



## STANDARD FEATURES & SPECIFICATIONS

| General Construction         |                                                                                                                                                                       |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Code                | A-277 Zone 7A*                                                                                                                                                        |
| Snow Load                    | Live load 42 psf (2.01 kPa)<br>Ground snow load 72.6 psf (3.48 kPa)                                                                                                   |
| Insulation R Values          | Floors R-33, Walls R-22 & Ceiling R-60 (min)<br>Meets zone 8 of the 9.36 Energy Code**                                                                                |
| Floor                        | 2"x12" floor joists @ 16" o.c.<br>Heavy tubular steel frame w/detachable hitch                                                                                        |
| Decking                      | 19/32" T & G OSB floor decking; glued and screwed                                                                                                                     |
| Roof                         | 5/12 roof pitch; engineered roof trusses<br>7/16" roof sheathing<br>Architectural asphalt shingles - limited lifetime warranty                                        |
| Eaves                        | 12" vented eaves all 4 sides                                                                                                                                          |
| Siding                       | Maintenance free vinyl lap siding & corners                                                                                                                           |
| Fascia                       | Metal - white or black                                                                                                                                                |
| Soffit                       | White vinyl                                                                                                                                                           |
| Building Envelope            | Meets 0.20 L/M2S                                                                                                                                                      |
| Exterior Walls               | 2"x6", 24" o.c.<br>3/8" OSB sheathing inside & outside of wall                                                                                                        |
| Interior Walls               | 2"x4" Interior walls<br>8' ceilings<br>Flat ceilings throughout                                                                                                       |
| Ceiling                      | Textured (primed) gyproc ceiling                                                                                                                                      |
| Windows                      | 1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)*<br>c/w vinyl sills, screens and security locks                                      |
| Living Room                  | 72x80v - Sliding                                                                                                                                                      |
| Dining Room                  | 46x42v - Sliding                                                                                                                                                      |
| Master Bdrm & Bdrm 3         | 46x42v - Sliding                                                                                                                                                      |
| Bdrm 2                       | 46x60v - Sliding                                                                                                                                                      |
| Kitchen                      | 26x10 - Fixed                                                                                                                                                         |
| Exterior Doors               | 36" Decorative insulated entry doors - front & rear<br>Includes deadbolt & peephole<br>Single lever door handle - satin nickel<br>Pot light at all exterior entrances |
| Exterior Decorative Features | Raised dormer over living room window<br>12" Box Bay at living room window<br>6" Box Bay at bedroom 2<br>Hip Roof - Front & Rear<br>Wood corner columns on box bays   |

| Utility Services   |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical Service | 100 amp                                                                                                                                                                                                                                                                                                                                                                                       |
| Heating            | High efficiency (95+AFUE) single stage furnace<br>Natural gas / propane<br>Programmable thermostat                                                                                                                                                                                                                                                                                            |
| Water Heater       | 33 Imp. (40 US) gallon electric<br>3m Insulated water lines on hot & cold                                                                                                                                                                                                                                                                                                                     |
| Washer / Dryer     | Plumbed, wired & vented for side by side<br>Recessed dryer outlet<br>Solid shelf above washer/dryer location                                                                                                                                                                                                                                                                                  |
| Electrical - Other | Primary exhaust fan w/dehumidistat & switch<br>Smoke detectors w/battery backup in bdrms<br>CO/Smoke Detector(s) w/battery backup locations as per code<br>Arc fault protection as required by code<br>GFI protected receptacle for heat tape<br>Dedicated receptacle in "Freezer Area"<br>Exterior GFI electrical outlet (2)<br>Blank communication outlet: living room (1), master bdrm (1) |
| Plumbing - Other   | Exterior frost free water tap<br>Shut off valves all fixtures (excl tubs)                                                                                                                                                                                                                                                                                                                     |

| Tasteful Interiors        |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special Interior Features | Framed Mirror in walk-in closet with pot light above<br>Built-in armoire in walk-in closet (White)<br>Built in pantry cabinets with countertop workspace on exterior wall<br>Decorative white shiplap ceiling accent over island |
| Flooring                  | Vinyl Plank in kitchen, dining room, living room rear hall, rear entry & front entry<br>Carpet in front hallway and bedrooms<br>Quality linoleum flooring in bathrooms, utility room, pantry & bedroom closets                   |
| Blinds                    | Cellular cordless blinds (excl bathrooms & kitchen)                                                                                                                                                                              |
| Interior Doors            | Conmore passage doors - white<br>Louvered bifold at furnace location - white                                                                                                                                                     |
| Interior Door Handles     | Single lever in satin nickel<br>Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bedroom door will have privacy set.                                                                               |
| Closets                   | Solid white shelving                                                                                                                                                                                                             |
| Wall Finish               | Decorative 1/2" vinyl on gyproc (VOG)<br>Battens on joints                                                                                                                                                                       |
| Moulding <sup>1</sup>     | Vinyl wrapped<br>Colour - décor specific                                                                                                                                                                                         |
| Windows & Doors           | #3007 (2-1/4")                                                                                                                                                                                                                   |
| Ceiling                   | #215 (VOG matched)                                                                                                                                                                                                               |
| Baseboards                | #3007 (2-1/4")                                                                                                                                                                                                                   |
| Electrical                | Decora switches & recepts - white                                                                                                                                                                                                |
| Lighting                  | Ceiling mount in all bdrms, halls & utility room<br>Decorative chandelier in dining room - chrome<br>Wired for ceiling fan in living room (2 switches)                                                                           |

| Bright, Beautiful Kitchens |                                                                              |
|----------------------------|------------------------------------------------------------------------------|
| Tile                       | Single row w/metal tile edging                                               |
| Range                      | 30" electric - stainless steel<br>Range hood w/light - stainless steel       |
| Fridge                     | 19 cu.ft., 2-door, frost free - stainless steel<br>Opening: 34"x73"          |
| Sink                       | Double stainless steel sink<br>Single lever faucet w/veggie sprayer - chrome |
| Pantry                     | Large passthrough style                                                      |
| Cabinets                   | Doweled, full modular cabinetry<br>Cabinets to the ceiling                   |
| Countertop                 | High pressure laminate                                                       |
| Lighting                   | Pot lights (x5)<br>Pendant Light over island - pewter (x2)                   |

| Spacious Baths      |                                                                                                                                                                             |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tile                | Single row w/metal tile edging                                                                                                                                              |
| Fixtures            | One-piece quality fiberglass tub & shower units - main<br>Two-sided dura wall shower - ensuite<br>White oval drop in sink<br>Double sinks in ensuite<br>Single flush toilet |
| Faucets             | Dual handle vanity faucets<br>Single lever faucet on tub/shower unit                                                                                                        |
| Hardware            | Curved Shower rods in all tubs<br>Towel bar, ring & paper holder - chrome                                                                                                   |
| Vanity              | Expansive vanity mirrors                                                                                                                                                    |
| Countertop Heights: | 32" in main<br>36" in ensuite                                                                                                                                               |
| Electrical          | GFI receptacle<br>Power bath fan(s)                                                                                                                                         |
| Lighting            | Hampton light fixture                                                                                                                                                       |