

# Mosaic in Auburn Bay

## STANDARD SPECIFICATIONS - MOSAIC TOWNHOMES

### EXTERIOR

- Vinyl 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.
- 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 (20 year manufacturer warranty).
- Fibreglass exterior entry doors c/w deadbolts and security striker plates on all exterior passage doors.
- 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 railing.

### BASEMENT/UTILITY ROOM

- Hot Water Tank, electric (50 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 detectors.

### KITCHEN

- Pre-Finished maple cabinet doors – layout as per plan.
- Flat lay laminate countertop with self-edge and ceramic tile backsplash to underside of upper cabinets.
- Double stainless steel sink. Single lever pull out deck, chrome Delta faucet or equivalent.
- Built-in dishwasher & microwave hood fan. Black or white.
- Fridge 21 CF. Black or white.
- Stove – self clean, coil top. Black or white.

### BATHROOM

- Vanities have flat lay laminate countertops with self-edge 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.
- Basins with single lever handle chrome Delta faucets or equivalent.
- Tub-showers with single lever chrome pressure balanced valves.
- Electrical outlets in all bathrooms controlled by one G.F.I.
- Exterior vented bath fan in all bathrooms.

### GENERAL LIVING AREA

- All interior paint is high quality eggshell latex finish, one base wall colour, as per colour board selections.
- Stippled 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 4.9 (R-28). Basement as per code RSI 1.4 (R-8). All c/w 6 mil polyethylene.
- Window types, sizes and locations as per plan.
- PVC jamb returns on interiors of all windows.
- Chrome interior hardware package, as shown in the display centre.
- Bi-fold closet and interior doors are embossed wood grain, two-panel Clermont style, paint grade finish in Hawthorne white as per plan.
- Bi-pass closet doors are clear mirror with silver frame finish.
- Baseboards and casings are paint grade finish in colour as per colour board selections.
- Capping on stub walls is paint grade in colour as per colour board selections.
- Handrails are paint grade with chrome metal brackets.
- Pre-wired for telephone outlets, 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.
- Lighting package as per display centre.
- Front door chime complete with transformer; Smoke detector. Locations as per plan.
- Washer and dryer, white.
- 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.
- Vinyl floor areas as per plan.
- 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.

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## ENVIRONMENTAL SPECIFICATIONS - MOSAIC TOWNHOMES

### 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.
- Built-in Energy Star microwave hood fan.
- Energy Star Fridge 21 CF.
- Energy Star Washer and Dryer.
- Stove Self Clean, coil top. Energuide below 480 kilowatt/hour
- 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 comes with PVC jamb returns on interiors of windows. Vinyl 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, highly impact-resistant, fire-resistant/self extinguishing.
- Exterior steps are precast concrete.
- Asphalt shingle roof (20 year manufacturer warranty).

### SAFETY

- Smoke and CO<sub>2</sub> 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. April 2009

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