The Southwood

Blue Hills Construction

1384 Sq. Ft. | 2 Beds| 2 Baths

BUILD WITH US!

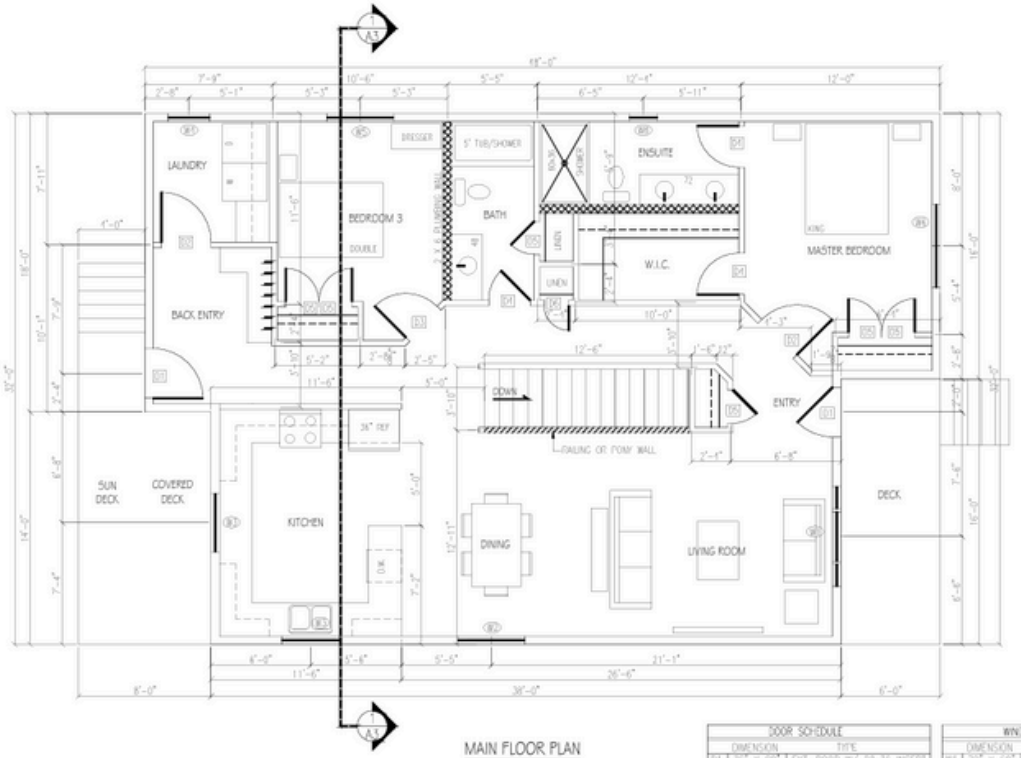
502 1ST AVE N
MAPLE CREEK, SK
1-306-206-0836

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Quick Facts

- 1384 sq. ft
- 32' X 48'
- 2 Beds
- 2 Baths
- 8' Ceiling
- Open Concept



MAIN FLOOR PLAN
SCALE: 3/16"= 1'-0"
1384 SQ. FT.

DOOR SCHEDULE		
	DIMENSION	TYPE
01	36" X 80"	EXT. DOOR W/ 22x36 INSERT
02	36" X 80"	INTERIOR DOOR
03	32" X 80"	INTERIOR DOOR
04	30" X 80"	INTERIOR DOOR
05	24" X 80"	CLOSET DOOR
06	18" X 80"	CLOSET DOOR

WINDOW SCHEDULE		
	DIMENSION	TYPE
W1	72" X 60"	FIXED CENTER/36" CSMT EA END
W2	48" X 60"	FIXED/CASEMENT
W3	42" X 42"	AWNING
W4	30" X 48"	CASEMENT
W5	18" X 48"	FIXED/CASEMENT
W6	60" X 48"	FIXED/CASEMENT
W7	24" X 30"	AWNING W/ OBSCURE GLASS

NOTE:
- DOOR AND WINDOW SIZES ARE INSIDE CASING. REFER TO SUPPLIER SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.

NOTE:
THESE DRAWINGS ARE PICTORIAL FOR LAYOUT PURPOSES ONLY.
NO ATTEMPT HAS BEEN MADE TO DETERMINE SIZES OF STRUCTURAL MEMBERS.
ALL STRUCTURAL DETAIL SHALL BE DETERMINED BY THE BUILDER OR A STRUCTURAL ENGINEER.

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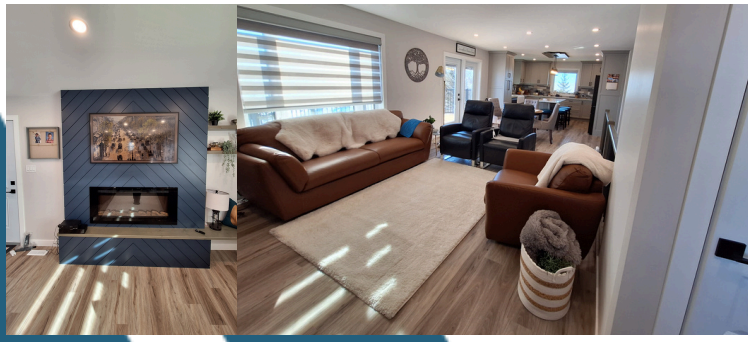
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General Specifications

SUPERIOR CONSTRUCTION
- Engineered 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

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

TASTEFUL INTERIORS
- 5mil Vinyl Luxury Plank Flooring - Standard
- 1/2" Primed and Painted Drywall with Chamfered Corners
- 9' Flat Ceiling Throughout- Standard
- 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



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











