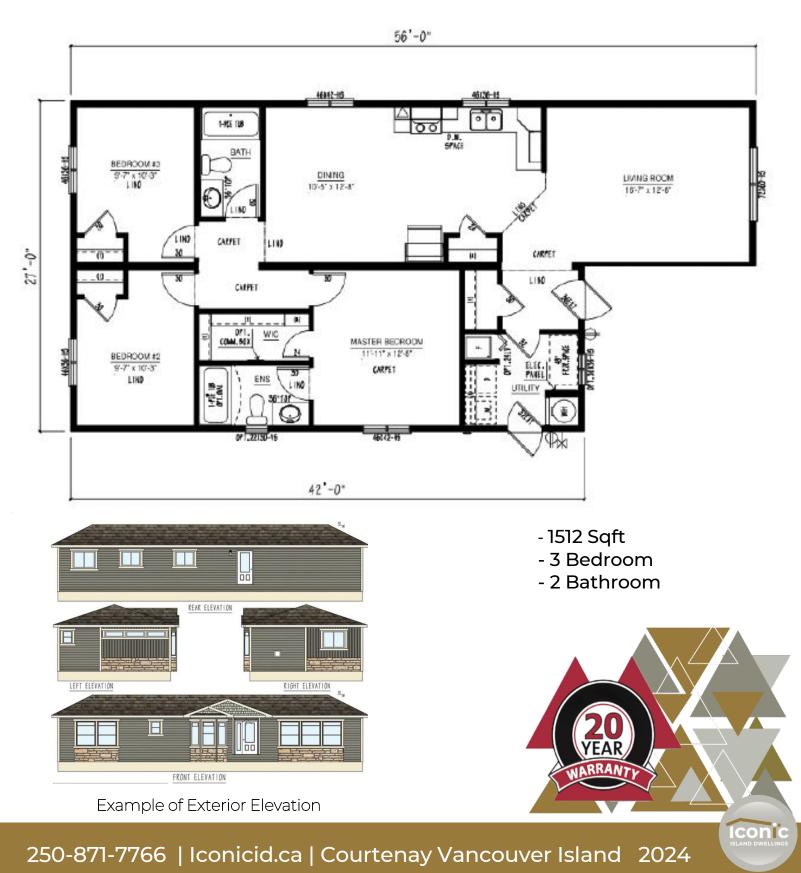


Iconic Island Dwellings Model # BC2756-104-C-1







BC MERIDIAN SECTIONAL HOMES ~ 27' WIDE (13'-6" 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-slope shingle application 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 exterior tap Dedicated receptacle for heat tape at kitchen sink 23/32" floor sheathing (glued & fastened) 8' walls (2x6 exterior / 2x4 interior) 6 mil vapor barrier Insulation: R-40 Flat / R35 Cathedral Floor: Ceiling: R-40 Walls: R-22 ¹/₂" 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 1¹/₂" conduit from draw side of panel through floor 36" front and 32" rear exterior doors w/screens 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 all exterior doors Main water shut-off inside home at kitchen sink

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens 10" accent boards around standard windows (front and curbside) 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 ceran-top range w/ SS range hood Stainless Steel 18cft fridge 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



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Manufacturer reserves the right to change standard specifications without prior notice.