



# The Vesper Max

502 1ST AVE N  
MAPLE CREEK, SK  
1-306-206-0836

Blue Hills  
Construction

1378 Sq. Ft. | 3 Beds | 2 Bath

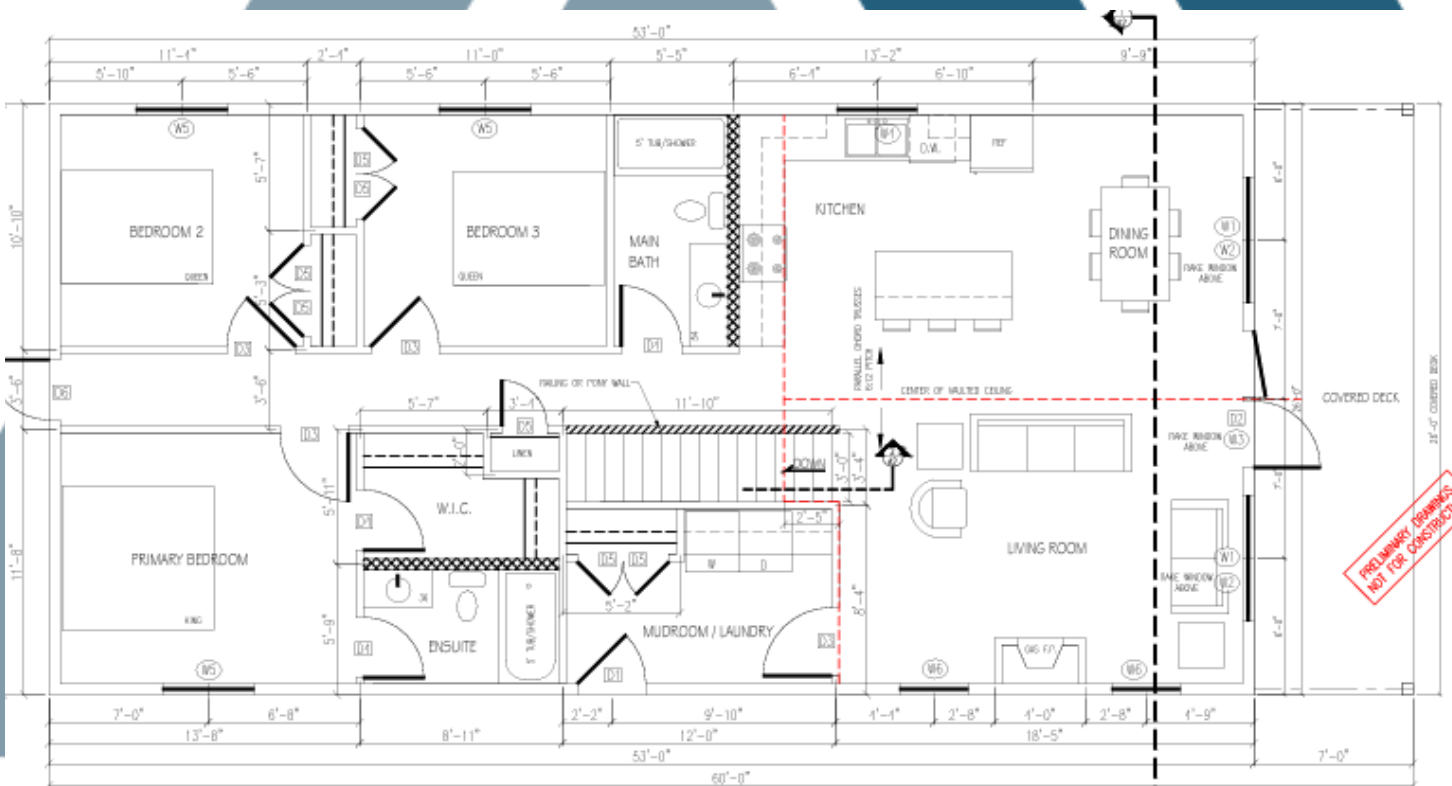
BUILD WITH US!

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## Quick Facts

- 1378 sq. ft
- 26' X 53'
- 3 Beds
- 2 Bath
- Vaulted Ceilings
- Large Rake Windows



PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

CROSS-HATCH KEY:



MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
1378 SQ. FT.

DOOR SCHEDULE	
DESCRIPTION	TITLE
01   36" X 80"	EXTERIOR DOOR WITH 3/4" INSERT



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## General Specifications

### SUPERIOR CONSTRUCTION

- Engineered Open Web Joist Floor System- Standard
- 3/4" T&G Floor Sheathing Glued and Screwed
- 7/16" Sheathing on Roof and Exterior Walls
- Insulation R Values Meet/exceed provincial building codes
- 6 mil Poly Vapor Barrier
- Engineered Roof Trusses @ 24" O.C.
- 2"x6" Exterior Walls
- 2"x4" Interior Walls

### MAINTENANCE FREE EXTERIOR

- Whole House Wrap
- Engineered Wood Siding- Standard
- 24" Vented Soffit
- Owens Corning Duration Shingles
- 6" Metal Soffit and Fascia
- 36" Decorative Insulated Entry Doors
- Weiser Keyed Alike Deadbolts
- White PVC Triple Pane Windows
- Ledger Boards for Future Decks

### TASTEFUL INTERIORS

- 5mil Vinyl Luxury Plank Flooring - Standard
- 1/2" Primed and Painted Drywall with Chamfered Corners
- 8' Flat Ceiling Throughout
- Vaulted Ceiling in Living Room- Plan Specific
- Adjustable Wire Racking in bedroom closets
- Pot Lights and Ceiling lights in all rooms
- Lever Style Door Handles
- Custom Boot Cubby in Mudroom- Plan Specific



### COMPLETE CUSTOM KITCHEN

- Custom Cabinets w/Adjustable Shelving
- Crown Molding on Cabinets
- Soft Close Doors and Drawers
- Dove Tail Drawer Boxes- Standard
- Double Undermount or Farmhouse Sink
- Single Lever Pull Out Faucet w/Veggie Sprayer
- Quartz Counter Top with Backsplash- Standard
- Drawers in Lower Cabinets Where Possible
- Rangehood and Fan
- Center Island - Plan Specific

### SPACIOUS BATHROOMS

- Free-standing bathtub and Separate Tiled Shower Unit in Ensuite- Plan specific
- One-Piece Tub/Shower Unit in Main Bath
- Toilets Standard or Comfort Height
- Pre-Finished Vanities with Quartz Countertops
- Toilet Paper and Towel Holders

### UTILITIES

- 200 Amp Electrical Panel Mounted in Wall for Basement Hookup
- Wired CO/Smoke Detectors as per code
- GFI Protected Receptables where required
- Pot Lights at All Exterior Doors
- 5 Wire Rough In for Thermostat
- All PEX Waterlines Stubbed in Floor Cavity
- All Plumbing Stubbed in Floor Cavity
- Register and Air Return Rough-In with Covers

