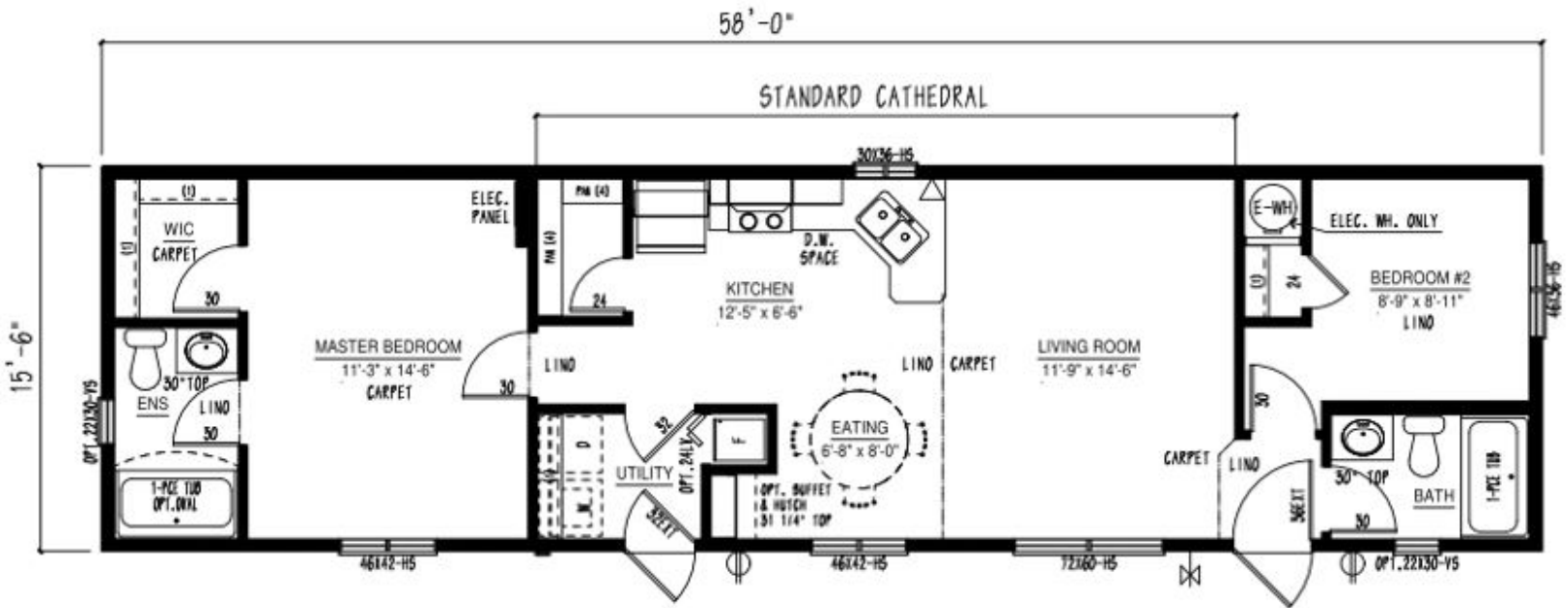


- 928 Sqft
- 2 Bedroom
- 2 Bathroom

**Iconic Island Dwellings Model # BC1658-101-C-1**



FRONT ELEVATION

Example of Exterior Elevation



**Iconic Island Dwellings**

250-871-7766  
 Iconicislanddwellings.ca  
 Courtenay Vancouver Island

## Built to the Residential CSA, Z-240 Standards

### CONSTRUCTION STANDARDS

3/12 roof pitch (1.25 interior pitch) @ 24" O/C  
\*Includes low-slope shingle application  
15/32" roof sheathing  
Ground Snow Load: 80psf  
Residential, maintenance free vinyl siding  
Lifetime Warranty\* shingles w/full underlayment  
Engineered tubular steel frame  
Floor joists: 2 x 10 @ 16" O/C  
3/8" exterior wall sheathing (glued & fastened)  
House wrap  
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)  
5" vented fixed side eaves (12" front & rear overhang)  
6 mil vapor barrier  
Insulation:  
Rufftex ceiling finish  
Vaulted ceiling – living room, dining room, kitchen & family room (plan specific)  
Carpet with upgrade underlay in living room, family room and master bedroom  
Foam-back linoleum (fully glued & rolled) remainder of home  
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" front and 32" rear exterior doors  
Screen doors  
White Carrara interior doors  
32" utility room door  
Standard Carriage Light & GFI receptacles at all exterior door

Braided water lines at sinks & toilets  
Main water shut-off inside home at kitchen sink All fans & vents through roof

### DISTINCTIVE STANDARD FEATURES

Low E Argon windows & sills complete w/screens  
Craftsmen accent boards around standard windows (front and curbside)  
½" vinyl drywall panels with taped seams  
Straight roof line  
Cordless cellular blinds throughout Décor Switches  
River Dinette Light in Dining Room LED lighting throughout  
Continuous rod shelving in closet

### 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 shelving  
Spacious pantry in kitchen (where applicable) PVC cabinet doors with soft-close hinge  
Crown molding on cabinets  
Laminate countertops with self-edge  
Tight weave pantry shelving  
Single lever faucet with spray  
Single-row subway tile backsplash

### CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans on separate switch  
Piece smooth back tub/shower combination in main bath & ensuite  
Single-row subway tile backsplash

### OPTIONAL FEATURES

- Upgrade interior doors
- White laminate glass pantry door
- Garden doors
- Full tile backsplash with decor insert
- Optional stainless-steel appliances
- Built-in dishwasher
- Nail holes in trim filled

