



EXTERIOR

- Metal clad exterior on all windows.
- Windows, window grills & decorative louvers, as per plan.
- Paved roads, curbs, sidewalks, common area lighting, sanitary, water and storm sewers approved by the City of Calgary.
- Exterior steps are either precast concrete or wood unless specified otherwise. Railings where required, are pre-finished aluminum.
- Patio areas are as per plan.
- Minimum of one exterior weatherproof electrical outlet as per plan.
- One exterior hose-bib as per plan.
- 2"x6" exterior wall construction.
- 3/8" sheathing on exterior walls and roof or 5/8" exterior drywall.
- Asphalt shingle roof (25 year manufacturer warranty).
- Insulated steel overhead garage door c/w two remote transmitters and keyless entry.
- Exterior elevations as indicated on plan.
- Landscaping and fencing, as per plan.
- Rear balcony provided on specified units, as per plan. Balcony finished with vinyl decking and pre-finished aluminum railings with tempered glass panels.
- BBQ gas line rough-in.

BASEMENT/UTILITY ROOM

- Hot Water Tank, electric (65 gallons).
- High-efficiency forced air furnace (gas).
- 100 amp electrical service with circuit breaker panel.
- Unfinished interior stairs and floor are painted grey.
- Electrical outlet by electrical panel.
- Standpipe, hot & cold water taps in laundry area.
- Interlinked smoke detector.
- Basement wall construction detail as per plan.

KITCHEN

- Pre-Finished maple cabinet doors – layout, as per plan.
- Laminate countertop with self-edge and ceramic tile backsplash to underside of upper cabinets.
- Granite countertop on islands as per plan.
- Double stainless steel sink. Stainless steel single lever, pullout faucet c/w soap dispenser.
- Built-in dishwasher & microwave hood fan. Black or white.
- Pantry, where applicable, as per plan.
- Fridge 21 CF. Black or white.
- Stove Self Clean, smooth-top. Black or white.

BATHROOM

- Vanities have laminate countertops with self-edge and banjo extension, one row ceramic tile backsplash and mirrors as per plan.
- White plumbing fixtures.
- 5' one- piece tub-shower combination c/w one row ceramic tile.

GENERAL LIVING AREA

- All interior paint is high quality eggshell latex finish, one base wall colour, as per colour board selections.
- Knock-down texture ceilings throughout with the exception of closets.
- Insulation - Exterior Walls RSI 3.5 (R-20). Roof ceilings RSI 6.0 (R-34). Cantilevers and garage ceiling RSI 1.4 (R-8). Basement as per code RSI 1.4 (R-8). All c/w 6 mil polyethylene.
- Window types, sizes and locations, as per plan.
- Clear wood jamb returns on interiors of all windows.
- Satin chrome interior hardware package, as shown in the display centre.
- Bi-fold and interior doors are smooth, two-panel Carrara style, paint grade finish in ICI 2014 "White Pearl", as per colour boards.
- Bi-pass closet doors are mirror / white.
- 4" Baseboards and 3" casings are flat stock, paint grade finish in ICI 2014 "White Pearl", as per colour boards.
- Capping on stub walls is paint grade in ICI 2014 "White Pearl", as per colour boards.
- Handrails are paint grade with paint grade wood brackets.
- Pre-wired for telephone outlets and TV outlets and multi-media outlets terminated, as per plan.
- All telephone/data outlets wired with CAT5E and terminated with RJ45 jacks. All cable outlets wired with RG6.
- All electrical switches are Decora style, white. Electrical outlets are standard style, white.
- Central vacuum system rough-in, as per plan.
- Lighting package as per display centre.
- Front door chime complete with transformer; Smoke detector. Locations as per plan.
- Washer and dryer, white.
- Pre-Finished hardwood or Laminate flooring areas, as per plan. Selections as per colour boards.
- Berber Carpet or 33 oz. BCF Nylon or 42 oz. polyester over 6 lb. underlay or equivalent areas, as per plan. Selections as per colour boards.
- Ceramic tile floor areas, as per plan. Selections as per colour boards.
- Pre-finished continuous rod wire shelves.
- Engineered floor joist system, as per plan.
- 7/8" tongue and groove sub-floor, nailed, glued and screwed.
- All common walls (party walls) are designed to meet or exceed Alberta Building Code sound attenuation requirements.



Environmental Specifications

ENERGY EFFICIENCY

- 90% High-efficiency forced air furnace (gas).
- Built-in Energy Star dishwasher. Water saving dishwasher that uses less than 26.0 L/water per load.
- Energy Star Fridge 21 CF.
- Energy Star Washer and Dryer.
- Single flush toilet averaging 1.6 gallons of water per flush or less in all bathrooms
- Halogen bulbs used in recessed lighting. Halogen bulbs are slightly more energy efficient, last longer and provide a more effective task light than conventional bulbs.
- Insulation - Exterior Walls RSI 3.5 (R-20). Roof ceilings RSI 6.0 (R-34). Cantilevers and garage ceiling RSI 4.9 (R-28). Basement as per code RSI 1.4 (R-8). All c/w 6 mil polyethylene.
- All sill plates sealed with foam sill gaskets or a continuous bead of acoustical sealant. Controls air leaks and keeps heating and cooling costs to a minimum.
- Attached garage overhead door is insulated with R8.
- Attached garage is fully insulated.

MAINTENANCE FREE

- Vinyl clad exterior on all windows. Vinyl clad windows are highly resistant to heat loss or gain, never needs painting, won't rot, rust, corrode, warp, blister or peel, reduces condensation, insulates against noise, fire-resistant/self extinguishing.
- Exterior steps are precast concrete.
- Asphalt shingle roof (25 year manufacturer warranty).

SAFETY

- Smoke and CO2 detector on each floor level.
- Tub-showers with single lever chrome pressure balanced valves. Pressure balance valves to keep water temperature within a safe $\pm 3^{\circ}$ F, protecting you from sudden changes in hot or cold water pressure.
- Leadership in Employee and Trade safety.

ENVIRONMENTAL

- Hot Water Tank, electric (65 gallons). An electric tank does not burn fuel so the occupant is not exposed to harmful exhaust gases.
- On site recycling program during the construction process.
- All interior paint is high quality acrylic eggshell latex finish which contain low amounts of VOCs with little off-gassing. Volatile Organic Compounds (VOCs) are a class of chemical compounds that can cause short or long-term health problems.
- All insulation formaldehyde free.
- Low formaldehyde sub floor sheathing (less than 0.18 ppm). Formaldehyde is a colourless gaseous organic compound, water soluble, with a characteristic pungent and stifling smell. Products with low formaldehyde emission levels will improve indoor air quality of homes and improve long term health of occupant.

*** Specifications on the "Schedule 4" supersede this document.** February 2010*