

STANDARD SPECIFICATIONS - MOTIF APARTMENTS

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.
- Railings where required, are pre-finished aluminum.
- Minimum of one exterior weatherproof electrical outlet per deck or balcony, as per plan.
- Asphalt shingle roof (20 year manufacturer warranty).
- Exterior elevations as indicated on plan.
- Landscaping, as per plan.
- Patios / Balconcies are either concrete or vinyl decking finish, as per plan.
- 2 x 6 exterior wall construction.
- 3/8" sheathing or 5/8" exterior drywall on exterior walls and 7/16" sheathing on roof.

MECHANICAL

- In-floor radiant heating c/w thermostat.
- 100 amp electrical service with circuit breaker panel.
- Laundry area c/w service box (drain, hot & cold water taps).
- Interlinked smoke / carbon monoxide detector, location as per plan.

BATHROOM

- Vanities have flat lay countertops with self-edge and mirrors, as per plan.
- White plumbing fixtures.
- 5' one-piece tub-shower combination, as per plan. Tub-shower trimmed with one row ceramic tile – selection as per colour boards.
- Basins with single lever handle chrome Delta faucets.
- 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.

KITCHEN

- Pre-finished maple shaker panel 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. Double Lever Pull out deck, chrome Delta faucet.
- Built-in dishwasher & microwave hood fan on separate circuit. Black or white.
- Garburator rough-in.
- Fridge 21 CF. Black or white.
- Stove Self-Clean, coil top. Black or white.
- Granite countertops on islands as per plan, selection as per colour boards.

GENERAL LIVING AREA

- All interior paint is acrylic latex eggshell 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 RSI 4.9 (R-28). All c/w 6 mil polyethylene.
- Engineered floor joist system for second and third floors, as per plan.
- 7/8" tongue and groove sub-floor, nailed, glued and screwed for second and third floors.
- All common ceilings and walls (party walls) are designed to meet or exceed Alberta Building Code sound attenuation requirements.
- 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, three-panel Clermont style, paint grade finish as per colour board selections.
- Bi-pass sliding door room dividers are 5mm tempered glass, obscured with silver frame finish.
- Suite entrance doors are embossed wood grain, flat panel paint grade finish.
- Baseboards and casings are paint grade finish as per colour board selections.
- Capping on stub walls is paint grade as per colour board selections.
- Handrails are paint grade with chrome metal 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.
- Lighting package, as per display centre.
- Stacking 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.

PARKADE

- Concrete parkade construction.
- Main floor is concrete structural slab, as per plan.
- One heated underground parking stall.
- One overhead garage door transmitter.
- One storage locker.

(continued to back)



motif



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ENVIRONMENTAL SPECIFICATIONS - MOTIF APARTMENTS

ENERGY EFFICIENCY

- 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
- Insulation - Exterior Walls RSI 3.5 (R-20). Roof ceilings RSI 6.0 (R-34). 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.

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.
- Asphalt shingle roof (20 year manufacturer warranty).

SAFETY

- Fire alarm with strobe light in each unit.
- 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

- 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.
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