

WORKFORCE HOUSING (PA)

MERIDIAN

Built to the Residential CSA, A-277 standards

CONSTRUCTION STANDARDS

4/12 roof pitch - fixed
Residential, maintenance free vinyl siding
Lifetime Warranty* 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)
Colored 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
Foam-back 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
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 Clermont bi-folds at closets (plan specific)
White Clermont interior doors
Keyed bedroom doors T/O
Standard Carriage Light at all exterior doors
Exterior GFI Receptacle at all exterior doors
Main water shut-off inside unit
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 & 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
Cordless cellular blinds 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
Single lever faucet with spray
River Dinette Light in Dining Room

CONTEMPORARY BATHS

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

OPTIONAL FEATURES

- Upgrade interior doors
- 16" overhang at rear
- Triple pane low E argon windows
- Insulated storm doors
- A/C ready
- Aspen Creek exterior packages
- Full tile backsplash with decor insert
- Optional stainless steel or slate appliances
- 200 Amp electrical service
- Built-in dishwasher
- Nail holes in trim filled
- 3/8" sheathing behind vinyl covered gyproc
- Engineering wood web floor truss system