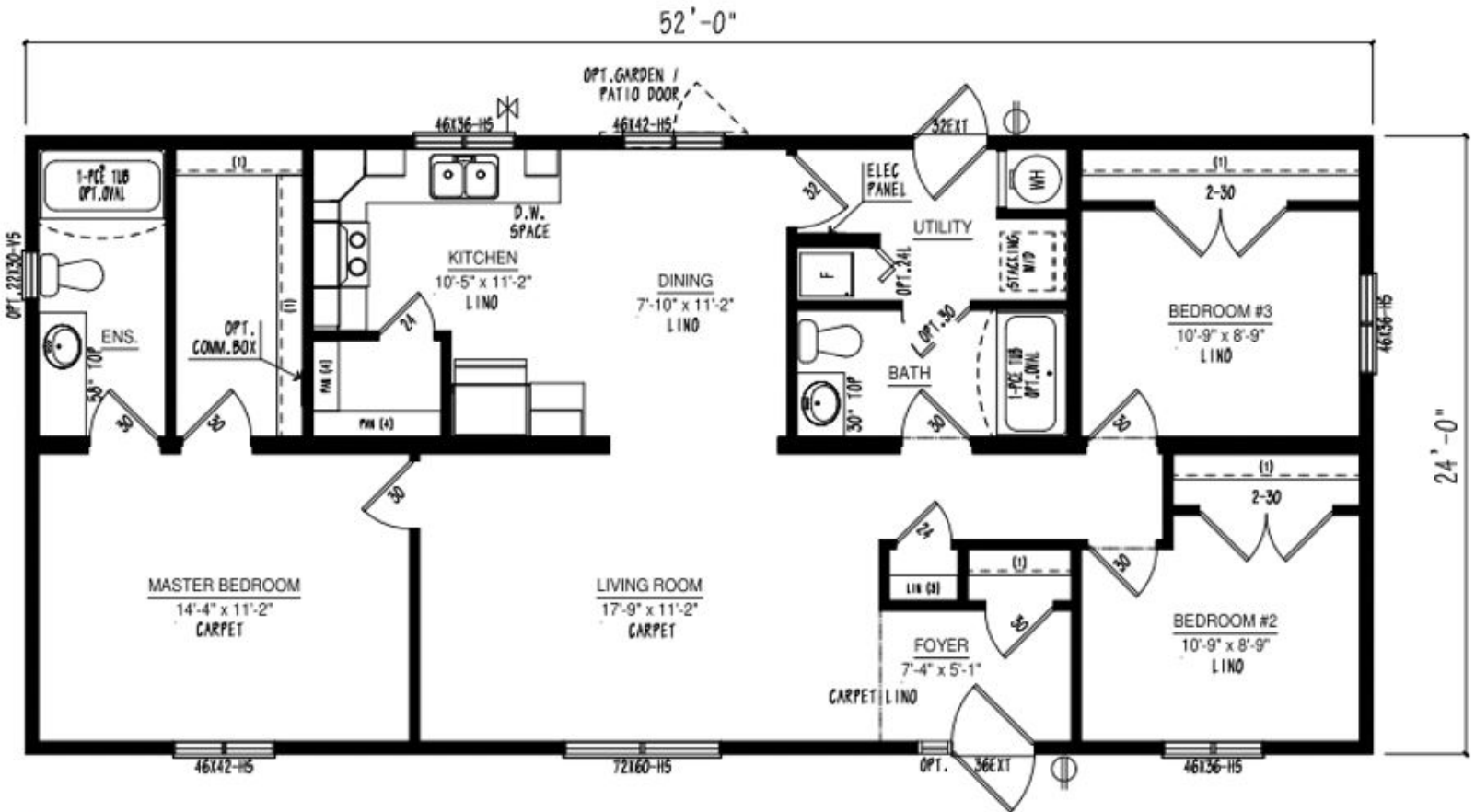


- 1248 Sqft
- 3 Bedroom
- 2 Bathroom

**Iconic Island Dwellings Model # BC2452-101-C-1**



FRONT ELEVATION

Example of Exterior Elevation



**Iconic Island Dwellings**

250-871-7766  
 Iconicislanddwellings.ca  
 Courtenay Vancouver Island

### CONSTRUCTION STANDARDS

2.25/12 roof pitch (0.82 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 with hitch

Floor joists: 2 x 8 @ 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)

10" vented full perimeter eaves

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

1-1/2" 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 doors (shipped loose)

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)

1/2" 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

- White laminate glass pantry door
- Garden doors
- A/C ready
- Full tile backsplash with decor insert
- Optional stainless-steel appliances
- Built-in dishwasher
- Nail holes in trim filled
- Infill 5/12 hinged roof

