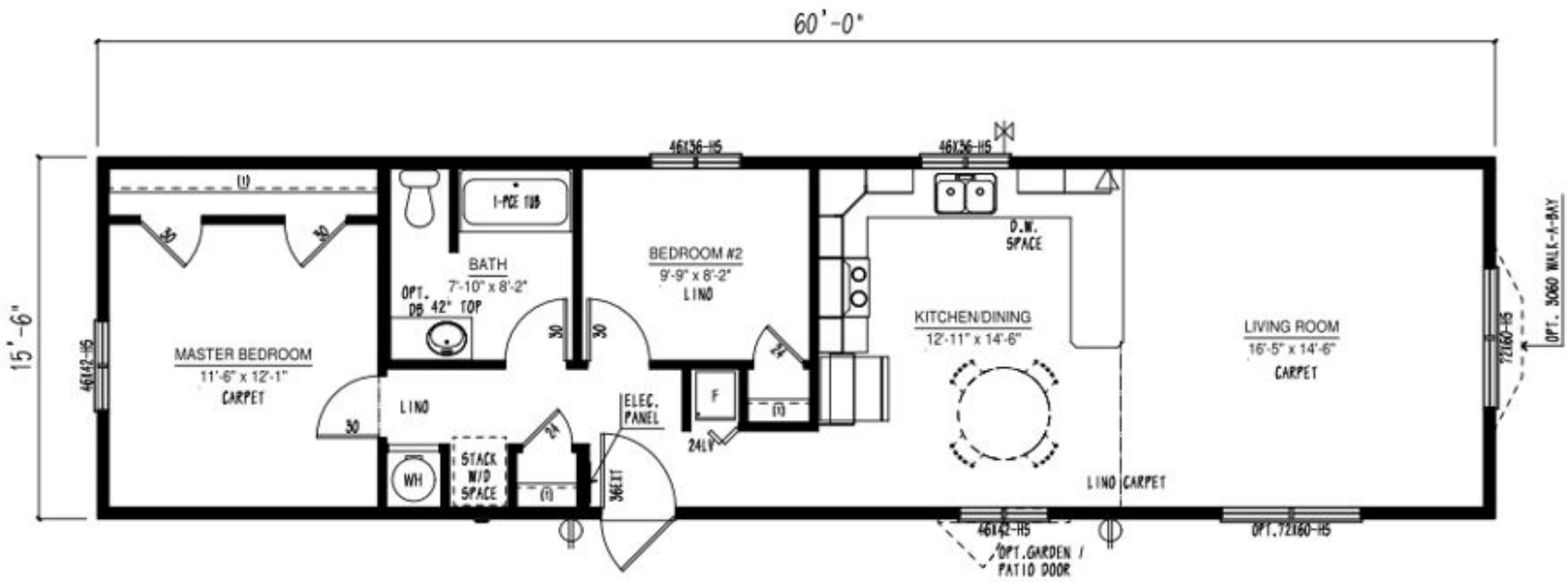


- 960 Sqft
- 2 Bedroom
- 1 Bathroom

Iconic Island Dwellings Model # BC1660-313-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

