

Schedule "A" – Detailed Standard Specifications
4001 17 ST SW - Luxury Custom Home – Calgary, Alberta

1. Site Preparation & Excavation

Our homes begin with meticulous attention to site preparation to ensure optimal foundation performance and drainage.

- Excavation & Backfill: Complete excavation and engineered backfilling for the residence and attached garage. Site to be graded per approved survey and drainage plan.
 - Final Grading: Includes a minimum 4" of premium screened loam for final topsoil, ready for sod or landscape finishes.
 - Soil Testing: Structural footings sized according to on-site geotechnical evaluations and soil bearing capacity reports.
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2. Concrete & Foundation Systems

Engineered and inspected to meet or often exceed minimum local code and provide long-term durability.

Footings

- Poured concrete footings sized per soil engineer recommendations and Alberta Building Code.
- 20 MPa minimum compressive strength concrete.

Foundation Walls

- 8" poured concrete walls, height as per architectural plans.
- Reinforced with minimum 2 rows of 10M rebar (top and bottom).
- 20 MPa minimum compressive strength concrete.
- Built to accommodate engineered lateral support where required.

Waterproofing

- EPRO waterproofing membrane system applied to all exterior foundation walls.
- 10-Year Manufacturer Warranty via ECObase Coatings.

Weeping Tile System

- Complete perimeter drainage system with:
 - Exterior weeping tile routed to city storm connection (where available) or sump pit with pump to exterior.
 - Interior tie-in with vertical drainage at all basement window wells.

Tele-posts

- Engineered tele-post pads with locations determined by structural loads and soil test results.

Basement Slab

- 4" slab over compacted gravel base.
- 2" rigid insulation + 2" perimeter insulation.
- Interior weeping tile under slab tied to sump.
- Reinforced with 10M rebar at 24" O/C.
- Hydronic in-floor heating rough-in across multiple independent zones.

Garage Slab

- 4" thick slab with compacted gravel base and vapor barrier.
- 10M rebar at 16" O/C.
- 2" perimeter insulation at underground frost walls.

Exterior Driveways & Walkways

- 4" thick exposed aggregate concrete over a compacted gravel base.
Reinforced with 10M rebar at 16" O/C.
 - Sealer applied for longevity and visual finish.
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3. Framing & Structural System

Crafted with precision and durability for Calgary's climate.

Basement Framing

- Finished ceiling height approx. 10' or as per plans.
Interior partitions: 2x4 or 2x6 studs at 24" O/C.

- Frost walls installed with 1" gap from foundation.

Main & Upper Floor Framing

- Finished ceiling heights approx. 9' flat or vaults and raised ceilings per plan.
- Interior: 2x4 or 2x6 at 24" or 19.2" O/C.
- Exterior load bearing walls: 2x6 at 16" O/C.

Tall Walls

- Engineered tall walls per structural design with sheathing and hold-downs where required.

Garage Framing

- 2-car garage with full 8" frost wall foundation.
- Exterior framed with 2x6 at 16" O/C.

Floor Joists

- Engineered open web truss joists:
 - Main floor: 16" depth.
 - Second floor: 11 7/8" depth.

Subfloor

- 7/8" OSB T&G Pro — glued and screwed for reduced deflection and superior acoustic performance.

Sheathing

- Wall Sheathing: 3/8" plywood throughout.
- Roof Sheathing: 1/2" plywood with H-clips (on slopes > 4:12).

Stairs

- Main to Second: 16-tread closed riser staircase finished to match main flooring.
- Basement to Main: 15 + 3 - tread closed riser staircase finished to match main flooring.

4. Roofing & Building Envelope

Crafted for exceptional performance and timeless curb appeal in Calgary's four-season climate.

Pitched Roofing

- Shingles: IKO Architectural Shingles with Limited Lifetime 30 Year Warranty.
Eaves Protection:
 - 44" IKO SBS Ice & Water Shield at all eaves.
 - 36" IKO ArmourGuard installed in all valleys.
 - 24" prefinished valley metal in all transitions (closed valleys at steep pitch changes).
- Waterproofing Membrane: Synthetic waterproof membrane over the entire remaining roof area.
- Ventilation: Code-required roof vents.
- Flashing: Pre-finished metal drip edges, step flashing, wall flashing, and skylight flashing—color-coordinated.

Low-Slope Roofing

- System: SOPREMA 2-layer SBS heat-applied (torch-on) membrane system for flat or low-slope roof sections.

5. Exterior Cladding & Wall Systems

Blending classic elegance and superior durability.

Stucco Finish

- System:
 - Dual-layer tar paper.
 - Metal lath.
 - Cement scratch + brown coat.
 - Acrylic smooth finish topcoat.

Smart Trim Accents

- 1" thick smooth Smart Board battens and fascia installed throughout per architectural elevation.

Soffits

- General: Pre-finished aluminum soffits.
- Accents: Front veranda and rear covered deck with real wood (clear cedar or pine) soffits, stained to client's preference.

Foundation Finish

- Parging to final grade in acrylic finish, color-matched to adjacent cladding.

Eavestrough System

- Seamless aluminum eavestroughs and downspouts.
- Installed to optimize drainage with final layout coordinated onsite by builder.

6. Decks, Railings & Exterior Structures

Durability, safety, and aesthetics — built for year-round enjoyment.

Front Entry Stairs & Porch

- Precast concrete steps in exposed aggregate finish with concrete sealer.
- Option to replace with poured-in-place exposed aggregate at builder's discretion.
- Custom black aluminum handrails installed where required.

Rear Deck & Stairs

- Concrete base in exposed aggregate (sealed).
- Custom black aluminum handrails installed where required.

7. Window & Door Systems

High-performance glazing systems with custom finishes and exceptional insulation values.

Main & Upper Floor Windows

- Brand: Wintegra Vinyl-Wrapped (standard color selections).
- Specifications: Triple-pane, low-E, argon-filled, casement and picture units.
- Details: Factory Finished, with no jamb extensions.
- Refer to: Window schedule.

Window Wells

- Precast concrete where accessible for delivery and otherwise corrugated Aluminum.

Skylights

- Brand: Velux, with integrated flashing kits.
- Double-pane, low-E coated glass for thermal performance, laminated for hail resistance.

8. Exterior Doors

Crafted for both security and architectural presence.

- Brand: Wintegra Vinyl-Wrapped (standard color selections).
- Specifications: Triple-pane, low-E, argon-filled, swing and slider.
- Details: Factory Finished, with no jamb extensions.
- Refer to: Door schedule.

Garage Overhead Door

- Size: 17' x 7' custom metal-clad sectional door.
- Features: Decorative window pattern, LiftMaster 8500 side-mount opener, high-lift track configuration.

9. Electrical & Lighting Systems

Designed to offer both functionality and refined ambiance, our electrical infrastructure is robust, future-proofed, and curated for elegant living.

General Electrical

- All installations to Alberta Building Code standards with permits and municipal inspections.
- Onsite electrical walk-through conducted with client to confirm fixture, switch, and outlet placements prior to rough-in.

Service & Panel

- Minimum 150 AMP underground service (larger if required).
- 64-breaker panel located in mechanical room.
- Separate, dedicated circuits for:
 - Refrigerator
 - Dishwasher
 - Washer & Dryer
 - Range
 - Microwave
 - Air Conditioner
 - Garbage Disposal
 - Hydronic Heat System (if applicable)

Switches & Receptacles

- Style: Leviton Decora white series with screwless faceplates.
- All exterior wall electrical boxes are protected with poly boot or equivalent for code.
- GFCI-protected outlets in all bathrooms and wet areas.

Life Safety

- Hardwired combination smoke/CO detectors on each level (and in every bedroom).
- Tamper-resistant child-safe outlets throughout.

Bath & Kitchen Ventilation

- Quiet, high-performance bath fans.
- Dual exhaust fans in master ensuite.
- 10" dedicated kitchen range exhaust vent.

10. Designer Lighting & Feature Fixtures

Tailored to complement architectural elements and provide layered lighting options throughout the home.

Pot Lights

- 4" energy-efficient LED recessed lights with white baffle trim.
Strategic placement per lighting design plans.

Accent & Cabinet Lighting

- Under-cabinet LED puck lighting in kitchen.
- Integrated LED strip lighting in:
 - Upper glass cabinets (kitchen)
 - Master walk-in closet shelving & shoe racks

Fixtures

- Selected by client during design phase with budgetary allowance.

11. Smart Technology & Low Voltage Systems

Your luxury home is wired for both comfort and control.

Low Voltage Wiring

- Structured cable installation for:
 - TV
 - Internet
 - Telephone
 - Whole-home audio
- Wiring plan completed by low-voltage specialist, final outlet locations confirmed at walk-through.

Speakers

- Speakers Location:
 - 8 x Angstrom in-ceiling speakers with 6.5" Vectran drivers

Security System

- Pre-wired and installed alarm system.

12. In-Floor Heating & Electrical Comfort Systems

Electric Floor Heat

- System: Schluter® DITRA-HEAT system in:
 - Master Ensuite
 - Main Upper Bathrooms
 - Thermostats: Touchscreen programmable Wi-Fi units for individual zone control.
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13. Heating, Ventilation & Air Conditioning (HVAC)

Engineered for year-round comfort, energy efficiency, and healthy indoor air quality, our mechanical systems are selected for reliability, performance, and quiet operation.

Heating System - All installations to Alberta Building Code standards with permits and municipal inspections.

- Furnaces:
 - (1) Lennox EL296V High-Efficiency Gas Furnaces
 - 96% AFUE, Two-Stage, Variable-Speed Motor
- Zoning: Independent zones for optimized climate control on each floor.
- Ductwork:
 - Custom-sized for quiet operation and air conditioning compatibility
 - All joints sealed and insulated as required
 - Includes round diffuser outlets in developed basement areas

Air Conditioning

- System: Goodman GSX16 – 4 Ton Central A/C
 - High SEER efficiency rating
 - Includes cased coil, condenser, and line set
 - Professionally installed, pressure tested, and commissioned

Heat Recovery Ventilation (HRV)

- Lennox HRV5-150
 - Balanced air exchange
 - Energy-efficient heat recovery
 - Ensures fresh indoor air and balanced humidity levels

Air Filtration

- Aprilaire 20x25 4" Media Filter (MERV 11)
 - Captures allergens, dust, and airborne particles
 - Easy maintenance design

Humidity Control

- Aprilaire Model 400MK Zero-Waste Humidifier
 - Delivers up to 17 gallons/day
 - Maintains optimal winter humidity without excess condensation

Smart Thermostats

- (3) Aprilaire 8920W Wi-Fi Smart Thermostats
 - Color touchscreen display
 - Integrated control of furnace, HRV, and humidifier
 - Remote app access and automation options
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14. Plumbing Systems & Fixtures

Designed for modern living with robust distribution, luxury fixtures, and high-performance mechanicals.

Water Supply, all installations to Alberta Building Code standards with permits and municipal inspections.

- 1" copper main with city connection
- Distribution piping sized for pressure-balanced delivery to all fixtures

Drainage & Venting

- All drains and vents in rigid ABS

- Mechanical room floor drain included

Sanitary Sewer & Water Hookups

- New sewer and water lines tied into municipal mains
- Gravity-fed drainage where possible
Sump pit with sanitary lift (if grade requires)

Gas Distribution

- Underground gas service from alley
- Gas supply lines to:
 - Furnace(s)
 - Boiler
Range
 - Fireplace(s)
 - BBQ rough-in
 - Garage heater rough-in

Hot Water System

- System: Thermal Trinity TFT110 Wall-Hung Boiler
- Storage: 75-gal Eco-King ISSWX300 Indirect Tank
- Performance: Efficient, continuous domestic hot water and hydronic floor heat supply

In-Floor Hydronic Heating

- Zones: independently controlled basement heating zones
- Distribution: Hot water powered by boiler/tank system
- Integrated for comfort during Calgary's winter months

Laundry Plumbing

- Hot and cold water supply with concealed laundry box
- Drainage routed to mechanical room
- Floor drain in laundry zone for added protection

Steam Shower (Master Ensuite)

- System: Thermasol SSB-240-PC, 10kW Generator
- Controls: Temp Touch Plus Kit with digital temperature display
- Installation: Steam unit in bench cavity or adjacent master closet, per access suitability

Water Softening

- WaterBoss 900 High-Capacity Water Softener
 - Installed in mechanical room
 - Reduces hardness, scale, and spotting on glassware/fixtures

Sprinkler System Rough-In

- 4-zone exterior irrigation system pre-roughed
- Shut-off valve in mechanical room with expansion capability

Plumbing Fixtures

- Selected by client during design phase with budgetary allowance.

15. Building Insulation Systems

Our insulation approach blends thermal performance, soundproofing, and long-term efficiency—engineered for Calgary's variable climate and Alberta Energy Code compliance.

Exterior Above-Grade Walls

- System (from interior to exterior):
 - ½" drywall
 - 6 mil poly vapour barrier (sealed with acoustic caulking and sheathing tape)
 - R22 Fiberglass within 2x6 stud cavity
 - 3/8" plywood sheathing
 - Exterior air barrier
 - Final exterior cladding (stone, stucco, or siding)

Basement Exterior Walls

- 6 mil poly vapour barrier sealed to framing
- R22 Fiberglass in stud cavity
- 2x4 or 2x6 frost wall assemblies, spaced off foundation wall

Attic Insulation

- 6 mil poly vapour barrier sealed to framing
- Loose-fill fiberglass blown insulation (R60+) for total performance

Cathedral/Vaulted Ceilings

- 6 mil poly vapour barrier sealed to framing
- R40 Fiberglass in roof truss cavity
- Ventilation integrated as per engineering specs

Joist Cavities & Cantilevers

- Closed-cell 2 lb spray foam in all cantilevers and rim joists
- Includes thermal fire-resistant barrier in undeveloped spaces

Garage Insulation

- R22 Fiberglass in exterior walls
- 6 mil CGSB poly vapour barrier
- Attic: blown fiberglass insulation

Sound Insulation

- Roxul Safe'n'Sound installed in:
 - Mechanical Room walls
 - Powder Rooms
 - Laundry Room
 - Master Bedroom suite walls (as applicable)

16. Drywall & Interior Wall Systems

Seamless finishes, durable substrates, and engineered layers create a high-performance interior envelope.

House Interior

- ½" drywall throughout with square corner beads
- All joints taped, sanded, and finished to paint-ready stage
- Level 5 skim coat finish on all ceilings (smooth)
- DensShield backer board in all wet areas (showers, tub surrounds)

Garage Interior

- ½" drywall throughout
- Fire-rated ⅝" Type X where attached to living space
- Taped, sanded, and finished to "ready-for-paint" stage

Mechanical Room

- Plywood sheathing (⅜") installed on interior walls for mounting systems and durability

17. Interior Paint & Wall Finishes

Our multi-stage paint system ensures rich colour depth and enduring durability.

Exterior Smart Trim

- Primed and brushed with 2 coats of high-performance exterior-grade paint

Exterior Wood Soffits

- Stained to the client's chosen color with protective top coat

Interior Walls

- One primer coat + two finish coats (velvet/satin finish latex)

Ceilins

- Level 5 smooth finish, painted with flat latex

Interior Trim, Millwork & Cabinetry

- Paint Grade:

- Factory-sprayed finish
- 2 primer coats + 2 top coats
- Stain Grade:
 - Hand-applied stain and sealer with 2 finish coats

Garage Walls

- Rolled primer and 2 coats of velvet latex wall paint

18. Interior Trim, Doors & Millwork

Crafted with care for architectural balance, proportion, and finish consistency.

Baseboards

- 7" x 1½" MDF profile (MMDFB2333C) with matching 4" x ¾" shoe (MMDFC3333N)
- Installed with mitered corners and caulked joints

Casings

- 4" x 1" MDF (MMDFH3333J) profile on all windows and doors as required
- Main floor doors include header treatments as per interior design drawings

Doors

- Solid-core, MDF Madison 1-panel interior doors, 8' height
- Quiet close, high durability, paint-grade finish

Interior Railings

- Posts: 4⅝" paint-grade wood
- Spindles: Wrought iron (style per selection)
- Handrails to match stair treads or wood finish

Fireplace Mantels

- Main living Room Cast stone surround mantels as per designer selections
- Primary Bedroom Custom Wood Mantle

Door Hardware

- Emtek hardware in chrome finish
- 4 ball-bearing chrome hinges per 8' door
- Locking hardware on all baths, master bedroom, and deadbolts on exterior doors
- Towel bars and bath hardware to match plumbing fixture finish

19. Custom Cabinetry & Architectural Built-ins

All cabinetry is handcrafted by skilled millworkers, offering unmatched fit, finish, and customization for each space.

General Cabinet Construction

- Door Style: Shaker profile with maple stiles/rails and MDF recessed panels
- Drawer Boxes: Birch plywood dovetail construction
- Hardware:
 - Soft-close concealed hinges and drawer slides
 - Hardware budgetary allowance (designer upgrade options available)
- Color: Custom to client's specifications (paint matched)

Kitchen & Pantry

- As per architectural cabinetry drawings
- Interior Finish: Natural birch or matching laminate
- Integrated under-cabinet LED puck lighting
- Glass uppers with LED strip lighting (if applicable)

Powder Room

- Custom-designed vanity with birch interiors and paint-grade exteriors
- Floating or furniture-style, as per plan

Foyer

- Built-in bench, open cubbies, upper lockers and coat hooks

- Designed for high-function utility with refined detailing

Primary Suite Cabinetry

- Ensuite Vanities: Matching his & hers or shared double vanity as per plan
- Primary Closet: Fully built out with hanging sections, soft-close drawers, and open shelving
 - Integrated LED strip lighting in upper cabinet boxes and shoe rack if included

Secondary Bedrooms

- Full closet shelving built-in as per layout

Laundry Room

- Custom cabinetry with upper and lower units
- Quartz countertop and open shelving

Basement Built-ins

- Vanities: Paint-grade with birch interiors
- Bar: Upper glass-front display cabinets with LED lighting, under-cabinet lighting, beverage fridge cutout

20. Countertops

Our surface selections are made for enduring beauty, durability, and low maintenance.

Materials

- Standard Selection: Quartz Surface
 - Non-porous, stain- and scratch-resistant
 - Available in polished, suede, and volcano finishes
- Upgrade Options: Natural stone (marble, granite), ultra-compact Dekton, or porcelain slabs upon request
- Counter edges and thicknesses per design

Installed In:

- Kitchen & Island
- Pantry
- All Bathroom Vanities
Laundry Room
- Basement Bar

21. Flooring & Tile Finishes

Premium surfaces throughout, curated for warmth, elegance, and performance.

Hardwood Flooring

- Site-finished or prefinished engineered hardwood as selected
Installed in main living areas, bedrooms, hallways, and stairs (unless otherwise noted)

Tile Flooring & Walls

- Designer-selected tiles from premium suppliers
Installed in:
 - Bathrooms
 - Laundry room
 - Entryways
- Shower walls include full-height tile installation
- Decorative niches, borders, or inlays per plan

Carpet

- *Not applicable* (entire home finished in hard surface flooring)

22. Glass & Mirror Package

Mirrors

- Full-height vanity mirrors across all bathrooms

Shower Glass

- 10mm frameless tempered glass enclosures in all tiled showers
- Polished chrome or matte black hardware to match bathroom plumbing fixtures

- Custom door swings and handles per layout

23. Appliances

Premium appliance package included and installed with professional precision.

Main Kitchen

- Miele 36" Refrigerator/Freeze – Built-in, panel-ready
- Miele 36" Gas Range – 6-burner
- Integrated Hood Liner
- Miele Panel-Ready Dishwasher

Basement Bar

- Beverage Fridge
- Fisher & Paykel Single Drawer Dishwasher – Panel-ready

Basement Laundry

- Samsung Front Load Washer
- Samsung Electric Dryer

All appliances supplied, installed, and commissioned by the builder. Manufacturer warranties included; ask us about optional extended protection plans.

24. Fireplaces

Showcased as architectural focal points, our fireplaces combine refined design with powerful heat performance.

Great Room Fireplace

- Brand: Marquis by Kingsman
- Model: BENTLEY MQZCV48NE
- Features:
 - Direct vent gas fireplace with electronic ignition
 - 42,500 BTU burner
 - Driftwood log set
 - Tempered glass with clean-view front
 - Optional media tray or crushed glass available upon request

Primary Bedroom Fireplace

- Brand: Kingsman
Model: HBZDV4224NE
- Features:
 - Direct vent gas fireplace with clean-view circulating kit
 - 24,000 BTU burner
 - Eight-piece oak log set
 - Elegant heat with minimal surround depth

Fireplace face, mantle design, and tile/stone surround are customizable through your interior selections.

25. New Home Warranty

Your home is covered under the National Home Warranty Program, providing peace of mind and long-term protection.

Warranty Coverage

- 1 Year – Labour & Materials
- 2 Years – Delivery & Distribution Systems (plumbing, electrical, HVAC)
- 5 Years – Building Envelope Protection (e.g. moisture ingress, cladding performance)
- 10 Years – Structural Integrity
- *Option to upgrade envelope coverage to 7 years is available upon request.*

26. Important Notes & Customization Options

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- **Client Personalization:**
Every detail in this specification sheet can be tailored to your individual tastes. All exterior and interior selections—including finishes, cabinetry profiles, lighting, tile, paint, and hardware—will be reviewed with you during your design consultation(s).
- **Change Orders & Upgrades:**
Any changes from the baseline specification may result in additional costs. These will be clearly documented and approved by the purchaser through formal change orders.
- **Product Substitution Rights:**
The Builder reserves the right to substitute equivalent or higher-grade products at its discretion, maintaining design and quality intent.

Thank You

This home is more than just a structure—it's a reflection of your style, your lifestyle, and our shared pursuit of excellence. We're proud to offer a home building experience rooted in integrity, craftsmanship, and care.