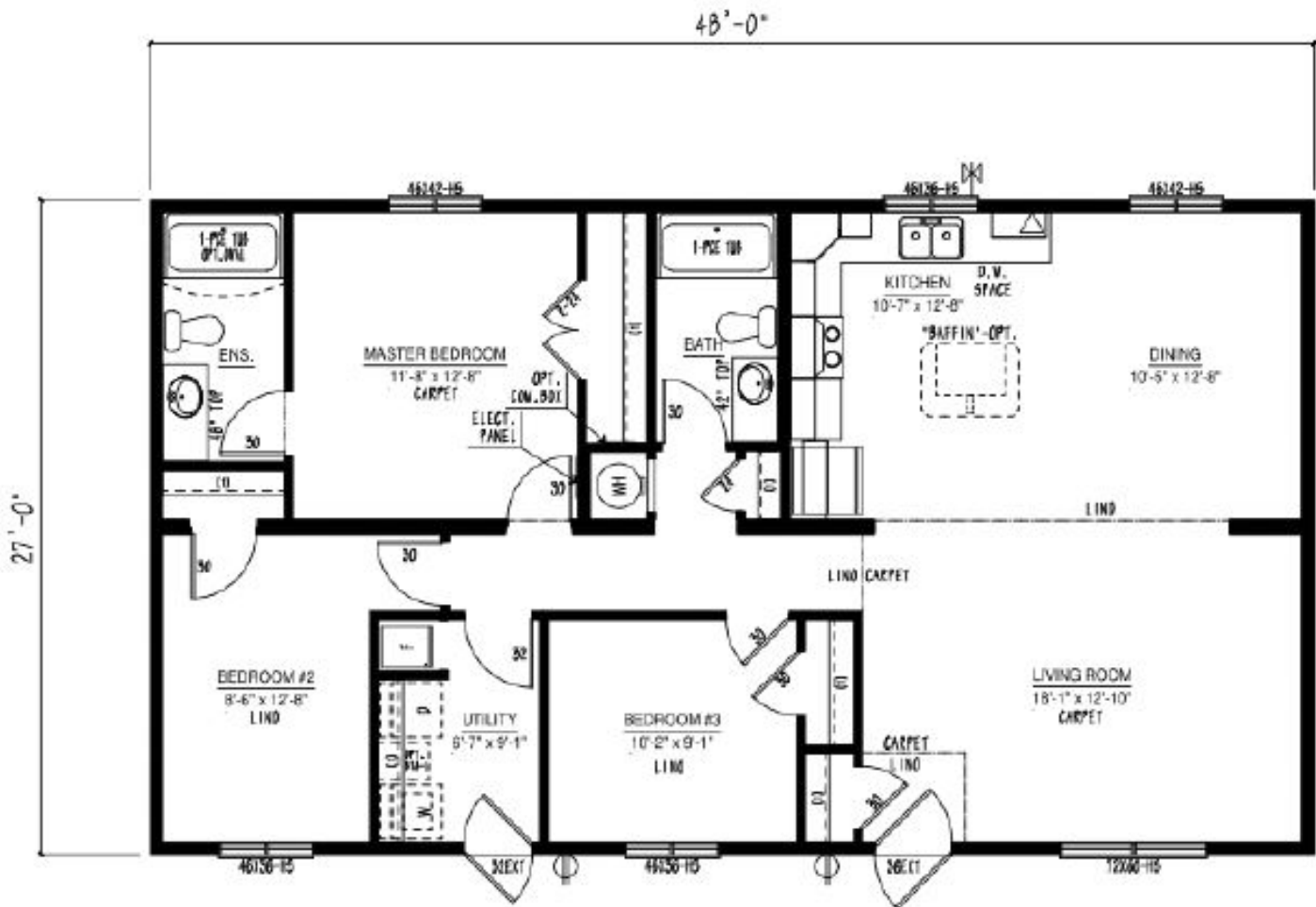


- 1296 Sqft
- 3 Bedroom
- 2 Bathroom

**Iconic Island Dwellings Model # BC2748-102-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: 80 psf  
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

