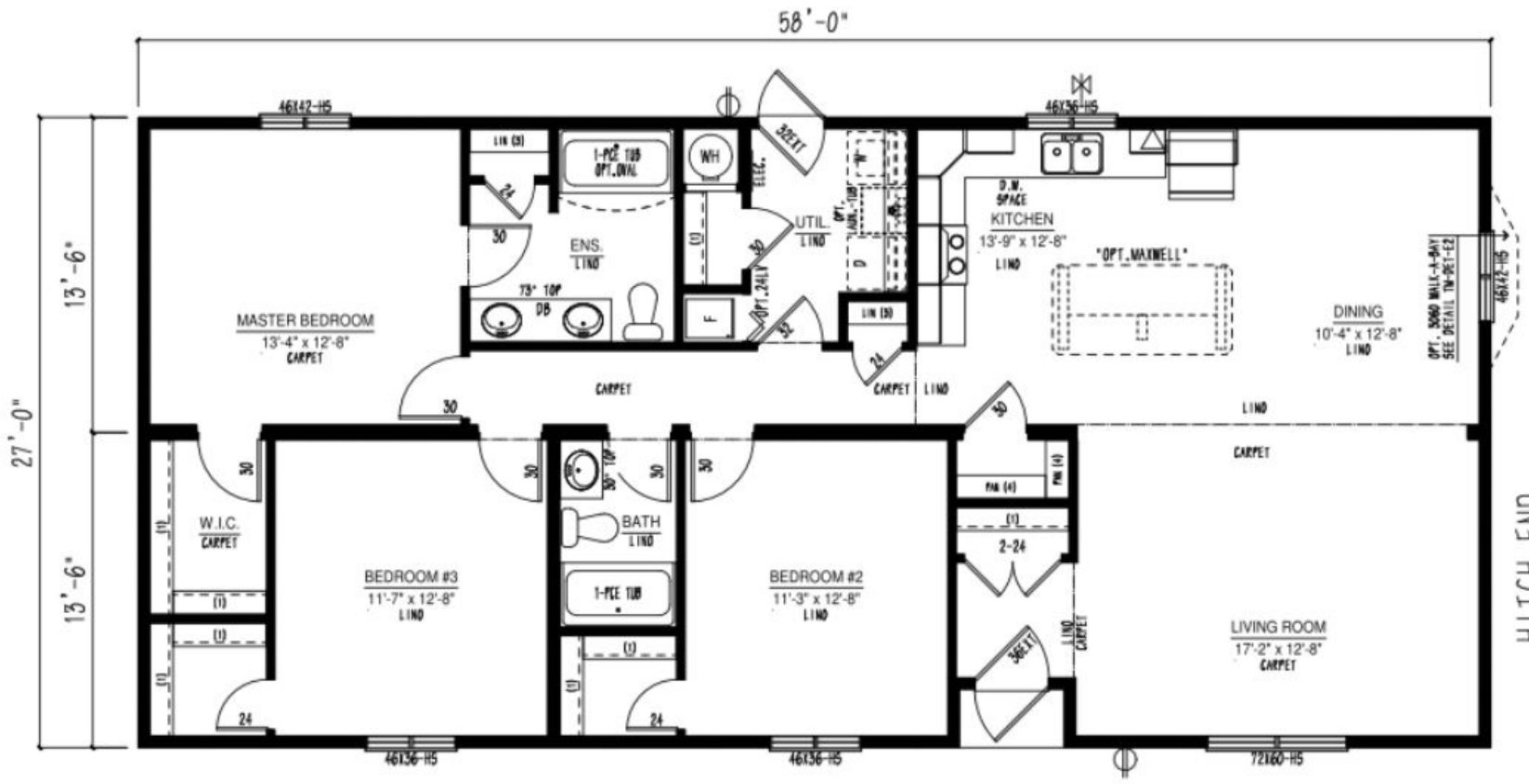


- 1566 Sqft
- 3 Bedroom
- 2 Bathroom

Iconic Island Dwellings Model # BC2758-103-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

