



FRONT ELEVATION

Example of Exterior Elevation

- 1056 Sqft
- 2 Bedroom
- 2 Bathroom





Iconic Island Dwellings BC 16' Wide Single Section

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 with hitch
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 (shipped loose)
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)
1.5" side eaves w/ ridge venting
6 mil vapor barrier
Insulation:
Ceiling: R-40 Flat / R35 Cathedral
Floor: R-31
Wall: R-22
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 w/ power rangehood

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

1-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

