

## Secondary Dwellings - under 968 Sqft



# Exclusive Island Dealer for



## Crafting Your Dream Home

Creating your ideal home involves much more than simply selecting a floor plan, style, upgrades, and colors. It represents a significant investment in life's daily joys, family bonding, shelter, and security. Iconic Island Dwellings is here to assist you in designing your future home to fulfill these essential needs, free from pushy sales tactics, while alleviating the stresses often associated with building a new residence.

## Why Choose Us?

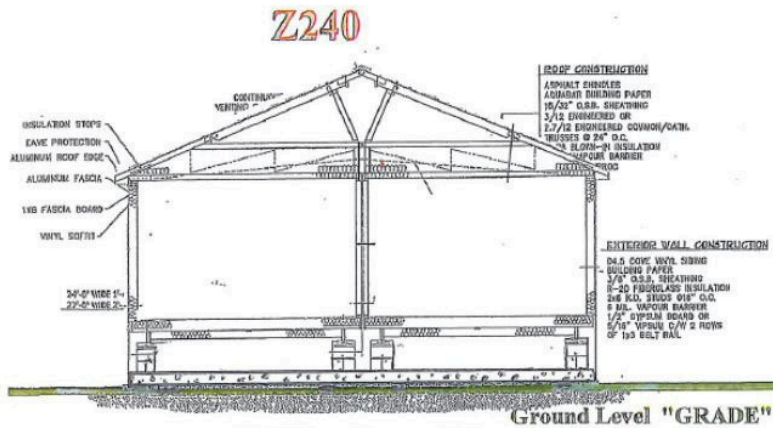
- **Extensive Selection:** We offer a wide array of plans, styles, and options, making the process of bringing your new home to life truly enjoyable.
- **Assurance:** Our industry-leading 20-year manufacturer's warranty underscores our commitment to quality.
- **Attention to Detail:** We prioritize meticulous construction and transportation to ensure your home meets your expectations.





# Construction

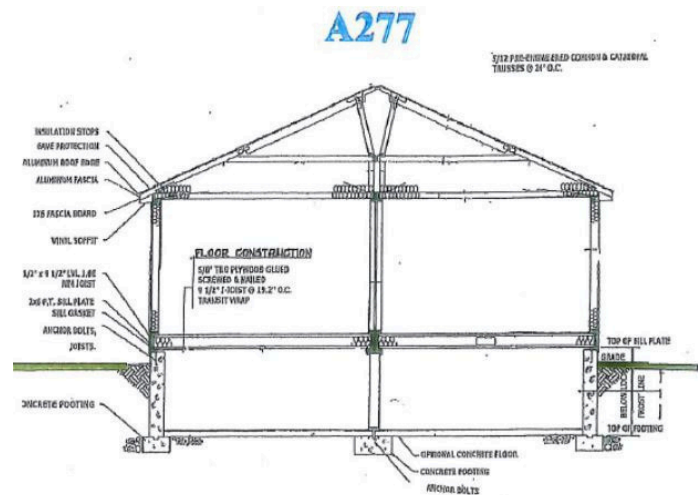
## CSA Standard Z240 – Manufactured Homes



Manufactured homes, built to CSA Standard Z240, are available in sectional (two halves) and single sectional designs. Sectional homes are placed on metal frames, transported to sites, and leveled on concrete blocks for stability. They are usually elevated about three feet above ground and skirted with wood or vinyl to hide the foundation.

## CSA Standard A277 – Modular Homes

Modular homes, built to the CSA Standard A277, match the criteria of site-built homes. Constructed with wood frames, they are transported on flat decks and placed on prepared crawlspaces or basements. Generally positioned at ground level, these homes do not require skirting and are available in single or double sections.



# Turn-Key Service

At Iconic Island Dwellings, we are dedicated to ensuring your journey is hassle-free. Our comprehensive “one-stop-shop” service guides you from permits to moving in, covering every step along the way.

## Our Services Include:

- **Experienced Team:** We manage all administrative tasks, including applying for and acquiring permits.
- **In-House Designers:** Our designers are available to help you explore the numerous options for your new home.
- **Site Preparation:** We take care of your property’s foundation, excavation, fill, and storm drains.
- **Certified Specialists:** Our team includes licensed electricians, plumbers, carpenters, and water experts to provide essential services:
  - Hydro hookups
  - Exterior lighting
  - Additional conduits
  - Connections for incoming water and sewer
  - Gutters and downspouts
  - Garages, decks, steps, and skirting if needed



As a buyer, simply embrace the excitement of your new home while we handle the details!





- Options Available:
- Variety of Plans: Single wide, double wide, and two-story designs.
- Customization: Personalize flooring, paint color, countertops, cabinets, exterior siding, and more.

# Edge Water Show Home



## **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  
Heavy Duty structural steel frame  
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  
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  
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 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  
1/2" 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

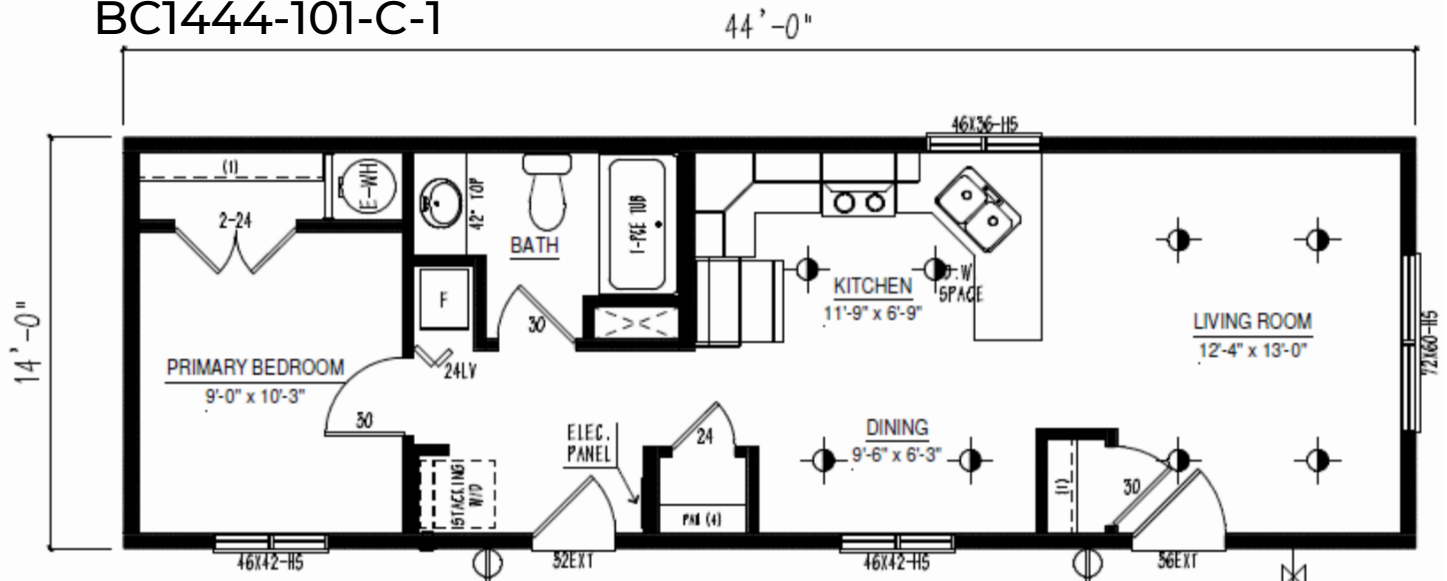
### **CONTEMPORARY BATHS**

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

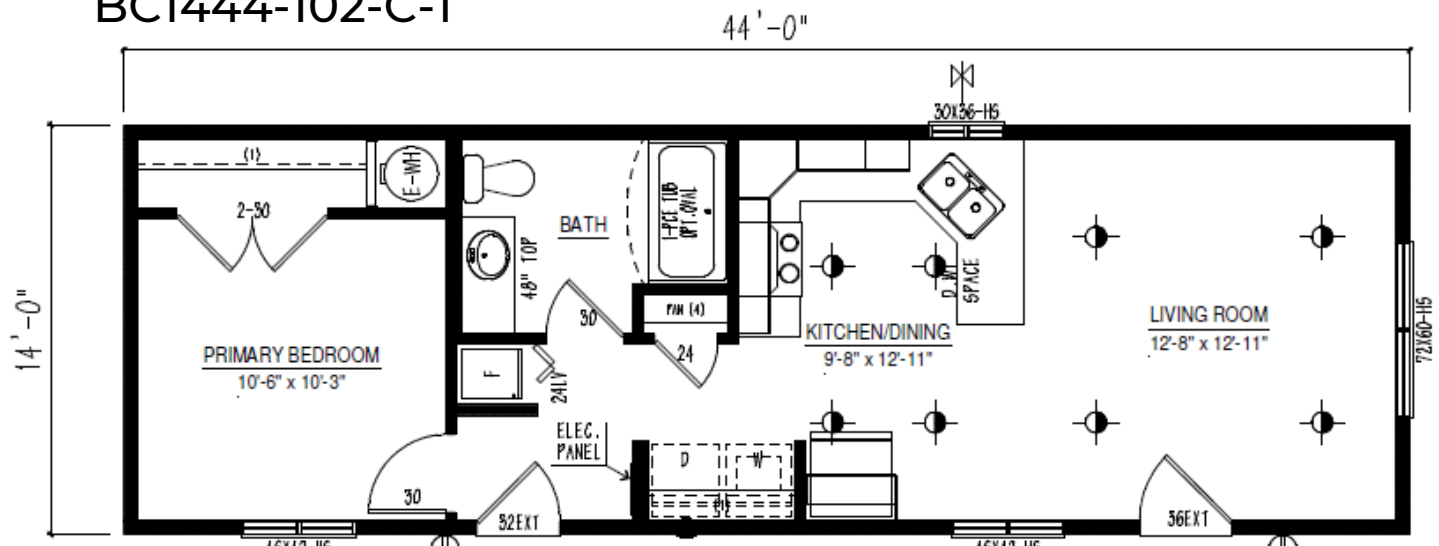


# Single Floor Plan Options

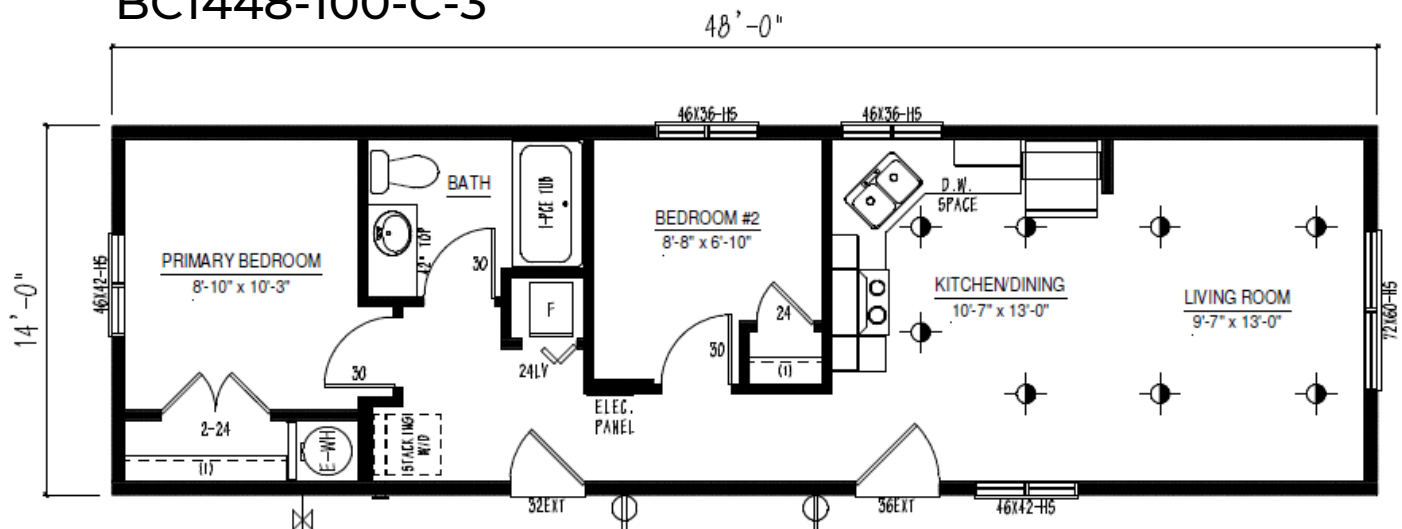
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BC1444-102-C-1



BC1448-100-C-3

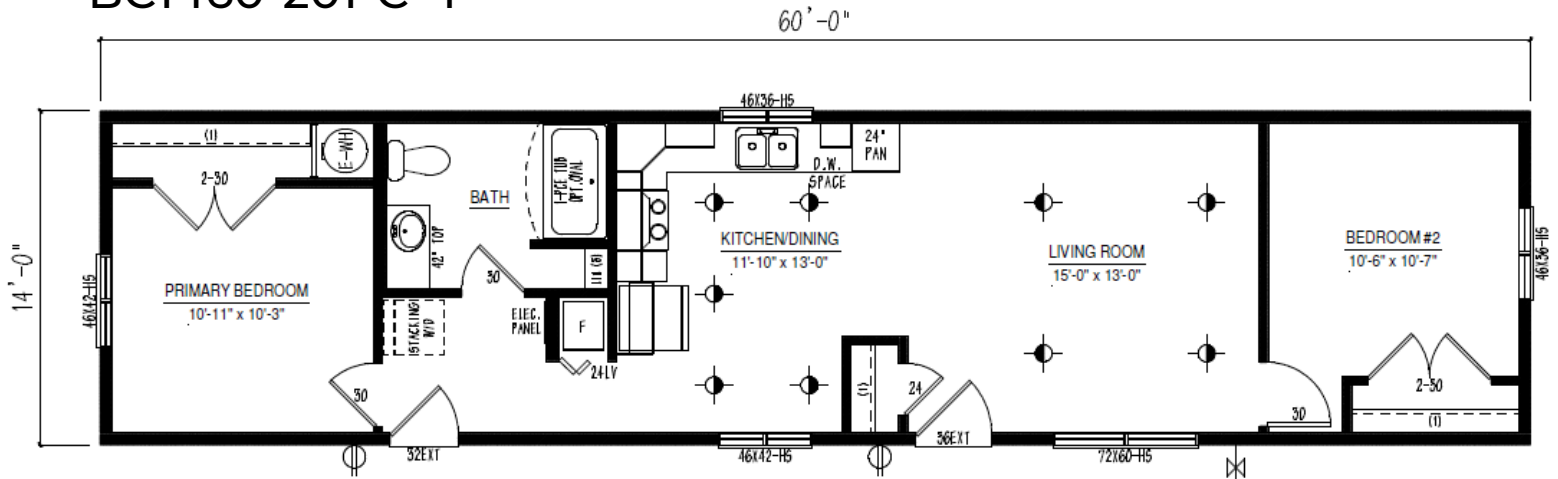


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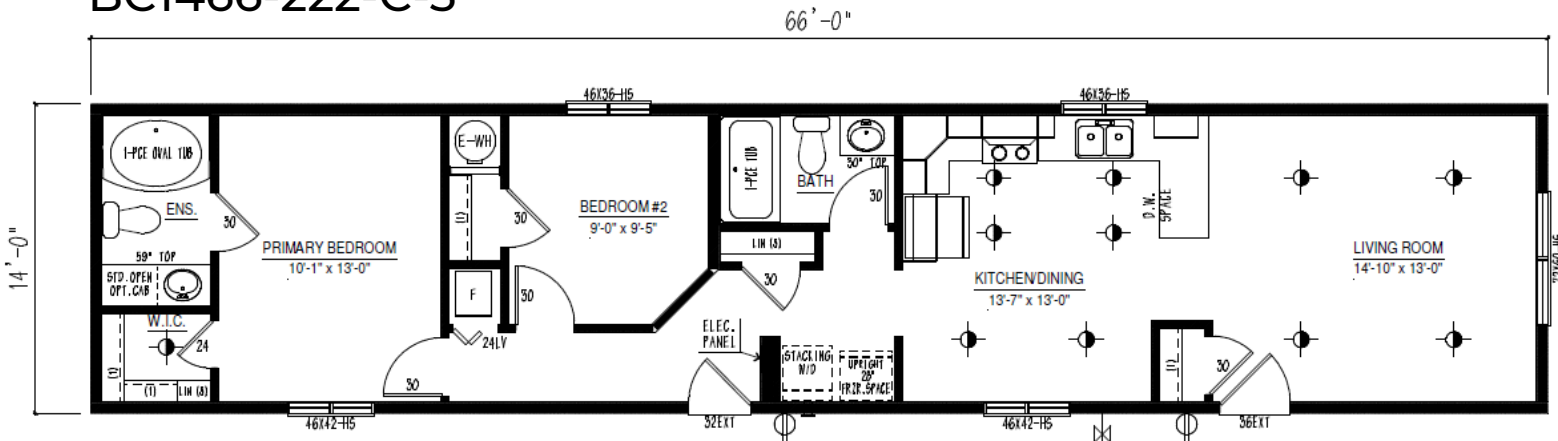


# Single Floor Plan Options

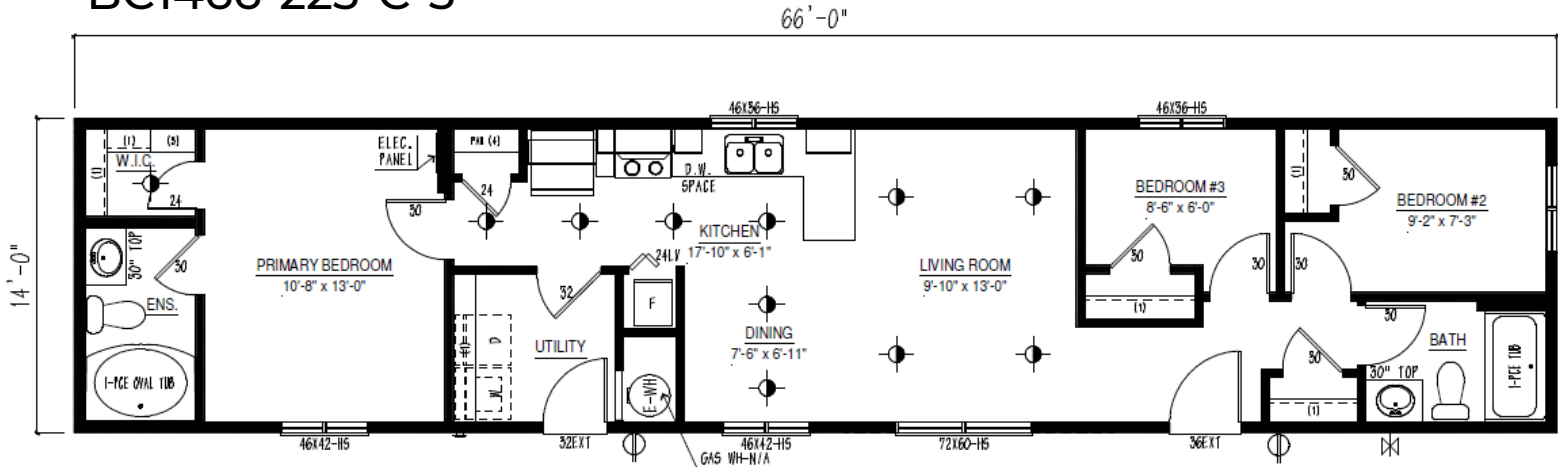
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BC1466-222-C-3



BC1466-223-C-3



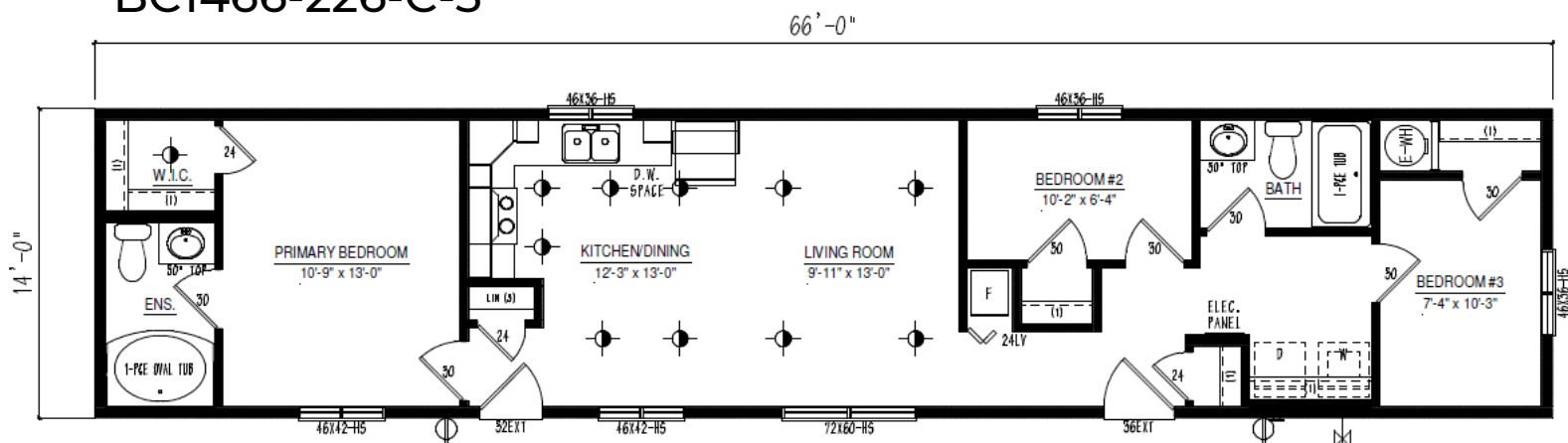
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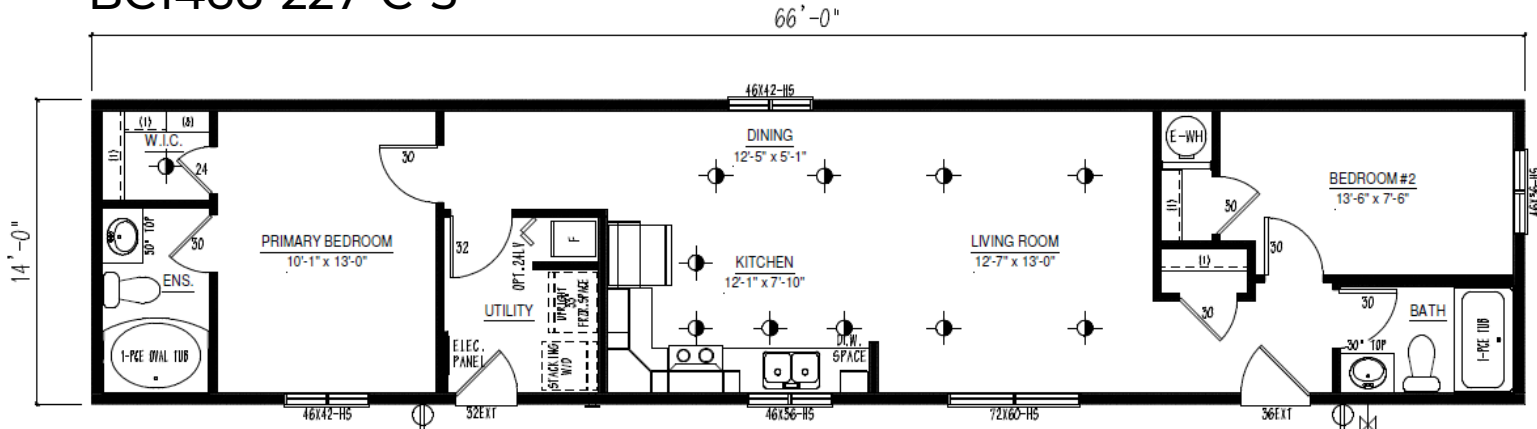


# Single Floor Plan Options

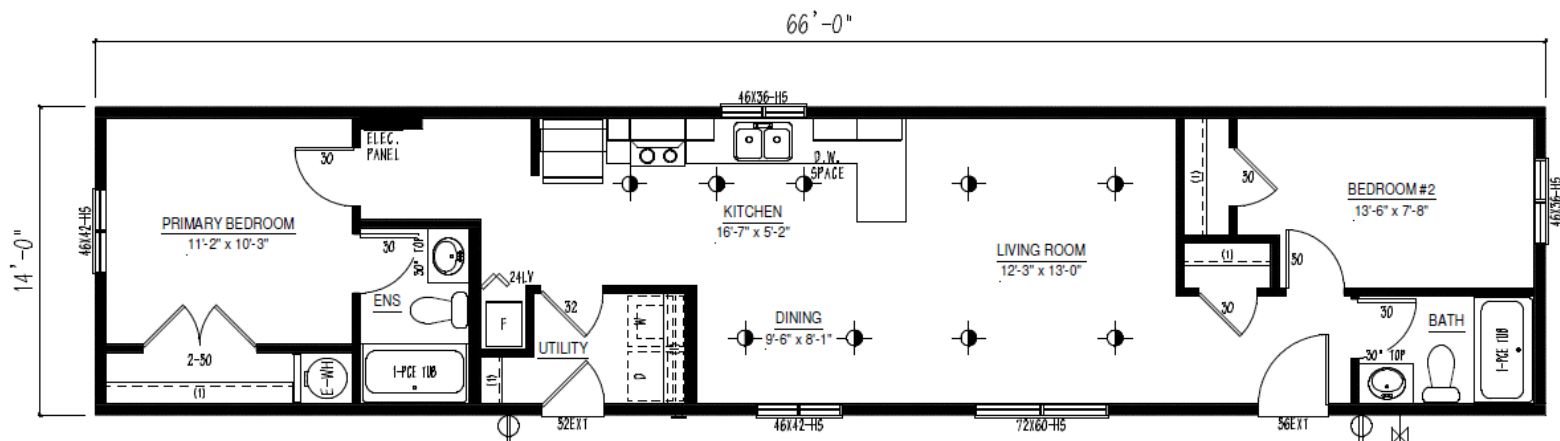
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BC1466-227-C-3



BC1466-228-C-3

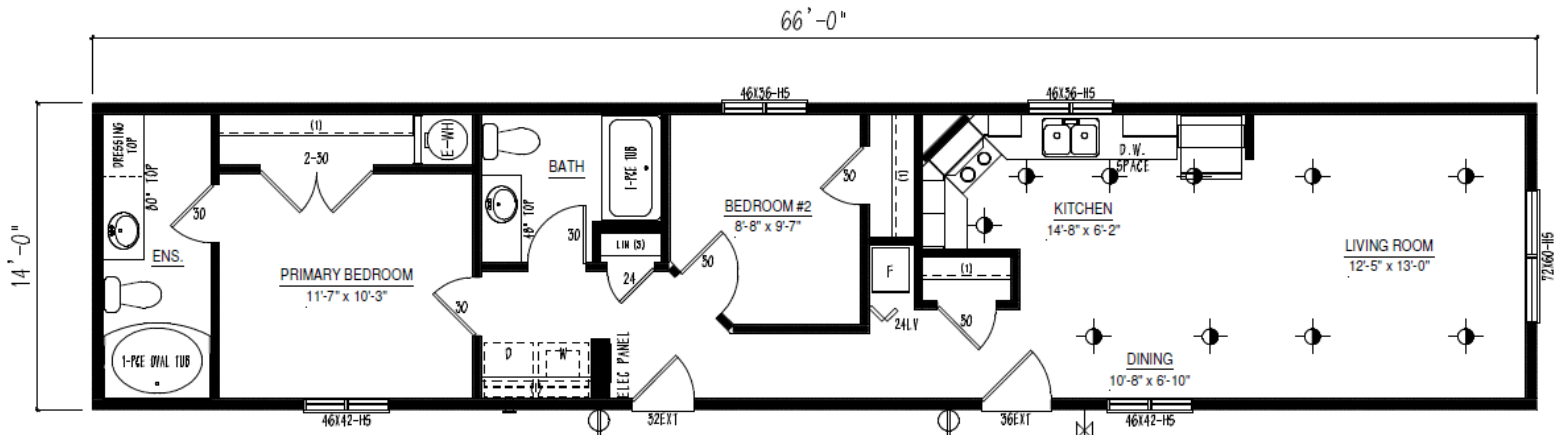


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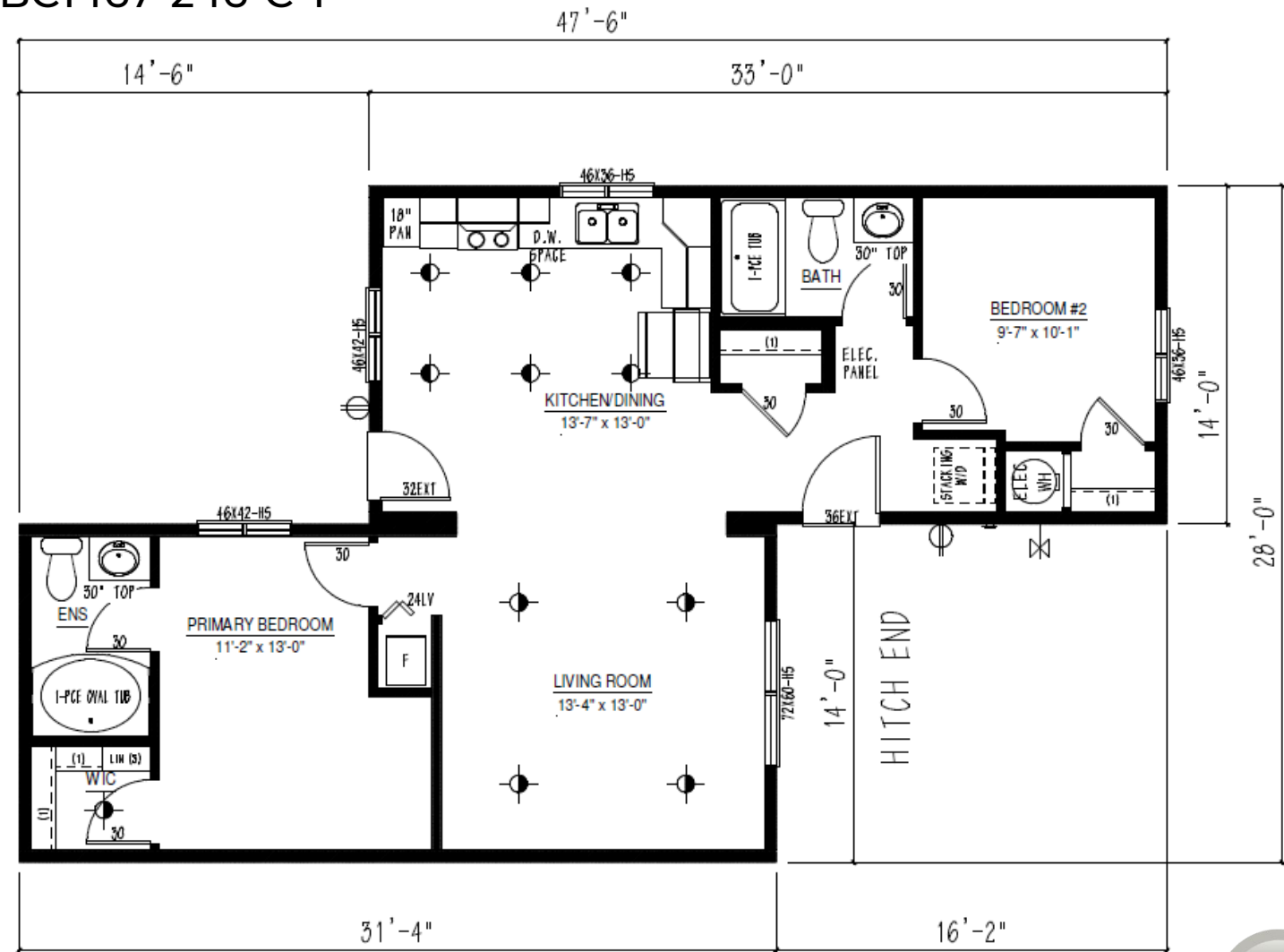


# Single Floor Plan Options

BC1466-230-C-3



BC1467-246-C-1



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## **BC MERIDIAN SINGLE WIDE HOMES 16' SERIES (15'6" BOX)**

Built to the Residential CSA Z-240 standards

### **CONSTRUCTION STANDARDS**

Average ground snow load: 80psf  
3/12 roof pitch (1.25 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  
Heavy Duty structural steel frame  
Floor joists: 2 x 10 @ 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 / R35 Cathedral  
Floor: 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  
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 all exterior doors  
Main water shut-off inside home at kitchen sink

### **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  
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**

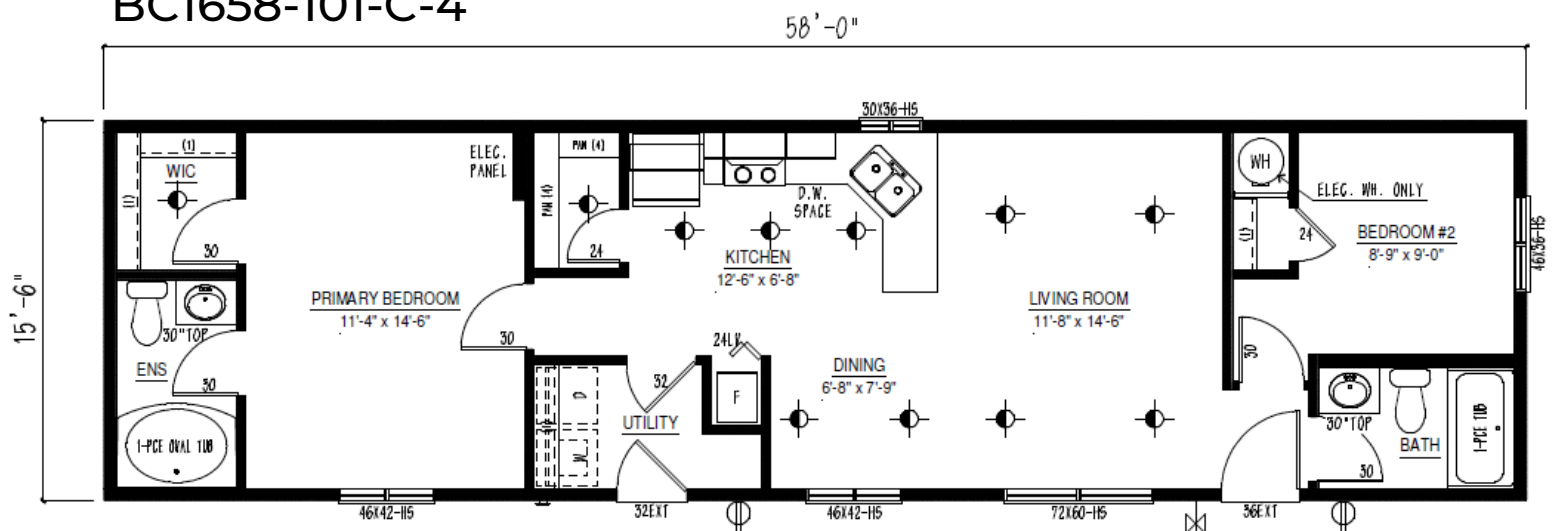
Stainless Steel 18cft fridge  
Stainless steel ceran-top range w/SS range hood  
Modular cabinets with adjustable shelving  
Cabinet crown molding  
Flat panel PVC cabinet doors throughout  
Laminate countertops with self-edge  
Single-row subway tile backsplash  
Tight weave pantry shelving (where applicable)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

### **CONTEMPORARY BATHS**

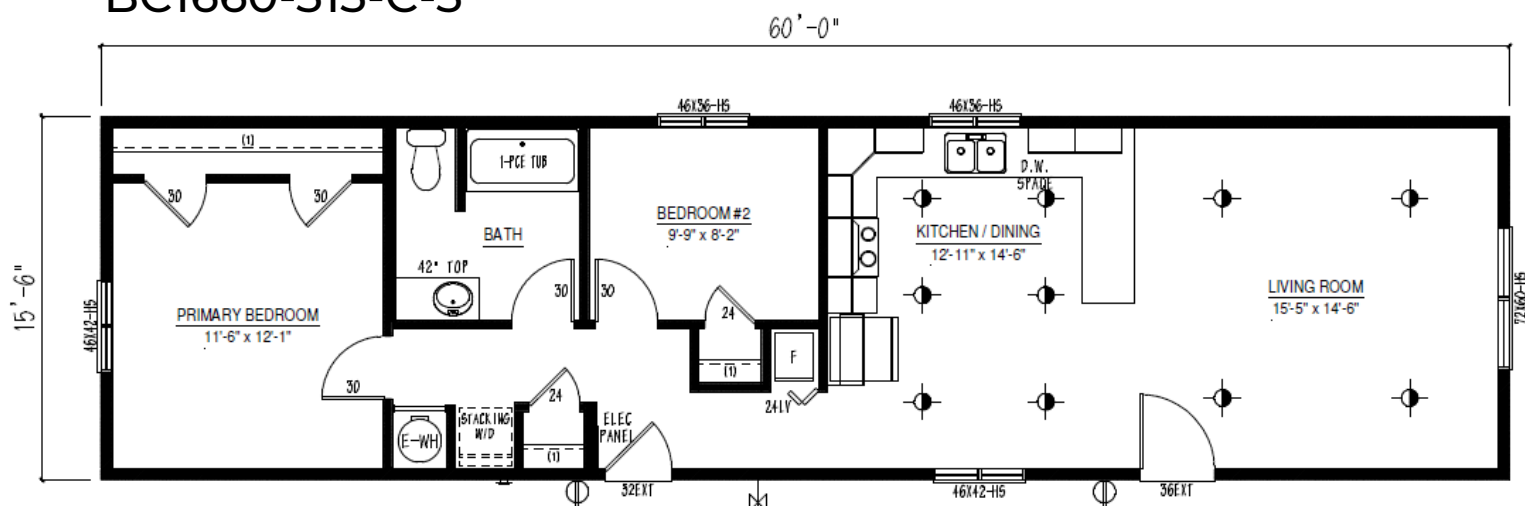
De-humidistat on main bath fan, all other fans on separate switch  
1-Piece smooth back oval tub/shower combination in ensuite (plan specific)  
1-Piece smooth back tub/shower combination in main bath  
Chrome single-lever vanity faucets  
Single-row subway tile backsplash at vanities

# Single Floor Plan Options

BC1658-101-C-4



BC1660-313-C-3



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## **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-slope shingle application  
15/32" roof sheathing  
Residential, maintenance-free vinyl siding  
Lifetime Warranty\* shingles w/full underlayment  
Heavy Duty structural steel frame  
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  
1/2" 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  
10" vented full perimeter eaves  
1/2" painted drywall in Antique White  
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

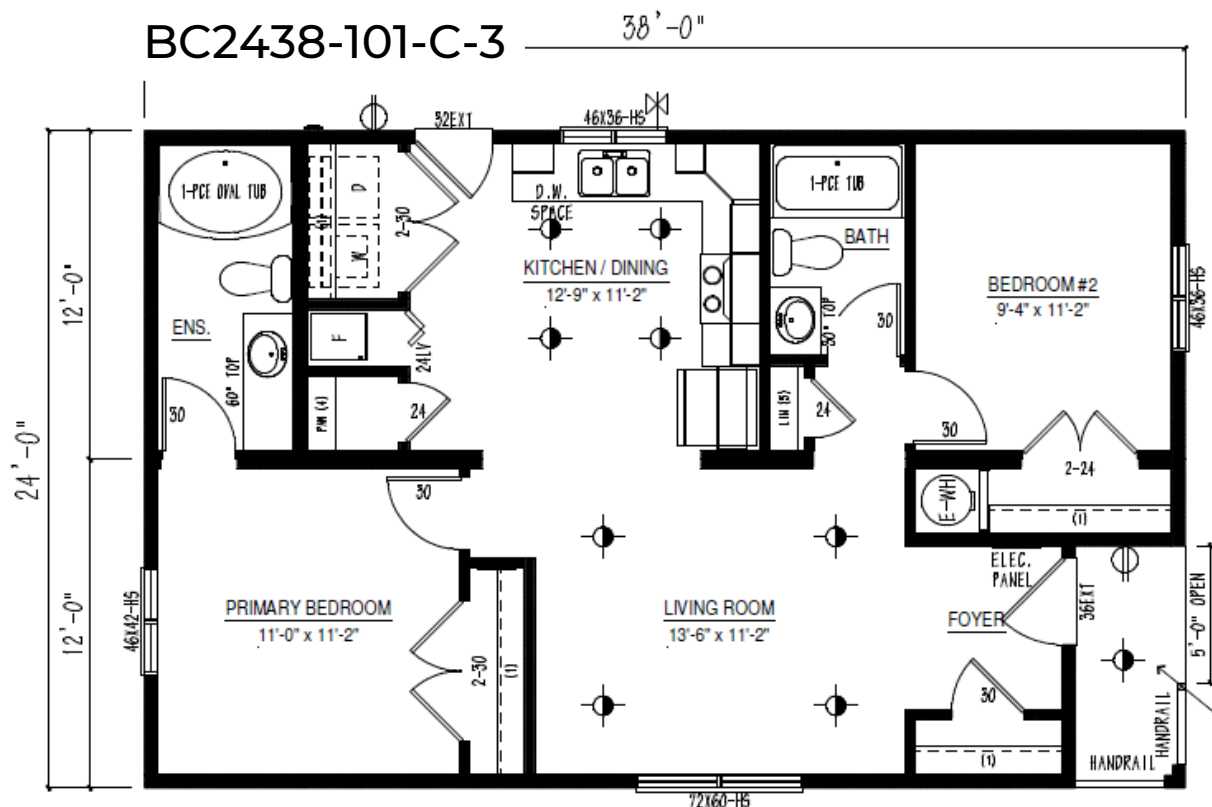
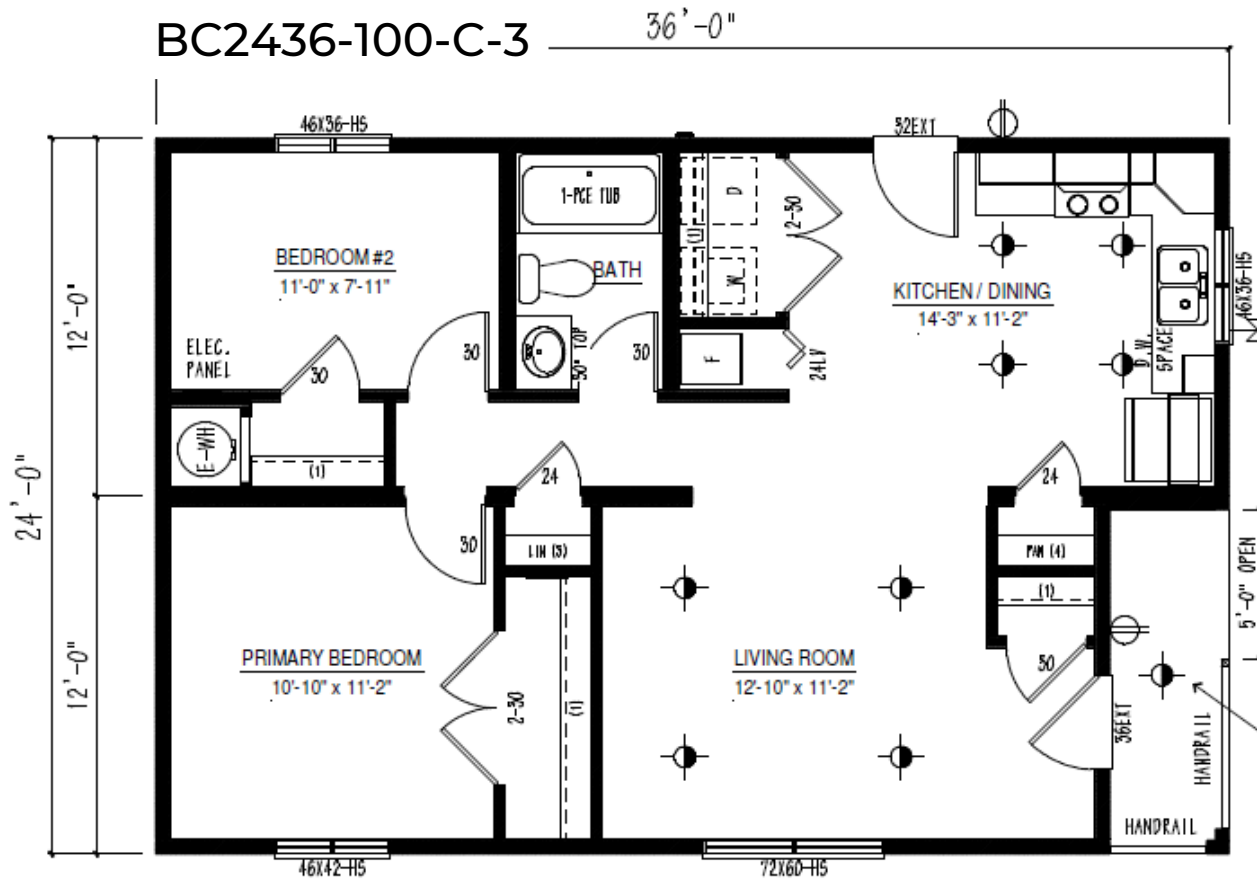
### **MODERN CRAFTED KITCHENS**

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

# Multi Section Floor Plan Options

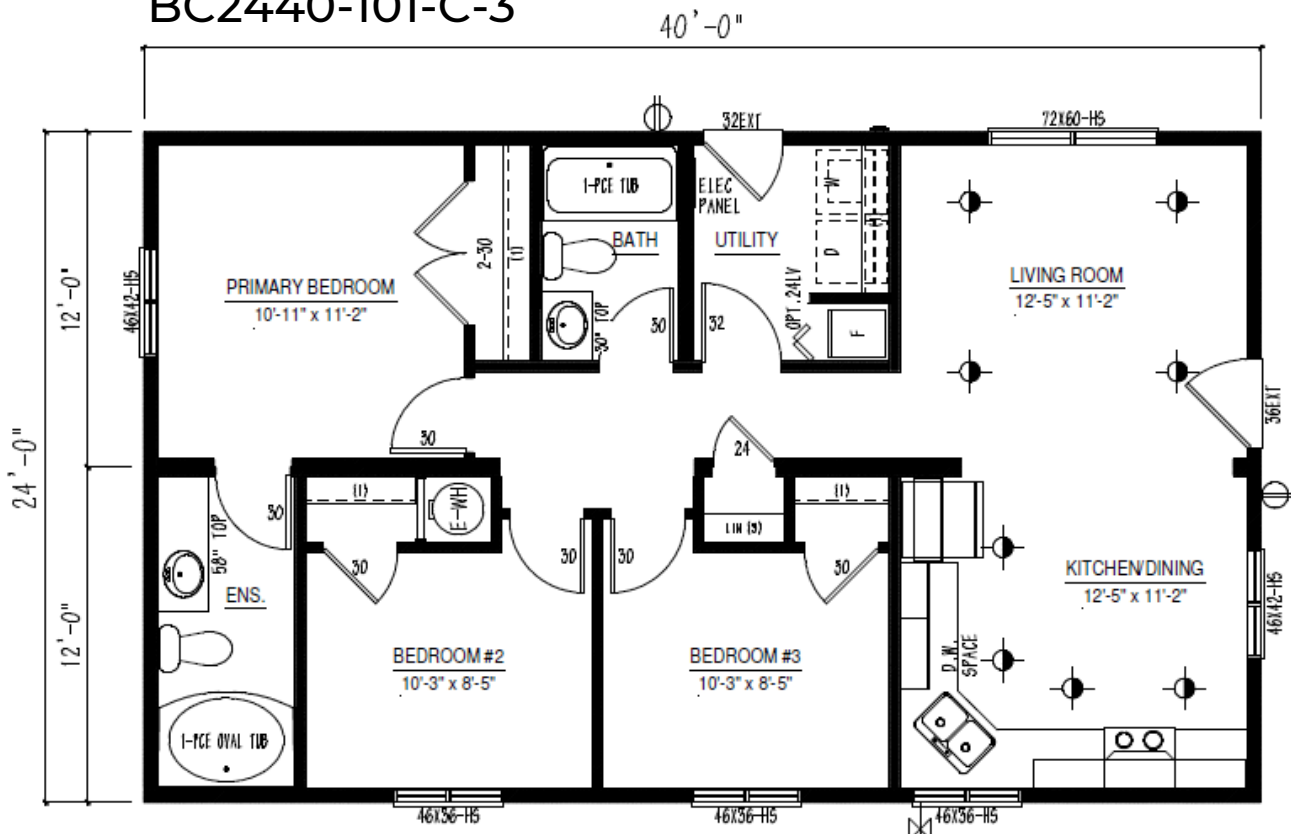


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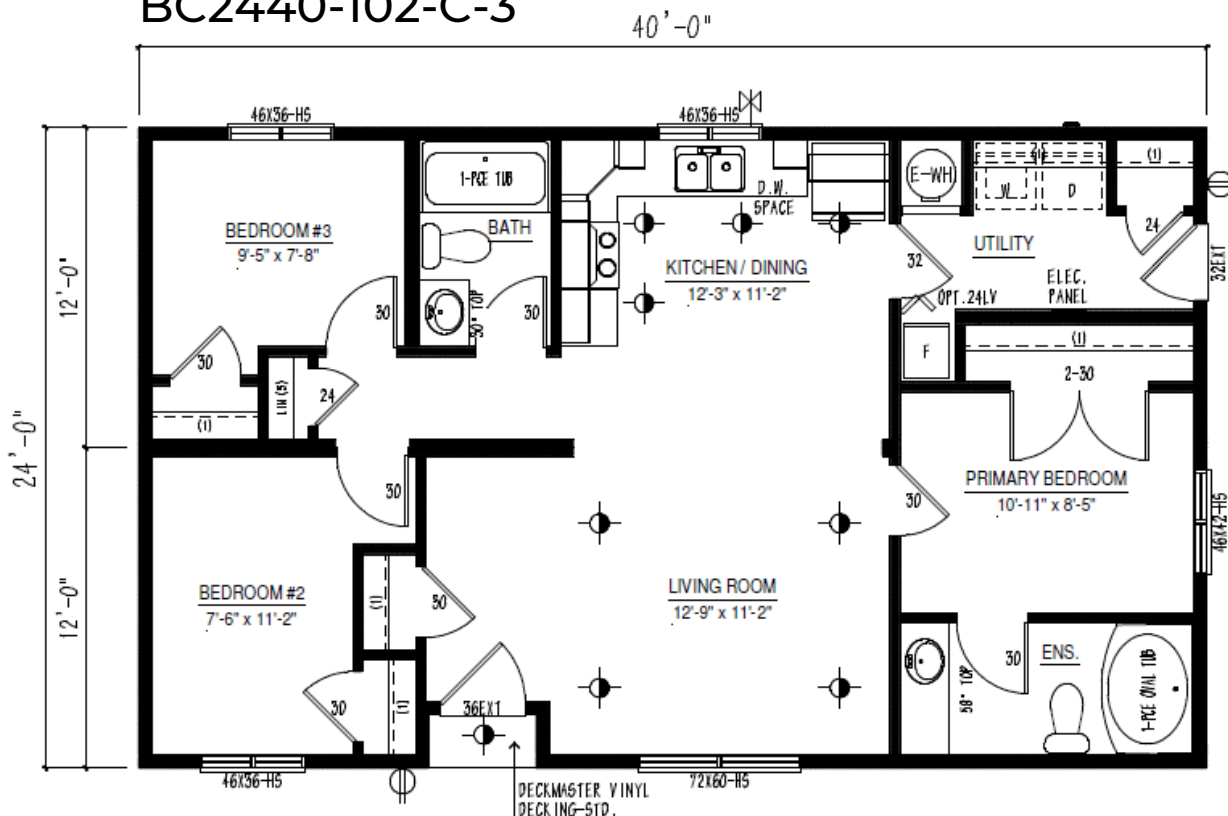


# Multi Section Floor Plan Options

BC2440-101-C-3



BC2440-102-C-3



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## Rigid Wall System Web Trussed Floor



**Exterior Sheathing**  
Joints are staggered with sheet edges glued and stapled to solid framing.



**Continuous 6 MIL Vapour Barrier**  
Minimal joints increases energy efficiency.



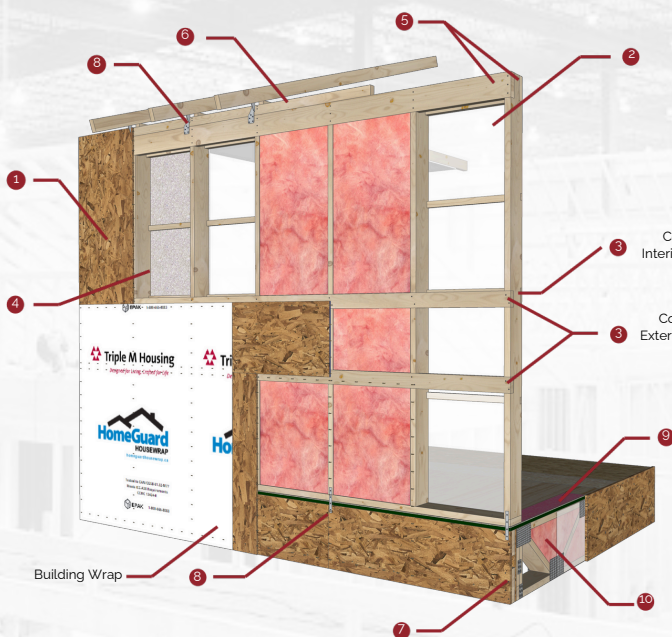
**Continuous Belt Rails**  
Provides added strength and a material gluing surface.



**Gypcroc Walls**  
Glued and fastened to improve structural strength.



**Insulated Double Header**  
Increases energy efficiency by reducing thermal bridging.



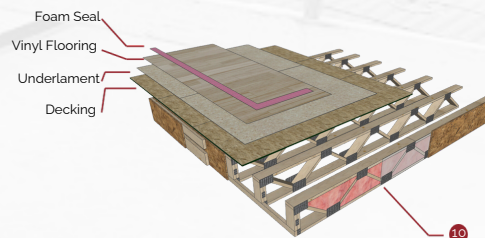
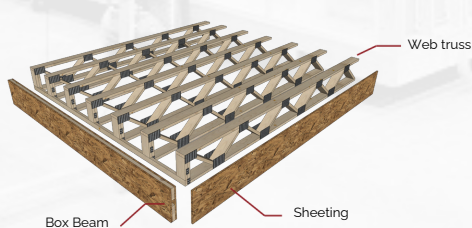
**Nailer**  
Attached to the truss heel and wall top plate, adding rigidity.

**Optional Web Trussed Floors**  
Allows for optimized installation of our insulation and ducting while eliminating the need for extra beams.

**Structural Strapping**  
Securing wall framing to floor and roof assemblies.

**Foam Gasket**  
Installed at wall connections, adding increased thermal performance.

**Floor Insulation**  
Located between floor joists and around plumbing and HVAC, it improves the energy efficiency of the entire flooring system.



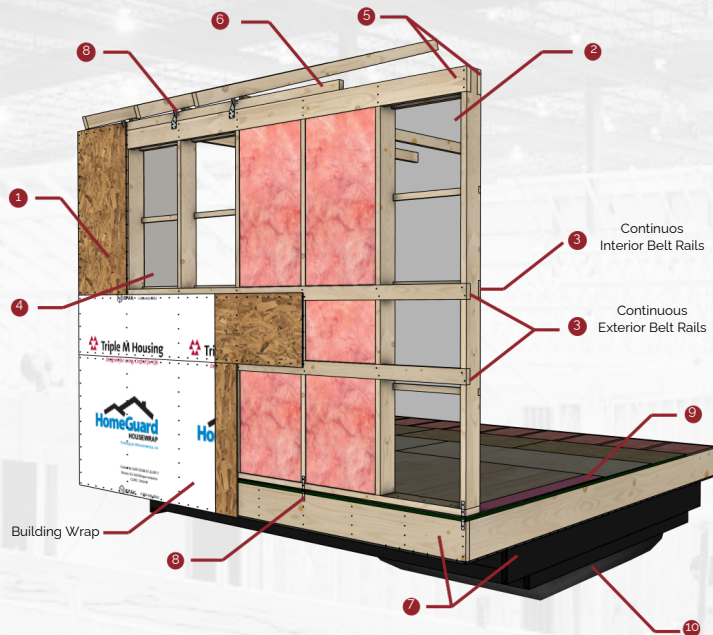
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# Triple M Housing

*Designed for Living. Crafted for Life*

## Rigid Wall System Steel Frame

- 1 **Exterior Sheathing**  
Joints are staggered with sheet edges glued and stapled to solid framing.
- 2 **Continuous 6 MIL Vapour Barrier**  
Minimal joints increases energy efficiency.
- 3 **Continuous Belt Rails**  
Provides added strength and a material gluing surface.
- 4 **Gyproc Walls**  
Glued and fastened to improve structural strength.
- 5 **Insulated Double Header**  
Increases energy efficiency by reducing thermal bridging.
- 6 **Nailer**  
Attached to the truss heel and wall top plate, adding rigidity.



### Steel Frame Wood Joist Floor

Used in modular homes, offering a durable, lightweight structure for ease of movement and setup.



### Structural Strapping

Securing wall framing to floor and roof assemblies.



### Foam Gasket

Installed at wall connections, adding increased thermal performance.



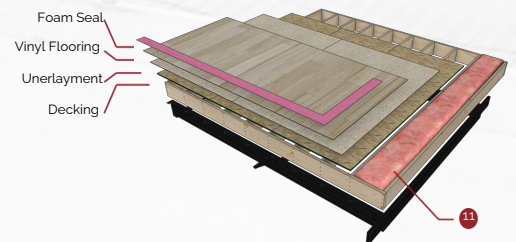
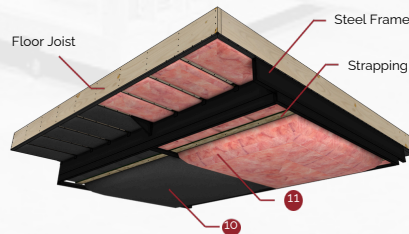
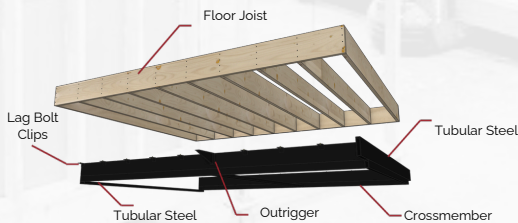
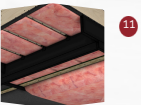
### Insulation Barrier

Supports insulation and protects the underside of home.



### Floor Insulation

Located between floor joists and around plumbing and HVAC, it improves the energy efficiency of the entire flooring system.



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