

15719 – 78A Avenue

Construction Specifications

FOUNDATION

Garage Grade Beam

- Concrete - 20mpa type 10 or Type SR (Sulphate Resistant), as required by soil conditions.
- Grade beam size - 8"X 24" c/w 2-15m steel rebar top and bottom c/w 10m stirrups @16" o/c.
- Piles - Engineered Helix Piles By Others tied to grade beam.

FRAMING

Floor System

- Joists - 14" Wood "I" System @ 19.2" on center.
- Subfloor - **3/4" T & G Edge Gold** - glued and screw application.
- Basement Beams - Built up Spruce or Manufactured beam as specified on joist plan on adjustable steel teleposts.

Wall System

- Exterior Walls - 2x6 K.D. Spruce studs, 16" o.c. Plates are K.D. Spruce, two on top, one on bottom.
- Wall Sheathing - 3/8" O.S.B. (Oriented Strand Board).
- Interior Walls - 2x4 K.D. Spruce studs @ 16" o/c.
- Load Bearing Int. Walls - 2x8 or 2x6 or 2x4 K.D. Spruce. @ 19.2" o/c when wall is perpendicular to floor joists. Plates are K.D. Spruce, two on top, one on bottom with polyethylene between top plates
- Headers - All load bearing lintels and headers are 2-2x10 K.D. Spruce. Interior headers are 2x4 K.D. Spruce.

Roof System

- Roof Trusses - Engineered roof trusses @ 24" o/c. c/w truss bracing as required.
- Roof Sheathing - 3/8" O.S.B. (Oriented Strand Board) c/w H-clips.
- 24" eaves and gables or as noted on plans.

9'-3 1/4" (+/-) High Garage Walls

- LEDA framing c/w Tyvec rim joists
- 2x6 Fascia
- Vaulted ceiling to the master bedroom
- Dropped ceiling in garage below living space above

8'-1 1/8" High Second Floor Walls

- 2x8 Jamb on garage OH door c/w aluminum capping
- Interior renovations as per plans
- Deck header as per plans
- Remove exterior finishes as required

Rear Sundeck **Part of Allowance – Please Price Separately**

- 2x10 Brown Treated Joists @ 16" o/c
- 3-Ply 2x10 Brown Treated Dropped beam
- 5/4 Brown treated decking to spec
- 42" high aluminum railing c/w single top rail.
- Supply stairs from main floor to garage
 - Straight plywood treads c/w standard closed risers and standard stringers. (10" run)
- Supply stairs from main floor to second floor
 - Straight plywood treads c/w standard closed risers and standard stringers. (10" run)

EXTERIOR DOORS

- Rear Nook Door - 2'-Wide Vantage Patio Doors, Signature (curve) White interior & Black exterior handle, Double pane LowE/Argon glazing.
- Garage Man Door - 2'-8" x 6'-8" Smoothie Flat Panel door.
(Chrome hinges & striker plates) (**Black** Metal Clad Exterior)
- Garage to House Door - 2'-8" x 6'-8" Smoothie Fibreglass Flat Panel door c/w closure device.
(Chrome hinges & striker plates) (Wood Jamb)
- Remainder of Door Hardware - Weiser "Galiano" passage w/ keyed deadbolt in chrome finish.

WINDOWS

- Standard Windows - HS4A Double glazed **Black** vinyl clad picture or casement windows c/w screens.
- **White** Vinyl interior jambs are standard

NOTES:

1. Adjust jamb thickness for 4" & 6" house walls & 6" garage walls
2. Cladding color: Black
3. Screen frame color: White
4. Service contract included

- **Garage Overhead**

- 16'x7' Insulated Flush panel door.
- Custom Painted – Black
- Weather Stripping Color - Black trim c/w black rubber
- Install LiftMaster 8355 - 1/2h.p. belt driven overhead garage door opener c/w 2-893LM 3-button standard remote controls and a 877MAX battery operated keyless entry & sensors

KITCHEN ISLAND SINK

- SINK: Silgranite Blanco Precis Cascade Undermount In Color Anthracite (quartz countertop)
- FAUCET: Moen 7565BL Align Black One Handle
- DISHWASHER: Rough-in only

MAIN FLOOR LAUNDRY

- WASHER FAUCETS: Concealed washtrol (Stacking washer & dryer)

MAIN FLOOR BATHROOM

- COLOR: White
- TOILET: Kohler Elliston - **Supplied by Carriage Signature Homes**
- BASIN: Kohler Archer Rectangular - **Supplied by Carriage Signature Homes** (quartz countertop)
- FAUCET: Moen Rizon 6900BL in Matte Black One Handle Low Arc.
- TUB: Hytec AC3260 Soaker tub - Waste and Overflow in Matte Black Finish
- FAUCET: Moen Rizon Posi Temp T2813BL in Matte Black
- ACCESSORIES: **Supplied by Carriage Signature Homes**
 - Style: Moen DOUX in Matte Black – YB0208BL - paper holder.
 - Style: Moen DOUX in Matte Black - YB0224BL - 24" towel bar.
 - Toilet Levers Moen DOUX Matte Black Tank Lever YB0201BL by Plumber

ENSUITE BATHROOM

- COLOR: White
- TOILET: Kohler Elliston - **Supplied by Carriage Signature Homes**
- BASIN: 2 - Kohler Archer Rectangular - **Supplied by Carriage Signature Homes** (quartz countertop)
- FAUCET: 2 - Moen Rizon 6900BL in Matte Black One Handle Low Arc.
- SHOWER: Hytec ACR3780 shower base (60"x34") c/w tiled walls.
- FAUCET: Moen Rizon Posi Temp T2811BL in Matte Black. Hand Shower 3558EPBL c/w A725WR
- FREE STANDING TUB: Maax Jazz F #105359 – **Supplied by Carriage Signature Homes**
- FAUCET: Moen Rizon Low Arc Roman T935BL-4792 in Matte Black. Waste and Overflow in Matte Black Finish
- ACCESSORIES: **Supplied by Carriage Signature Homes**
 - Style: Moen DOUX in Matte Black – YB0208BL - paper holder.
 - Style: Moen DOUX in Matte Black - YB0224BL - 24" towel bar.
 - Toilet Levers Moen DOUX Matte Black Tank Lever YB0201BL by Plumber

BASEMENT BATHROOM

- COLOR: White
- TOILET: Kohler Elliston - **Supplied by Carriage Signature Homes**
- BASIN: Kohler Archer Rectangular - **Supplied by Carriage Signature Homes** (quartz countertop)
- FAUCET: Moen Rizon 6900BL in Matte Black One Handle Low Arc.
- SHOWER: Hytec ACR3780 shower base (60"x34") c/w tiled walls.
- FAUCET: Moen Rizon Posi Temp T2811BL in Matte Black
- ACCESSORIES: **Supplied by Carriage Signature Homes**
 - Style: Moen DOUX in Matte Black – YB0208BL - paper holder.
 - Style: Moen DOUX in Matte Black - YB0224BL - 24" towel bar.
 - Toilet Levers Moen DOUX Matte Black Tank Lever YB0201BL by Plumber

MISCELLANEOUS

- Exterior cold-water non-freeze hose bibs: (2 frost free)
- Pressure balance faucets: Only where required by Code
- Shutoffs under each fixture: Yes (sinks & toilets)
- Water line to fridge: Yes rough-in only
- Existing Furnace - Lennox EL296UH070XV36B 96% 2-Stage, Variable speed high efficient gas furnace sized to
- New Zone System - Lennox Zone System to heat new second floor master suite.
- Existing Filter - Healthy Climate 5" Merv 10 Pleated filter on final.
- Ducts/registers - Ducting as per heating plan.
 - Plastic floor registers & plastic cold air return grilles.
- Thermostat - Honeywell Focus Pro 6000 Programmable T-Stat.
- Existing Humidifier - Lennox HCWB3-17K flow-through humidifier or equivalent.
- Fresh Air - Insulated intake to return air plenum.
- Dryer Vent - Rough-in an exterior hood and 4" venting to the dryer box location in laundry room.
- Hood Fan - Range Hood Fan is to Vented (300 cfm Max.)
- Bath Fans - All bathrooms to have wall mount exhaust fans.
- Included Items - Floor vents Color - _____ (plastic)
 - Return air grills Color - White (plastic)

NOTES:

- 14" I-Joists floor system @ 19.2" O.C.
- LowE/Argon Windows are standard
- **Furnace and Duct Cleaning Prior To Possession By Others**

ELECTRICAL:

- Panel/Wiring - 100 amp., 30/60 circuit panel (min. 30 circuit but can be increased to 60 circuit by using different breakers)
- Arc Fault - On each level to meet the current edition of the Alberta Building Code.
- Hood Fan - Range Hood Fan is to Vented (Installed & connected by appliance supplier)
- Telephone Jacks - **1** outlets included (Data/Cat5/Phone). – Additional outlets are considered an extra.
- Cable TV - **1** outlets included (Coax/RG6/Cable). – Additional outlets are considered an extra.
- Ext. Weatherproofs - **1** plugs (as per plan), c/w GFI (Ground Fault Interrupter) circuit protection - Additional outlets are considered an extra.
- Bathroom Plugs - All baths c/w GFI (Ground Fault Interrupter) circuit protection
- Bathroom Ventilation - All bathrooms to have 50cfm ceiling mount exhaust fans.
- Smoke Detectors - On each level to meet the current edition of the Alberta Building Code.
- CO Detectors - On each level to meet the current edition of the Alberta Building Code.
- Microwave - Separate circuit plug provided for microwave
- Garage Door - Electrical rough-in only (110V ceiling outlet c/w low voltage wiring to opener push button location)
- Dishwasher - Rough-in Only (Installed & connected by appliance supplier)
- Included Items - LEDA electrical
- Plastic air sealed electrical boxes to all outlets on exterior walls as required.
- Two 220 V dryer outlets & Two 110 V washer outlets (second floor and basement)
- 220 V range outlet in kitchen
- Wire & Connect single/double ovens
- Supply & installation of **1** island plug is included.
- Supply & install kitchen valance LED lighting strips.
- **Notes:** - Electrical Plugs & Switches
Style/Color: Decora White
- Lighting supplied by: _____

DRYWALL & INSULATION

- Ext. Wall Insulation - **R22** Fiberglass Batt Insulation
- 6 mil Polyethylene vapour barrier
- Ceiling Insulation - **R60** Weathershield loose fill
- 6 mil Polyethylene vapour barrier (Top floor only)
- Cantilevers - **R28** Fiberglass Batt Insulation minimum in all exposed cantilevers
- Wall Drywall - 1/2" drywall on all exterior & interior walls
- Square corner beads to all verticals / horizontals / arches
- Aqua board around tub/shower (Walls to the ceiling)
- Aqua board to ensuite tiled shower (Walls to the ceiling)
- Ceiling Drywall - 1/2" CD ceiling board throughout.
- White on White Knock down ceiling texture through-out.
- Basement Drywall - Basement repairs where needed
- Garage - Insulate walls with R20 and ceiling with R40
- 6 mil Polyethylene vapour barrier on inside to hold batt in place
- 1/2" Drywall to the walls and 1/2" CD drywall to the ceiling
- One coat of fire tape only
- Extras - Vaulted ceiling as per plans
- Poly, Insulate, and drywall garage ceiling below living spaces above
- Low expansion spray foam insulation around window & door jambs

- Front Driveway & Finish - **Broom** finished driveway c/w hand troweled control joints
- 4", Duramix 32 MPa concrete c/w 10m steel reinforcing grid @ 19.2" o/c
- Garage Slab - **533 sqft** of 4" thick smooth hand trowel finished concrete c/w **zip strip control joints**
- 32 MPa concrete c/w 10m steel reinforcing grid @ 19.2" o/c on
- Compacted granular fill (Sand).
Note: Garage slab is to have smooth hand trowel finish throughout, except for the first 12" at the overhead door which is to broom finished
- Mudroom Slab - **115 sqft** of 3-1/2" thick poured concrete slab. 20 MPa concrete.
- 2" Rigid insulation below concrete floor slab
- 6mil. polyethylene vapour/soil gas barrier installed under slab. (min 12" overlap)
- 8" of compacted granular fill. (100mm thick and less than 10% of material through a 4mm sieve)
- All penetrations through the slab must be sealed.
- Slab perimeter to be sealed

HOUSE AND GARAGE ROOFING

- **ROOF SHINGLES**
 - Supply and install **OC Oakridge Shingles**
 - 44" non-stick SBS fiberglass membrane at all eave and valley locations as per Alberta Building Code.
 - 1 Ply #15 Felt underlayment over entire roof area as per manufactures recommendations.
 - Pre-finished roof to wall flashings where required.
 - Starter shingles at all eaves and rake edges.
 - Attic vents as required to meet the Alberta Building Code requirements.

COLOR: Onyx Black

NOTES:

- Continuously Vented Pre-finished aluminum soffits throughout.
- Remove Existing Shingles as Required.
- Rear Deck Railings
 - 42" high aluminum straight picket railing c/w single top rail
 - Color: Black

EXTERIOR FINISHES

Gentek Building Products

- | | |
|---|-----------------------------------|
| • Continuously vented Pre-finished aluminum soffits | Color: Black |
| • 6" Inch Pre-finished aluminum fascia | Color: Black |
| • 5" Inch Pre-finished aluminum Eavestrough | Color: Black |
| • Pre-finished aluminum Downspouts | Color: Black |
| • Vinyl Siding c/w Standard Corners | Color: White |
| • Vertical Faux Wood Siding (Lux Architectural Panel) | Color: Espresso |
| • Horizontal Faux Wood Siding (Lux Architectural Panel) | Color: Espresso |
| • Hardie-Panel | Color: Cloverdale 0525 Marseilles |

NOTES:

- **House** wrap c/w Tuck taped joints to entire house.

CEMENT PARGING

- Exterior of Garage Foundation Color: Standard Builder Grey

EXTERIOR BRICK STONE

- Brick Supplier: IXL Brick
Brick Style: Match Existing Brick – To be Painted “Cloverdale 0527 London Road” by Painter.
Mortar: Grey

Interior Paint:

Cloverdale “Super II” Paint

One coat of primer and two coats of latex **eggshell** finish in all areas.

One coat of primer and one coat of **semi-gloss** finish to all trim work.

- Main Walls Color: CA025 Standard White
- Fireplace Brick Color: 0527 London Road
- Garage Walls Color: Un-finished
- Interior Doors Color: White
- Baseboards, Casing & Moldings Color: White
- Bench Seat & Lockers Color: White
- Top Rail, Posts & Shoe Color: White c/w Black Iron Spindles

Exterior Paint: Cloverdale

One coat of primer and one finish coat of latex exterior paint.

- Exterior of Front Doors Color: Black
- Interior of Front Doors Color: White
- Exterior of Remaining Doors Color: Black
- Interior of Remaining Doors Color: White
- Painted Brick Color: Cloverdale 0527 London Road
- Painted Stucco Color: Cloverdale 0525 Marseilles – This an option, please confirm with Leroy.
- OH. Door Color: Maintenance free - factory finished - Black.
- Deck Headers Color: Unfinished PWF

KITCHEN and BATHROOMS

Door Profile: Shaker

Species: Painted MDF

Color: Stone Grey

Handles: MARATHON FH #9635-128-DBK THRU-OUT

INCLUDED ITEMS

- Dishwasher space.
- Light valance.
- Staggered upper cabinets.
- Island c/w sink as per plans.
- Built-in Microwave & Oven cabinet.
- Soft close draws and hinges
- Crown molding.
- Deep cabinet above fridge.
- One bank of pot & pan drawers.
- One island plug cut out.
- Bank of drawers to ensuite bath.

COUNTERTOPS

- Kitchen TCE Stone, Color: TCE # 4002 c/w Eased Edge by AB Tile & Stone
- Main Floor Bath TCE Stone, Color: TCE # 4002 c/w Eased Edge by AB Tile & Stone
- Basement Bath TCE Stone, Color: TCE # 4002 c/w Eased Edge by AB Tile & Stone
- Master Bath TCE Stone, Color: TCE # 4002 c/w Eased Edge by AB Tile & Stone

NOTES: Kitchen to have ceramic tile backsplash – Please cut back the light valance molding accordingly
Kitchen Sink: Silgranite Blanco PreciS Cascade Undermount In Color Anthracite (quartz countertop)
Vanity Sinks: Kohler Archer Rectangular - Supplied by Carriage Signature Homes (quartz countertop)

INTERIOR FINISHING PAINTED PACKAGE

- Doors (6'-8" high) Style: Hollow core single & double doors to be Lynden Doors.
1 Panel Madison Smooth though-out.
Hardware: Iron Black hinges, door & hinge stops
- French Doors (6'-8" high) Style: Hardboard frame c/w Alliance Diffused White Laminated Glass to the pantry.
- Interior Door Hardware Style: Weiser "Montreal" in Iron Black finish
- Exterior Door Hardware Style: Weiser "Camino" in Iron Black finish
- Casing Style: 3" MDF Casing (#C3333F)
- Baseboard Style: 5" MDF Flat Baseboard (#B2333B)
- Half Wall Capping Style: MDF c/w reversed casing.
- Bath Accessories: Style: 5' Black shower rod over main floor bathtub
Style: Moen DOUX in MATTE BLACK – YB0208BL - paper holder in each bathroom.
Style: Moen DOUX in MATTE BLACK - YB0224BL - 24" towel bar in each bathroom.

INTERIOR RAILING

- Top Rail (paint grade) Style: Blank 2 X 4 Top Rail
- Posts (paint grade) Style: Blank Post c/w Mission Cap
- Spindles (iron) Style: Spindle Pattern: Blank in Standard Spacing
Color: Black

Installer: Will Zandbeek fax. 467-3489, cell. 945-0312 legacyrail@hotmail.com

FLOOR COVERING

- **Carpet** Manufacturer: Shaw #E9965 Attainable
Color: 522T Harthstone
Underlay ½" - 8.0lb density
Locations: All Stairs, Master Bedroom and Walk In Closet, Bed 2 And Bed 3.
See Drawing D1 And D2 For Reference.
- **Hardwood** Manufacturer: Ideal Wood
Species: Oak.
Color: Amarillo #MT 1807, 1/2" x 6-1/2" x RL, Straight Application with matching flush vents.
Locations: Great Room, Dining Room, Kitchen, Hallway - See Drawing D1 For Reference.

NOTES:

- Standard closed rise straight tread stairs from main floor to second floor
- Standard stringers with nosing's.
- Standard closed rise straight plywood tread house stairs from main floor to basement
- Standard stringers with nosing's

WALL CERAMICS

- Kitchen Backsplash Olympia Color and Dimension Chevron Series
Tile: Arctic White #QT.CD.ARW.0209.Chev – 2"x9" Chevron, 45 Degree Angle
Grout: 546 Cape Gray
- Ensuite Free Standing Tub SEE DRAWING D4
- Ensuite Shower SEE DRAWING D3
- Main Floor Bathtub Height: Soaker tub c/w tiled walls to the ceiling
Install Kerdi Mat over aqua board to 7'-0" high
Olympia-Color and Dimension Series
Size: 4" X 24" Glossy
Color: Arctic White #QT.CD.ARW.0424.Br
Application: 50/50 Staggered Horizontally
Grout: 546 Cape Gray
- Basement Shower Height: Walls to the ceiling above shower base.
Install Kerdi Mat over aqua board to 7'-0" high
Olympia-Color and Dimension Series
Size: 4" X 24" Glossy
Color: Arctic White #QT.CD.ARW.0424.Br
Application: 50/50 Staggered Horizontally
Grout: 546 Cape Gray

FLOOR CERAMICS

Locations: Main Bath, Ensuite, Front and Rear Foyer - See Drawing D1 And D2
Tile: Tierra Sol, Legend Pacific Artbell Series
Color: Carrara #FG-LP-AB-CR1224M 12 x 24 - Tile to Run Parallel to Cabinets Straight
Application
Grout: 546 Cape Gray

QUARTZ COUNTERTOPS

- **KITCHEN MAIN FLOOR**
 - Quartz Color: TCE STONE - TCE # 4002
 - Edging Style: Eased Edge
- **MAIN FLOOR BATHROOM**
 - Quartz Color: TCE STONE - TCE # 4002
 - Edging Style: Eased Edge
- **BASEMENT BATHROOM**
 - Quartz Color: TCE STONE - TCE # 4002
 - Edging Style: Eased Edge
- **ENSUITE BATHROOM**
 - Quartz Color: TCE STONE - TCE # 4002
 - Edging Style: Eased Edge

INCLUDED SHELVING

- Style: 1-16" Pre-finished titanium free-slide wire shelf & rod per closet
- Master Bedroom: One bank of Pre-finished titanium wire shelves as indicated on plans.
- Pantry Style: 4-16" Pre-finished white melamine shelves
- Linen: 4-16" Pre-finished titanium wire shelves.
- Laundry: 4-16" Pre-finished titanium wire shelves beside washer & dryer

INCLUDED MIRRORS & MEDICINE CABINETS

- Main Floor Bathroom Mirror: Width of vanity x 42"
- Basement Bathroom Mirror: Width of vanity x 42"
- Ensuite Mirror: Width of vanity x 42"

SHOWER DOORS

- Ensuite Shower Shower Style: 60x36 Acrylic shower base c/w tiled walls to the ceiling
Type: 69" high framed 6mil clear glass sliding doors is included in the Contract.
Frame Color & Hardware: Matte Black
- Basement Shower Shower Style: 60x36 Acrylic shower base c/w tiled walls to the ceiling
Type: 69" high framed 6mil clear glass sliding doors is included in the Contract.
Frame Color & Hardware: Matte Black