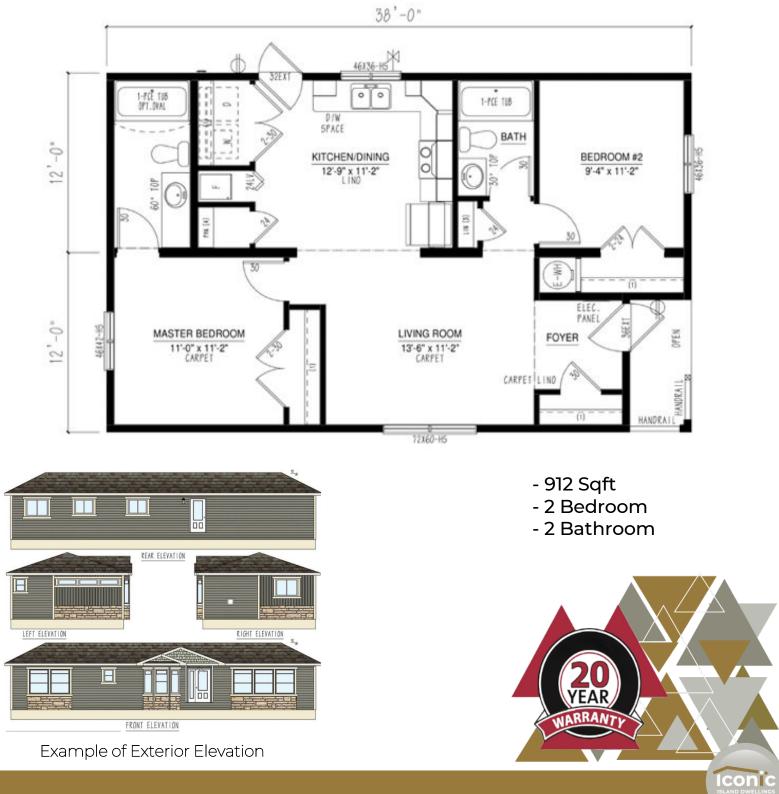


24' wide SECTIONAL HOMES

Iconic Island Dwellings Model # BC2438-101-C-1



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BC MERIDIAN SECTIONAL HOMES

24' WIDE (12' 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 (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 R-40 Floor: 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 Dinning 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



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