



SPEC SHEET

FOUNDATION

- 32 mpa sulphate resistant concrete
- 8'-4" high concrete walls reinforced w/t 10m rebar
- 20"x8" footings reinforced with 10m rebar
- 4" thick concrete basement floor slab over 6mm poly and 8" of compacted aggregate
- Damp proofing membrane

FRAMING

- Engineered roof system
- 5/8" sheathing on roof
- 2"x6" K.D. Spruce studs 24" on centre on exterior wall
- 3/8 sheathing on walls
- 2"x4" K.D. Spruce studs 16" on centre interior walls
- 3/4" tongue and groove plywood sub-floor, glued and screwed every 6"
- Engineered floor joists

WINDOWS AND DOORS

- Dual pane casement windows, argon filled low-E coating with sunstop glazing and PVC casing
- Black vinyl wrapped windows with drywall returns
- All exterior doors are NAFS door compliant
- Insulated fiberglass front entry door with three point locking system
- Insulated fiberglass side entry door
- Molded panel interior passage doors

ENERGY EFFICIENCY

- High efficiency single stage furnace with programmable thermostat
- HRV system with timer switches and main control Eco touch

- 50 gal high efficiency, high recovery hot water tank
- R49 two pound foam spray applied insulation to main roof and roof top patio areas.
- R49 two pound foam spray applied to all cantilevers
- R22 two pound foam spray applied to all joist ends
- R22 fiberglass batt insulation in all exterior walls
- Acoustic seal caulking of all plates and double plates on exterior wall and on all interior wall top plates

EXTERIOR

- Aluminum fascia, soffit and eaves
- Precast concrete exterior front steps
- 4' wide concrete sidewalk poured in place from front step to city walk.
- Weather proof plugs as per plan
- One exterior lawn service
- Flat roof system with type II EPS insulation, mechanically fastened 1/2" SBS panels with sealed lap joints, and torch applied 180 granular SBS cap sheet
- Exterior finishes (vinyl siding, Hardie board and batten, Hardie plank, corrugated metal, and architectural brick)
- Deadbolts and security strike plates for all exterior doors
- Poured concrete driveways from back of city curb to garage slab

KITCHEN

- Large Kitchen Island with upgraded quartz countertop
- Waterfall countertops on both sides of island and kitchen lower



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- Upgraded cabinets with full extension soft close draws, soft close doors, full depth fridge cabinet, and flat riser to ceiling
- Pot and pan drawers – full extension soft close
- Full height quartz kitchen backsplash
- Under mount silgranit double sink
- Water line to fridge
- Upgraded appliance package with gas range/stove

BATHROOM

- All bathroom vanities are upgraded quartz or Dekton countertops with 4" backsplash and side splash
- Upgraded plumbing fixtures in bathrooms
- Upgraded fiberglass tub with custom tile surround in main bath
- Fully tiled custom shower in ensuite with 10mm clear glass shower door
- Free standing soaker tub with freestanding faucet
- Upgrade shower fixtures with rain head and slide bar in ensuite
- Double vanity in ensuite with full extension soft close doors.

BEAUTIFUL FINISHES & FEATURES

- 8' ceilings on main floor, second floor, loft and basement
- Large oversized vinyl wrapped (black) windows throughout with drywall returns
- 4" baseboards, 3 1/2" door casings
- Modern 42" landscape style gas fireplace with remote in loft
- 8' wet bar in loft with drawer style dishwasher and bar fridge.
- Upgraded wide plank hardwood flooring throughout the main floor, second and loft

(excludes bathrooms, ensuite, and mudroom)

- Hardwood stairs throughout
- Custom back metal railings on stairs
- Open staircase
- Upgraded carpet with 10lb pad in basement and basement stairs
- Upgraded lighting package
- Upgraded lighting fixtures
- Flat painted ceilings throughout main floor, second floor, and loft

CONVENIENT LIVING

- Low maintenance, full landscaping
- Oversized (20' wide x 22' deep) double detached garage.
- 8'h x 18'w custom insulated overhead garage door with belt drive opener (two controls) and keypad
- Butler style pantry
- Second floor laundry
- Large roof top patio (22'L x 12'-6"W) overlooking downtown and Mill Creek ravine
- 1.5" thick NuVista rubber tiles installed on rooftop patio area
- Aluminum glass railing on roof top patio
- Huge walk in closet in master bedroom
- Party wall designed to exceed Alberta Building Code sound attenuation requirements



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BUILDER CONFIDENCE

- Complete Liability Insurance during course of construction up to date of possession
- Rough grade and final grade certificates provided
- New Home Warranty Program includes:
 - One (1) year material and labor
 - Two (2) year mechanical systems
 - Five (5) year envelope coverage
 - Ten (10) year structural defect