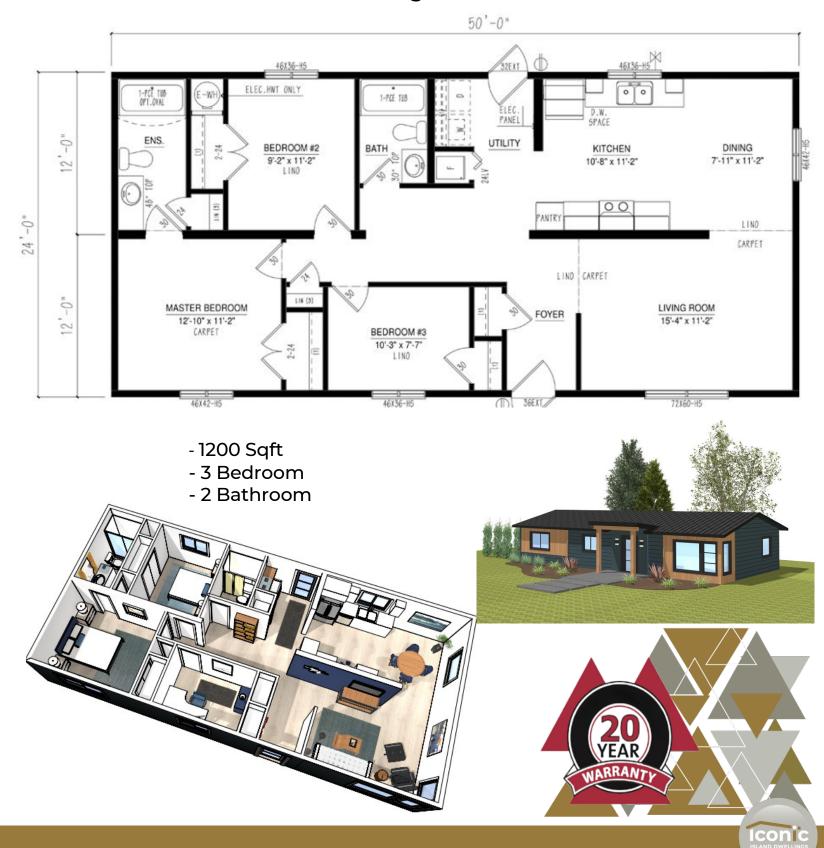


Iconic Island Dwellings Model # BC2450-109-C-1







BC MERIDIAN SECTIONAL HOMES ~ 24' WIDE (12' BOX) Built to the Residential CSA Z-240 standards

CONSTRUCTION STANDARDS

Average ground snow load: 80psf

2.25/12 roof pitch (0.82 interior pitch) @ 24"O/C

*Includes low-slop shingle application

15/32" roof sheathing

Residential, maintenance-free vinyl siding

Lifetime Warranty* shingles w/full underlayment

Tubular steel frame with hitch

Floor joists: 2x8 @ 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 exterior tap

Dedicated receptacle for heat tape at kitchen sink

23/32" floor sheathing (glued & fastened)

8' walls (2x6 exterior / 2x4 interior)

Exterior house wrap

6 mil vapor barrier Insulation:

Ceiling: R-40 Flat / R-35 Cathedral

Floor: R-40 Walls: R-22

½" stippled Gyproc ceiling

Vaulted ceiling – living room, dining room, kitchen

& family room (plan specific)

Digital programable thermostat

Foam-back linoleum throughout (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

1-1/2" 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 receptacle at 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

Nail holes in trim filled

Cordless cellular blinds throughout

Surface-mount interior pot lights in kitchen, dinning room,

living room, family room, 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

Spacious pantry in kitchen (where applicable)

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

