

WORKFORCE HOUSING (PA)

MERIDIAN

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

4/12 roof pitch - fixed
Residential, maintenance free vinyl siding
Architectural shingles w/full underlayment
Tubular steel frame with hitch: 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' walls
2x6 exterior walls / 2x4 interior walls
6 mil vapor barrier
Insulation:
Ceiling: R-60
Floor: R-40
Walls: R-22
½" stippled ceilings
Flat ceiling throughout
Carbon monoxide/Smoke detectors: in each
..sleeping room & spaces separating them
Quality linoleum t/o (fully glued & rolled)
Convertible gas furnace with electronic ignition
Coil cavity under furnace
40 US gallon electric HWT
Plumbed for washer, wired for dryer
Dryer vent installed (if applicable)
100 amp electric service panel
1 ½" conduit from draw side of panel through floor
Arc fault breakers
36" (product specific) exterior doors
Screen doors
White Classique bi-folds at closets (plan specific)
White Classique interior doors
Keyed bedroom doors t/o
Light at all exterior doors
Shutoff valves throughout
Insulated walls between sleeping rooms on
..multi sleeping room units
Satellite junction box

Wired communication box
Mech. Rm: 5/8" type X gyproc on ceiling and walls
Mech Rm: fire rated door with fusible link
Fire dampers under furnace
Communication outlets run to central location
...(std CAT 6 & Coax)
Braided water lines at sinks & toilets

DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens
12" side eave with venting
Decorative walls panels with taped seams
Mini blinds and valances throughout

MODERN CRAFTED KITCHENS

Black 30" deluxe range with power range hood
Black 18 cubic ft. frost free fridge
Adjustable track lighting (2)
Modular cabinets with adjustable
PVC cabinets throughout
Laminate countertops with self edge
Tile backsplash single row
Tight weave pantry shelving

CONTEMPORARY BATHS

De-humidistat on all bath fans
1 Piece tub or shower in baths

OPTIONAL FEATURES

- Upgrade interior doors
- Upgrade goose neck faucet
- 16" overhang at rear
- Triple pane low E argon windows
- Insulated storm doors
- A/C ready
- Aspen Creek exterior packages
- Full tile backsplash with glass insert
- Soft close pot & pan drawers
- Optional stainless steel appliances
- 200 Amp electrical service
- Color matched moldings
- Built-in dishwasher
- Nail holes in trim filled
- 3/8" sheathing behind vinyl covered gyproc
- Engineering wood web floor truss system