

Southwood II Series

Single Section & Sectional Homes



www.sriregent-saville.ca

Southwood II Series



Green is more than a color at SRI - Regent Homes. Our factory built process minimizes waste of materials, transportation, fuel and power. The waste we do have is then sorted, and recycled into a host of other products. The advantage of building homes simultaneously means that product left from one home can be used in a home "down the line". This same product would probably end up being tossed out at a site built home. This not only reduces our costs but makes us better stewards of the earth we all share.



Advantages of Factory Built Housing

Guaranteed Price - Once the order is firm, so is the price.

Quality Control - The CSA inspection process guarantees that your home has been inspected and tested at every level to ensure our high quality standards.

Flexible Design - There is a much higher degree of flexibility than you might have thought could happen in a factory built design and Regent is the best at it.

Reduced Subtrades - A growing challenge in the work place is to find qualified, reliable sub-trades to complete on site projects. Off-site manufacturing greatly reduces these issues.

Reduced Footprint - One of the greatest benefits of having your home built in a manufacturing facility is the consolidation of labour and building materials at the factory. Having the majority of the work done offsite greatly reduces the amount of vehicle traffic, noise and pollution at the location your home will be placed. The time frame that contractors need to be onsite is significantly lowered - lessening the impact for you and your neighbors and speeding up the time frame to when you can move into your new home.

Reduced Waste - Factories buy large quantities of lumber and other building materials, much of which is ordered to exact fit requirements, thereby reducing waste. Waste that does occur is 50-70% less than when a building is constructed on site and can readily be recycled or disposed of properly.

Energy Footprint - Buildings arrive at destination in one or more large modules that are 85% or greater complete. On site construction activity and the time to completion is dramatically reduced. In addition, the pollutants contained in heating fuels, toxic adhesives and other waste materials that could negatively impact the environment and neighboring properties are dealt with properly at the factory level. Additionally, all of Regent's homes are built to meet or exceed the National Energy Codes (9.36) - ensuring that your new home is built to last and that it is an energy efficient dwelling.

Energy Performance - Climate controlled factory conditions and assembly line procedures optimize thermal insulation & air/vapour barrier installation, resulting in a tighter and better insulated builder's envelope that requires less energy to heat and cool. For you, that means lower monthly bills!

Reduced Cost - Our factory built process can save you up to 25% on your building costs through plant efficiencies, large buying power, reduced waste and reduced bridge financing costs.



BEST VALUE

Southwood II Series

STANDARDS & SPECIFICATIONS

EXTERIOR

- ✓ Colour coordinated metal fascia
- ✓ Vinyl siding and white vinyl soffit
- ✓ 16' & 20' wide - HE eave 16"; Sides 12"
- ✓ 28' wide - HE and Rear eave 16"; Sides 18"
- ✓ 4/12 pitch roof
- ✓ 30-year architectural fiberglass shingles
- ✓ 7/16" roof sheathing
- ✓ Separate receptacle for heat tape
- ✓ Engineered roof trusses to 2.7 kPa snow load
- ✓ 16' & 28' wide - 2" x 10" floor joists @ 16" o.c.
- ✓ 20' wide - Engineered 12" I-Joists in floor @ 19.2" o.c.
- ✓ 3/8" wall sheathing on inside & outside of exterior walls
- ✓ Insulation: R22 walls; R40 ceiling; R48 floor
- ✓ 2x6 side walls at 24" o.c. - 8' walls
- ✓ 19/32" T&G subfloor
- ✓ Exterior Frost-free tap – kitchen sink
- ✓ 12" tubular steel frame with detachable hitch
- ✓ Siding installed on He and Rear with smart start divider (*28' wides*)
- ✓ Insulated steel exterior doors, 36" front and rear (*where possible*) with peepholes and deadbolts
- ✓ Coach lights at all exterior doors
- ✓ LowE PVC windows and sills with screens

KITCHEN

- ✓ Adjustable shelf in all cabinets – (2) upper & (1) lower
- ✓ Double stainless-steel sink
- ✓ 15" bank of drawers
- ✓ PVC cabinet doors
- ✓ 2-speed range hood with light and fan
- ✓ 18 cu. ft. fridge
- ✓ 30" electric range
- ✓ Shelf over fridge
- ✓ 2 handle faucets
- ✓ Communication box (empty) at kitchen area

UTILITIES

- ✓ Plumbed and wired for washer/dryer
- ✓ High efficiency gas furnace
- ✓ 100-amp electrical panel
- ✓ Electric hot water tank
- ✓ Shelf over washer and dryer
- ✓ Dryer vent rough in
- ✓ Insulated lines in HWT cavity

BATHROOM

- ✓ Exhaust fan with humidistat in main bath
- ✓ Exhaust fan in ensuite on separate switch
- ✓ Towel bar and towel ring (*most models*) in each bath
- ✓ Cosmetic box in main bath
- ✓ Showerhead and shower rod in all baths
- ✓ GFI receptacle in all baths
- ✓ Walled tub/shower with single lever pressure balanced faucet in all baths
- ✓ 2 handle faucets in all baths

INTERIOR

- ✓ Decorative vinyl covered drywall (*one colour throughout*)
- ✓ 6 mil. vapour barrier includes switches & receptacles
- ✓ Quality vinyl floor covering throughout
- ✓ Cathedral ceilings in LR, DR, KIT
- ✓ Wire only ceiling light in living room
- ✓ Swirl light in dining room
- ✓ Ceiling lights in all bedrooms
- ✓ Solid shelving in all closets
- ✓ Knob handles on all doors
- ✓ Factory select décor and lighting
- ✓ White hardboard passage 24" - 30" (*no profile*)
- ✓ 4" ceramic tile backsplash at kitchen and vanities with tile edging
- ✓ 2x4 interior walls
- ✓ Vinyl wrap moulding throughout

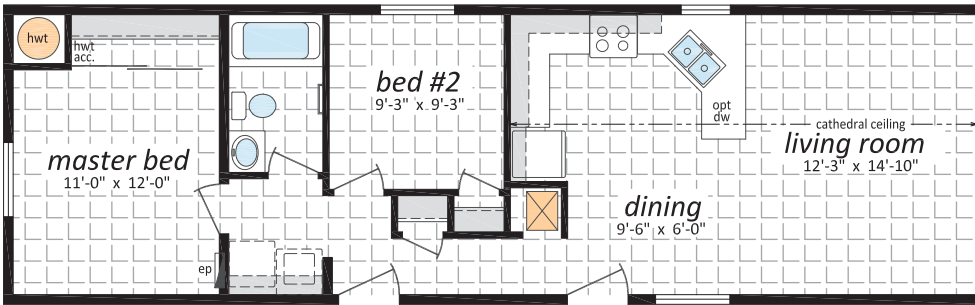
MISCELLANEOUS

- ✓ Electric smoke/CO detector(s)
- ✓ Main electrical conduit through floor
- ✓ Programmable thermostat
- ✓ Airtight Protocol

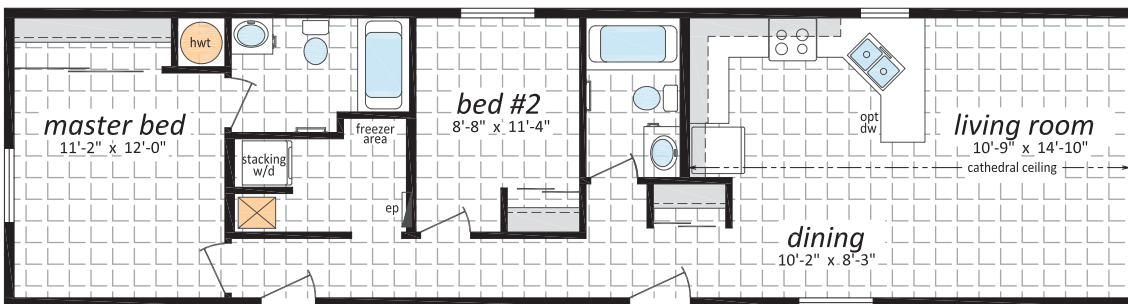


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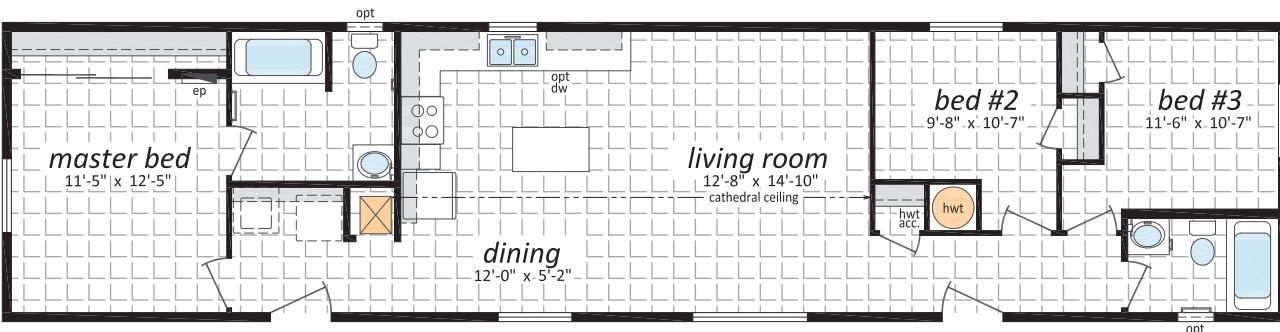
SII-8, 16' x 52' - 832 sq. ft.



SII-10, 16' x 60' - 960 sq. ft.

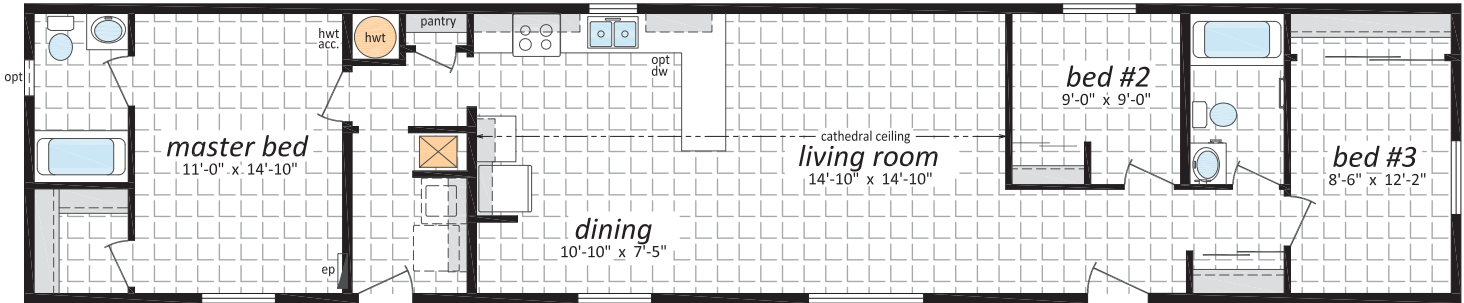


SII-12, 16' x 68' - 1,088 sq. ft.

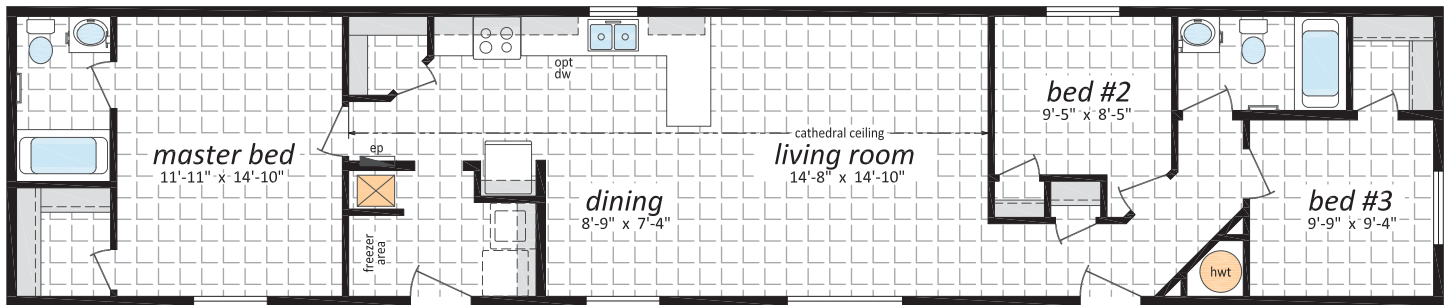


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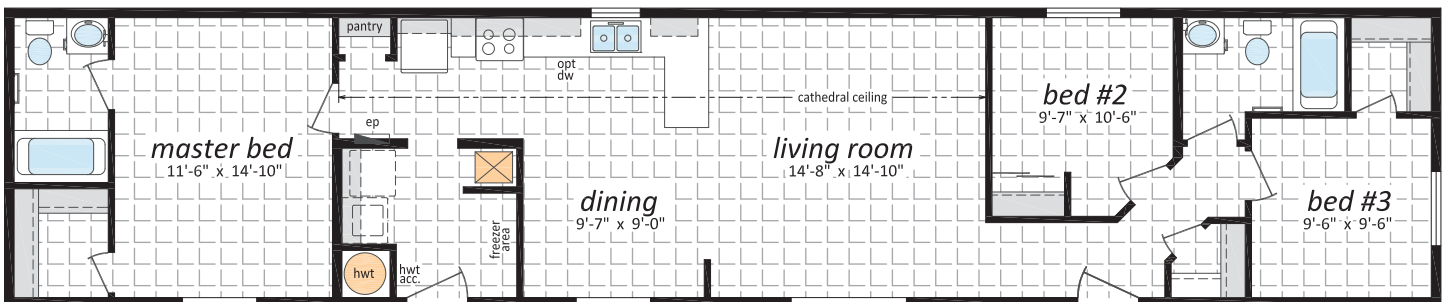
SII-18, 16' x 76' - 1,216 sq. ft.



SII-20, 16' x 76' - 1,216 sq. ft.

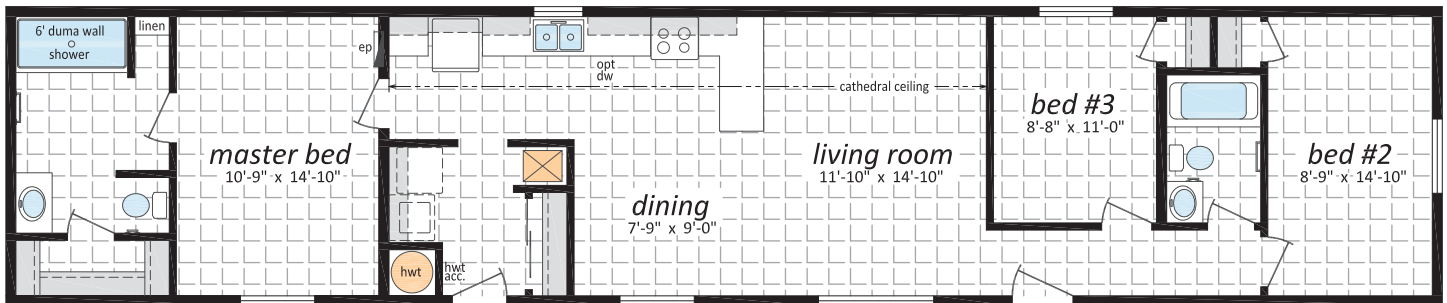


SII-22, 16' x 76' - 1,216 sq. ft.

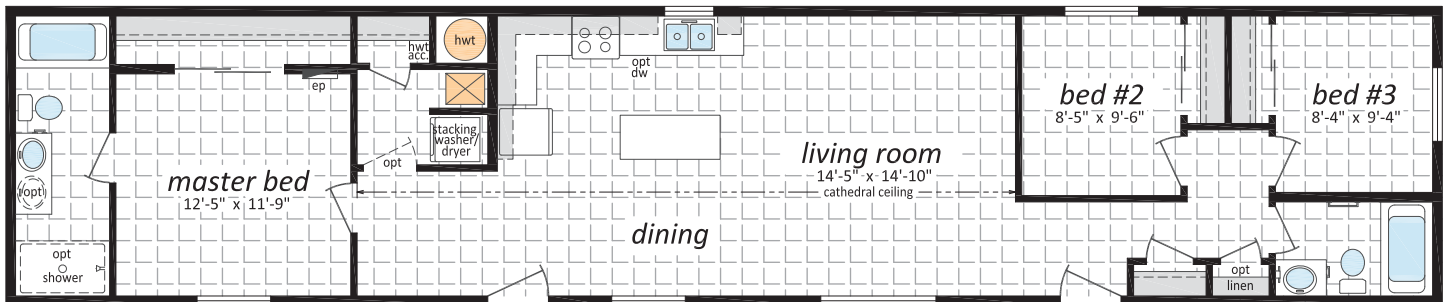


Southwood II Series

SII-26, 16' x 76' - 1,216 sq. ft.

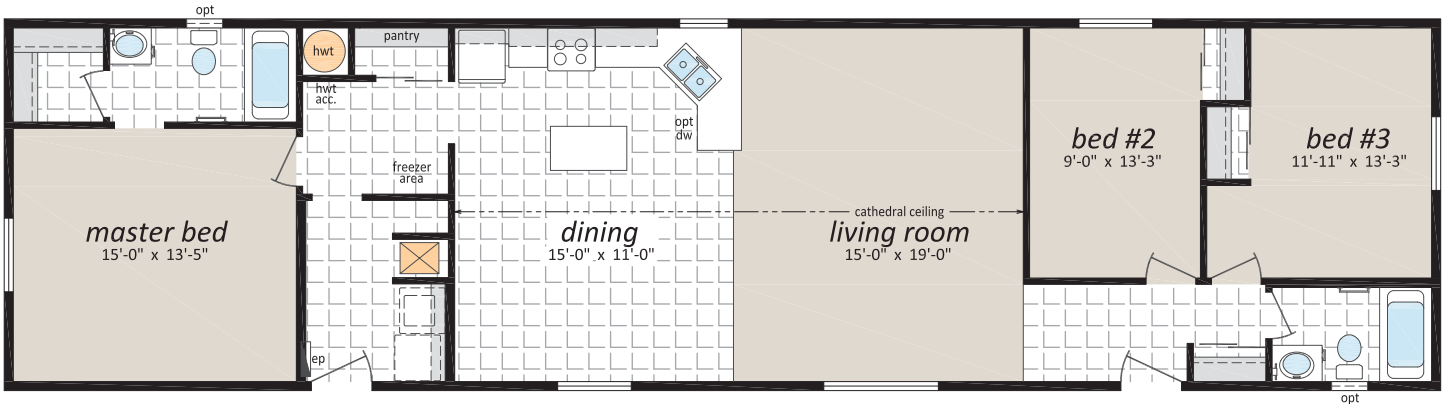


SII-32, 16' x 76' - 1,216 sq. ft.

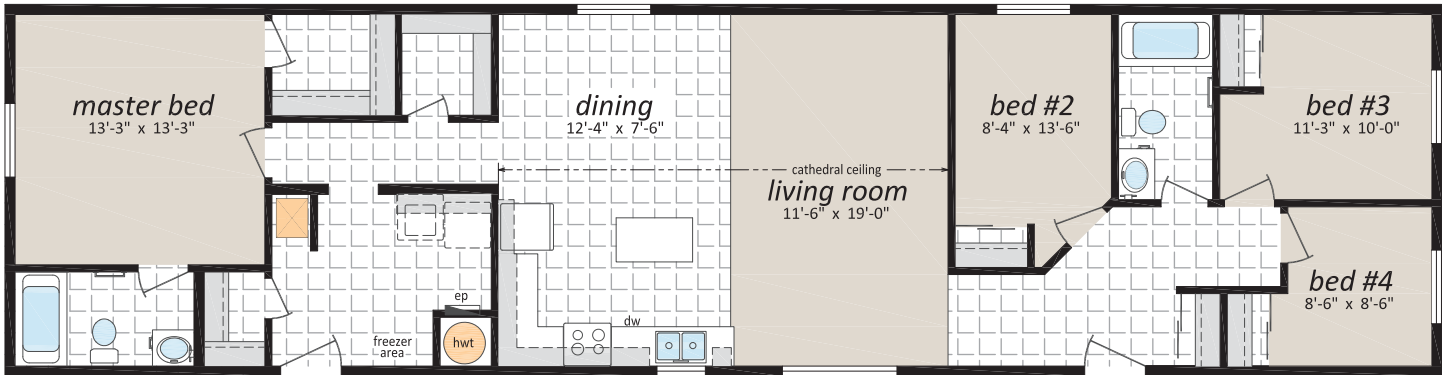


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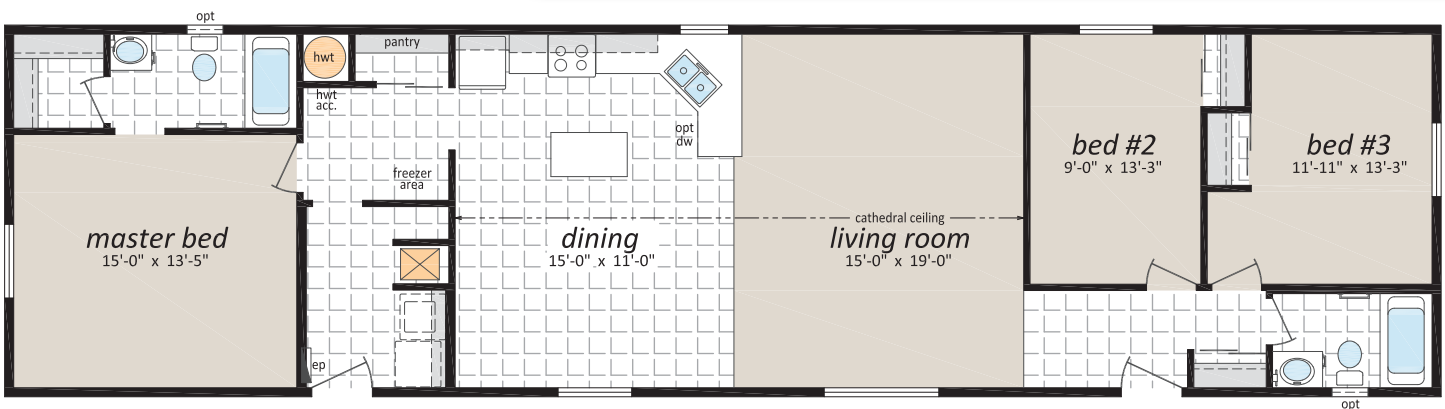
SII-224, 20' x 76' - 1,520 sq. ft.



SII-230, 20' x 76' - 1,520 sq. ft.



SII-234, 20' x 76' - 1,520 sq. ft.



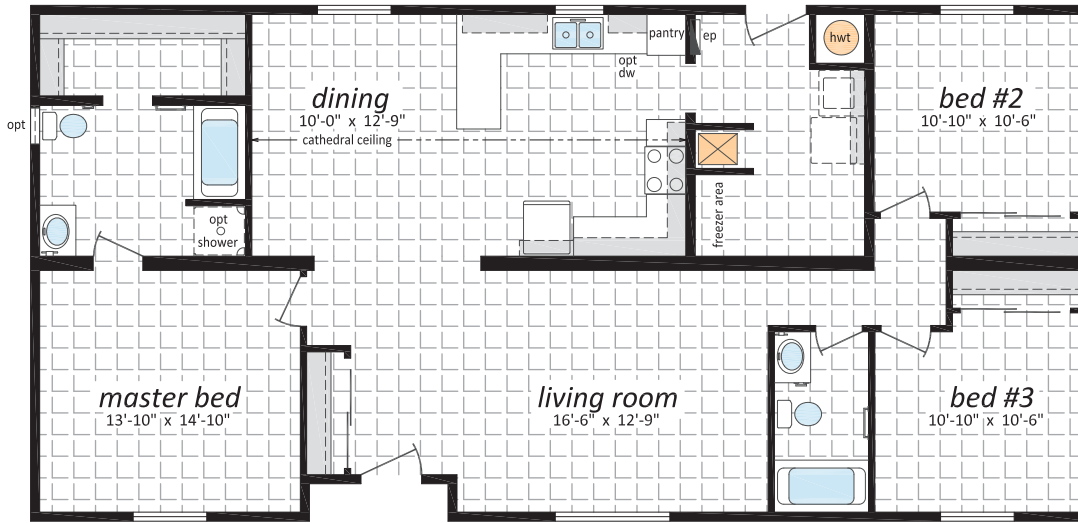
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SII-240, 20' x 76' - 1,520 sq. ft.

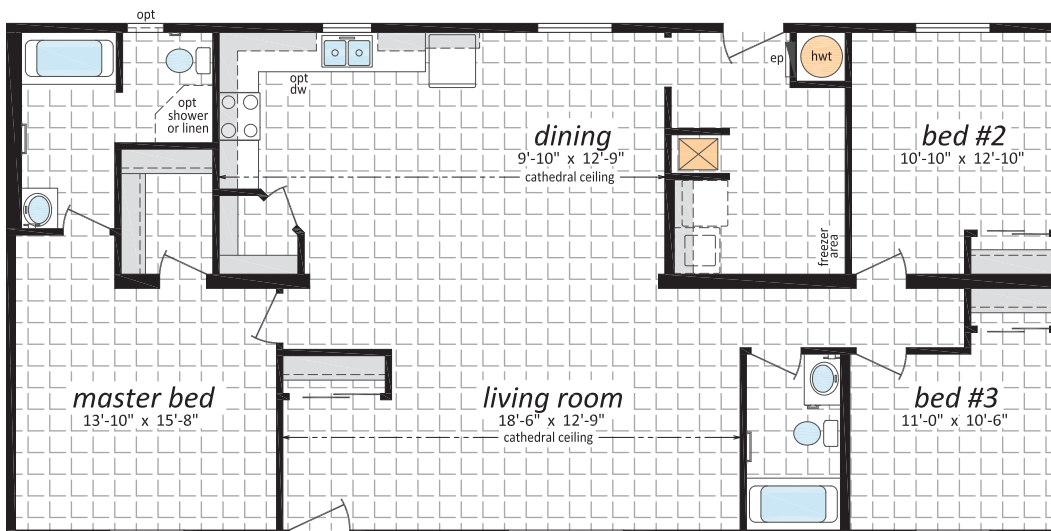


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SII-310, 28' x 56' - 1,540 sq. ft.

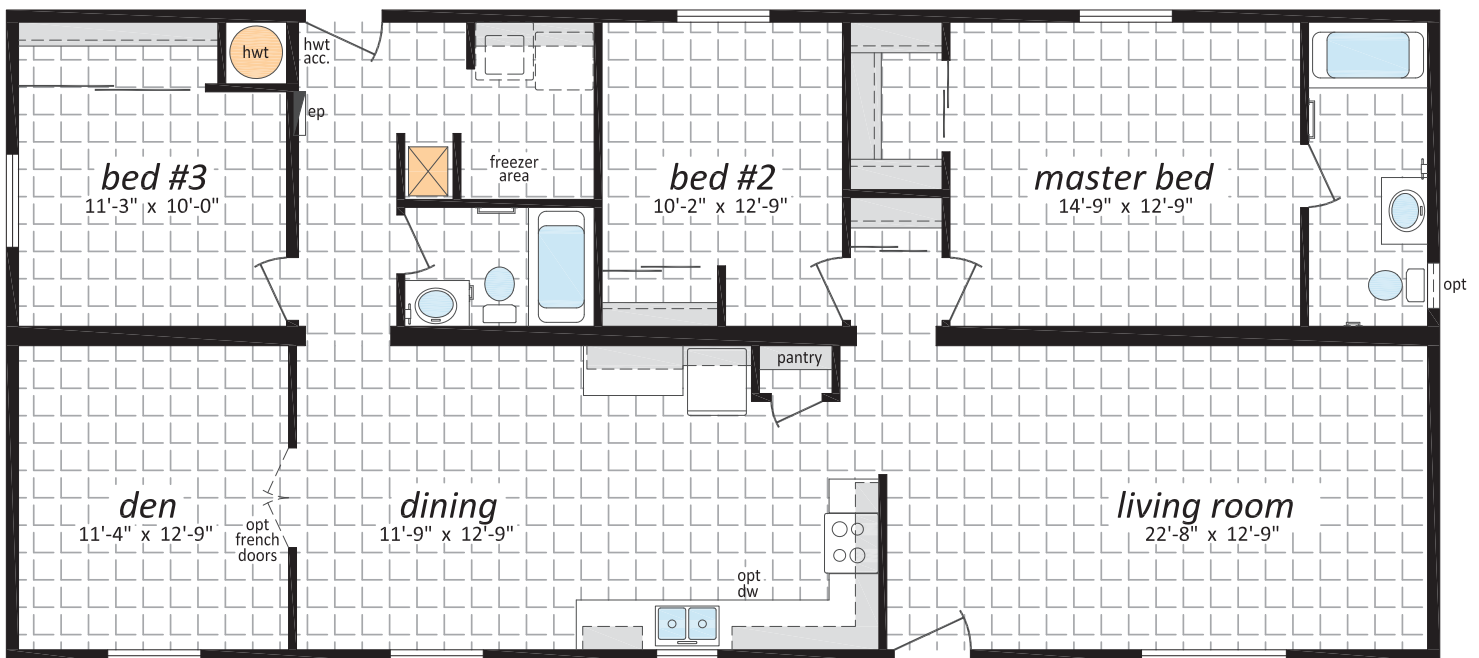


SII-312, 28' x 56' - 1,540 sq. ft.



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SII-314, 28' x 60' - 1,650 sq. ft.



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OPTIONAL FEATURES

EXTERIOR

- ☐ Shutters (Two Styles)
- ☐ Diamond Cut Ceilings
- ☐ Three and Four Light Bay Windows
- ☐ Octagon Windows
- ☐ Segmented Block Windows
- ☐ Lattice in Windows
- ☐ Skylights
- ☐ Patio, Garden and Cottage Doors
- ☐ Storm Doors
- ☐ Exterior Door with Half Round, 9 Lite or Franklin Insert
- ☐ Turbine Vents
- ☐ Door Chimes
- ☐ Exterior Recessed Pot Light(s)
- ☐ Extra Exterior GFI
- ☐ High Snow Load Roof

INTERIOR

- ☐ Fully Finished Drywall
- ☐ Media Room Package
- ☐ Laminate Flooring
- ☐ Upgrade Vinyl Floor Coverings
- ☐ French Doors
- ☐ Storage Bench
- ☐ Freezer Cabinets
- ☐ Soak Sink with Cabinet
- ☐ Utility Room Door
- ☐ Ceiling Fan with Lights
- ☐ Chandeliers
- ☐ Recessed Fluorescent Lights
- ☐ Under Counter Lighting
- ☐ Archways

BATHROOM

- ☐ 72" Tub/Shower
- ☐ Corner Oval Jetted Tub
- ☐ 2 Person Jetted Tub
- ☐ 36", 48" or 60" Shower c/w Glass Doors
- ☐ Handicap Toilet
- ☐ Tri-Mirror Medicine Cabinet
- ☐ Grab Bars
- ☐ Deluxe Shower Curtain
- ☐ Banjo Countertop on Vanity

KITCHEN

- ☐ Various Cabinet Door Selections
- ☐ Wand Style Deluxe Single Lever Kitchen Faucet
- ☐ Corner Glass Cabinet Doors
- ☐ Island Work Centre
- ☐ Planning Centre
- ☐ Lazy Susan
- ☐ Granite Composite Upgrade Sink
- ☐ Oak Counter Edging
- ☐ Black or Stainless Appliances
- ☐ Built-In Dishwasher
- ☐ Combination Microwave/Range Hood
- ☐ Eye Level Oven and Cook Top Range
- ☐ Self Cleaning Range
- ☐ Two Door Side by Side Refrigerator

UTILITIES

- ☐ Gas Fireplace c/w Air Circulating Fan
- ☐ 40 Gallon U.S. Gas Water Heater
- ☐ Forced Air Electric Furnace
- ☐ Air Conditioner-Ready Furnace
- ☐ Washer and Dryer
- ☐ Stacking Washer and Dryer
- ☐ Central Vacuum System
- ☐ Roughed in for Central Vacuum
- ☐ 200 Amp Service Panel
- ☐ Extra Telephone Jack(s)



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