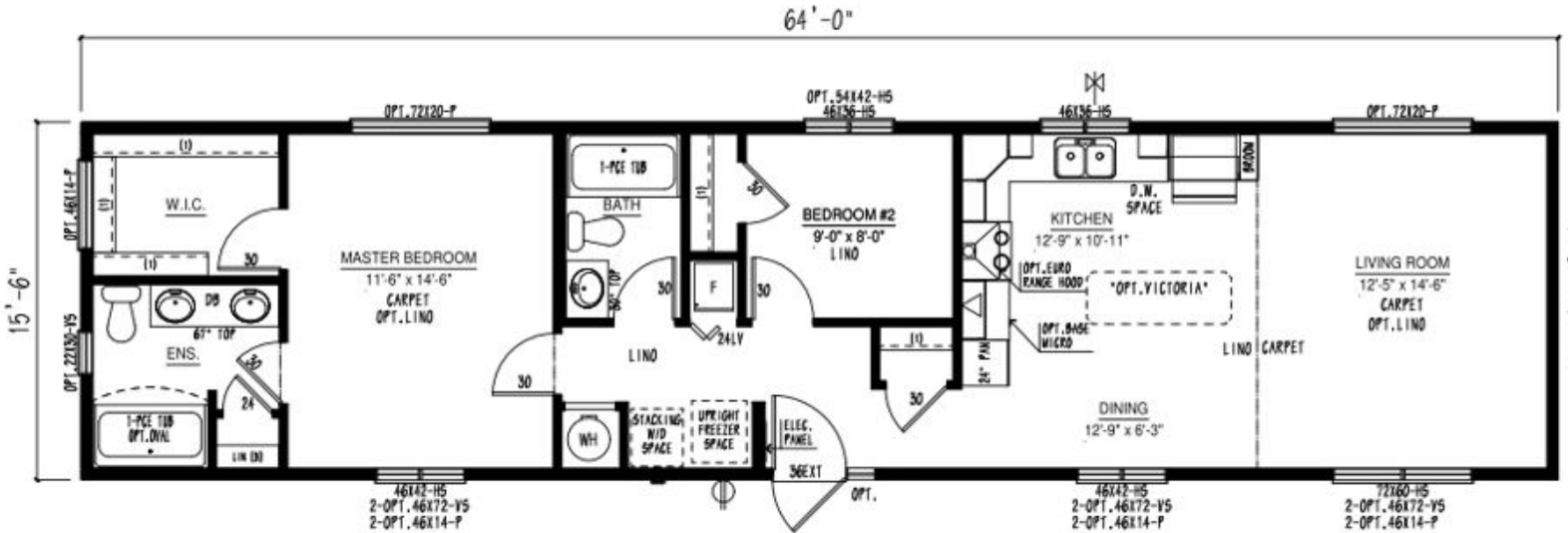


Iconic Island Dwellings Model # BC1664-305-C-1



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

