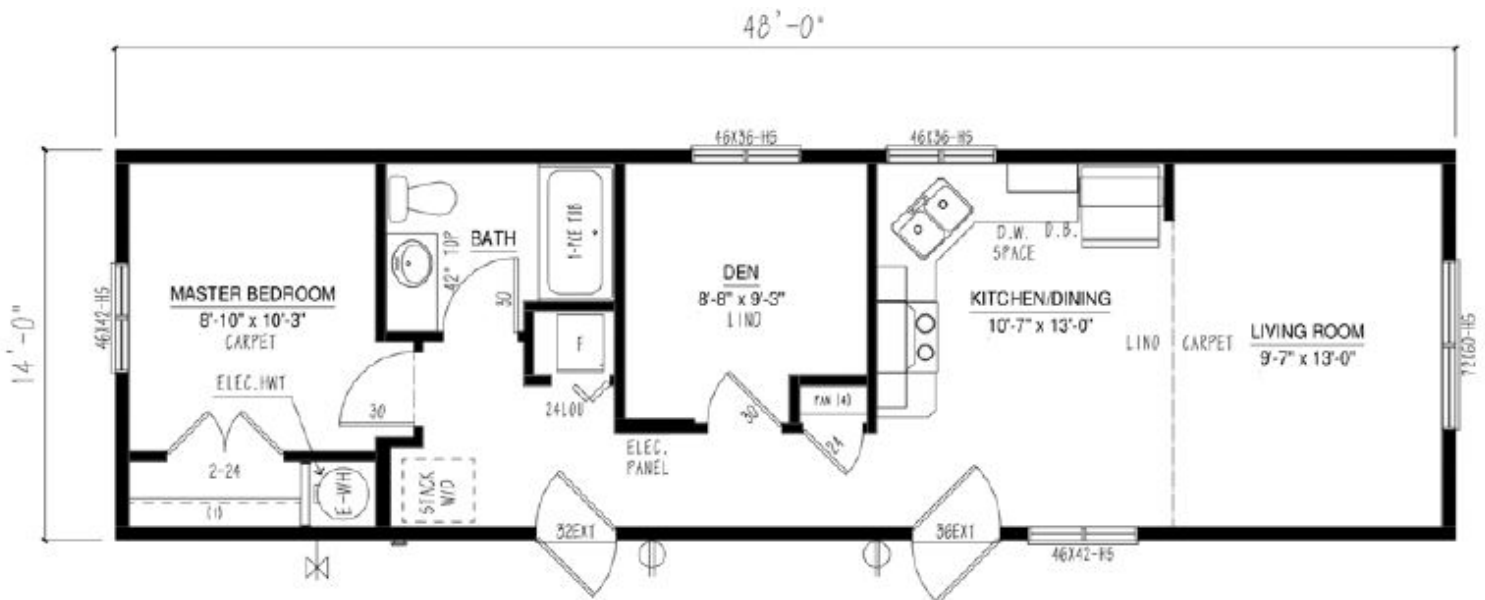


Iconic Island Dwellings Model # BC1448-100-C-1



FRONT ELEVATION

Example of Exterior Elevation

- 672 Sqft
- 1 Bedroom
- 1 Bathroom



## BC MERIDIAN SINGLE WIDE HOMES ~ 14' SERIES (14' BOX)

Built to the Residential CSA, Z-240 standards

### CONSTRUCTION STANDARDS

Average ground snow load: 76 psf  
4/12 roof pitch (1.75 interior pitch) @ 24" O/C  
15/32" roof sheathing  
Residential, maintenance-free vinyl siding  
Lifetime Warranty\* shingles w/full underlayment  
Tubular steel frame with hitch  
Floor joists: 2 x 8 @ 16" O/C  
3/8" exterior wall sheathing (glued & fastened)  
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)  
Exterior house wrap  
12" front and rear eave overhang  
1.5" side eaves w/ ridge venting  
6 mil vapor barrier  
Insulation:  
Ceiling: R-40 Flat / R35 Cathedral  
Floor: R-40  
Walls: R-22  
½" stippled Gyproc ceilings  
Vaulted ceiling – living room, dining room,  
kitchen & family room (plan specific)  
Digital programable thermostat  
Foam-back linoleum (fully glued & rolled)  
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  
1½" conduit from draw side of panel through floor  
36" front and 32" rear exterior doors  
White Mercer interior doors  
Chrome round lever handle interior door hardware  
32" utility room door  
Flex coach light at all exterior doors  
Exterior GFI receptacles at all exterior doors  
Main water shut-off inside home at kitchen sink

### DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens  
1.5" side eave with ridge venting  
12" front and rear overhang  
½" painted drywall in Antique White  
Nail holes in trim filled  
Cordless cellular blinds throughout  
Surface-mount interior pot lights in kitchen, dining room,  
living room, family room (plan specific), walk-in pantries &  
walk-in closets  
Continuous rod shelving in closet

### MODERN CRAFTED KITCHENS

Stainless steel 18cft fridge  
Stainless steel ceran-top range w/SS range hood  
Modular cabinets with adjustable shelving  
Cabinet crown molding  
Flat panel PVC cabinet doors throughout  
Laminate countertops with self-edge  
Single-row subway tile backsplash  
Tight weave pantry shelving (where applicable)  
Chrome gooseneck faucet with spray

### 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  
Chrome single-lever vanity faucets  
Single-row subway tile backsplash at vanities