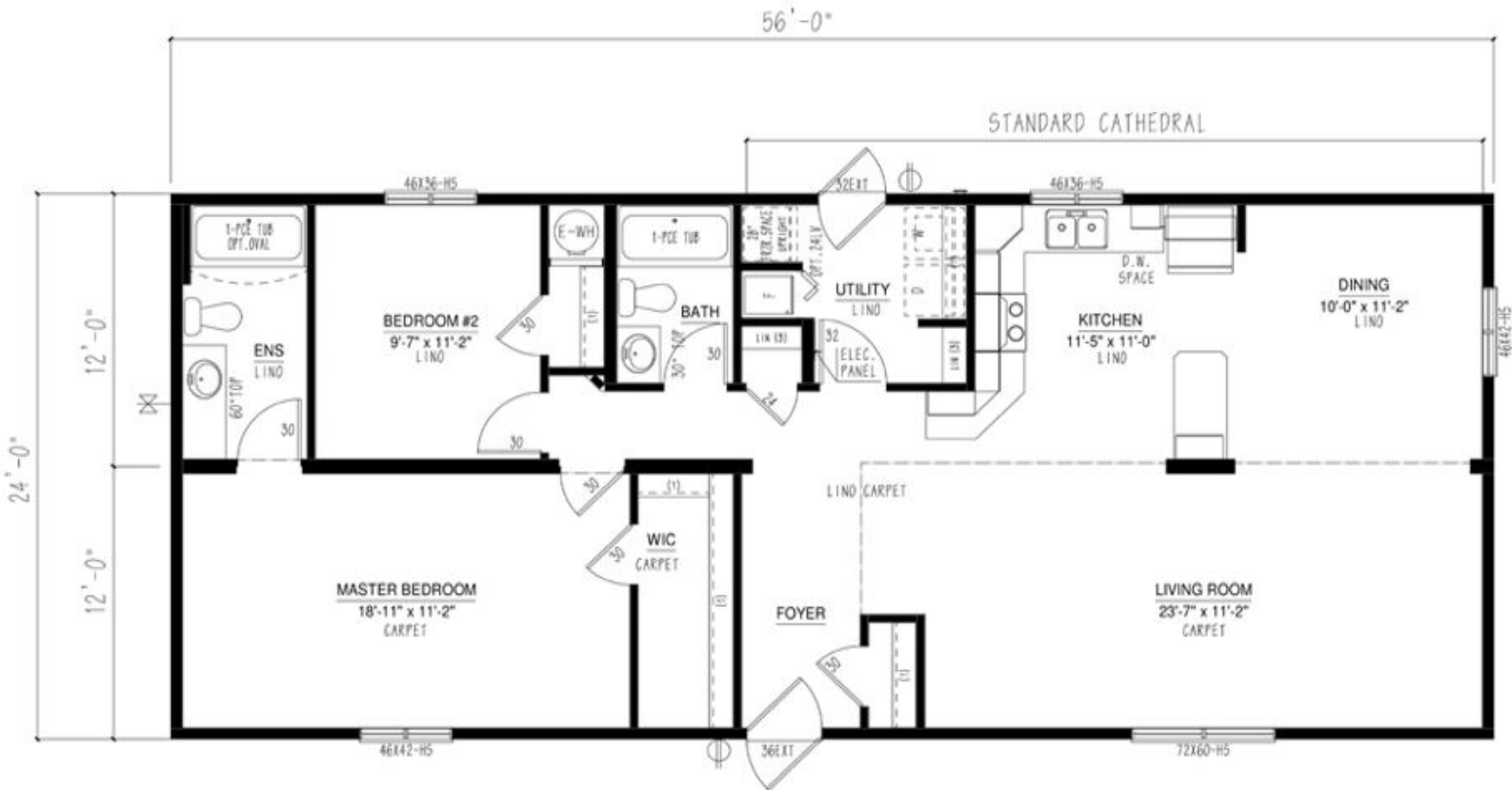


Iconic Island Dwellings Model # BC2456-101-C-1



Example of Exterior Elevation

- 1344 Sqft
- 2 Bedroom
- 2 Bathroom



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, dining 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