

MERIDIAN OFFICE SERIES

Built to the Residential CSA, A-277 standards
[OCCUPANCIES OF LESS THAN 12 PERSONS]

CONSTRUCTION STANDARDS

4/12 roof pitch
Residential, maintenance free vinyl siding
Architectural shingles w/full underlayment
Tubular steel frame w/ hitch – 14, 16', 18', 20'
Engineered wood web floor truss system 22' & 24'
16' wide- Floor joists: 2 x 10 @ 24" o/c
18' & 20' wide - Floor joists: 2 x 10 @ 16" o/c
Exterior wall sheathing (glued & fastened)
White metal soffit & fascia
Triple M rigid exterior wall system
Frost free tap
Dedicated receptacle for heat tape in HWT cavity
23/32" floor sheathing (glued & fastened)
8' Exterior walls
2x6 exterior walls / 2x4 interior walls
6 mil vapor barrier
5/8" type X gyproc ceiling
5/8" type X gyproc utility room walls
Insulation:
 Ceiling: R-60
 Floor: R-40
 Walls: R-22
½" Stippled ceilings
Flat Ceiling throughout
Carbon monoxide/Smoke detectors
Quality linoleum t/o (fully glued & rolled)
Convertible gas furnace with electronic ignition
Coil cavity under furnace
40 US gallon electric HWT
100 amp electric service panel
1 ½" conduit from draw side of panel through floor
Arc fault breakers
36" steel front door, 32" rear (plan specific)
Out swing on all exterior doors
White Classique interior doors
Fire Rated door in utility room c/w fuseable link on vent
Motion sensor exterior lights at entrances
Lit exit signs at all exterior doors
Emergency lighting with battery backup (as req'd)
Communication outlets run to central location
...(std Cat 6 & Coax)
Surface mount fluorescent lighting throughout
Fire damper under furnace
Shut off valves throughout
Braided water lines at sinks & toilets

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens
12" side eave with venting
16" front and rear overhang (all models)
Decorative wall panels with taped seams
Mini blinds throughout
Décora Switches
Continuous rod shelving in closet

KITCHENETTE

Modular cabinets with adjustable shelving
Spacious pantry in kitchen (where applicable)
PVC cabinet doors throughout
Laminate countertops with self edge
Tile backsplash single row
Tight weave pantry shelving

HANDICAP BATHS

De-humidistat on main bath fan, all other fans
on separate switch

OPTIONAL FEATURES

- Black or S/S Appliances
- Accent trim around windows
- Upgrade interior doors
- Reeded glass pantry door
- Triple pane low E argon windows
- Insulated storm doors
- A/C ready
- Aspen Creek exterior packages
- 200 Amp electrical service
- Color matched moldings
- Nail holes in trim filled
- Commercial lino
- Steel slab out swinging low threshold exterior doors with panic hardware and door closer

*Note: Handi-cap accessible bathroom design required if office is used for General Public – plan may have to be re-designed to accommodate.