

# STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. - 20' wides Open web truss @ 16" o.c. - 22' wides Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides, 18" front & rear vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall Shipping wall included on T/S models
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling in living, dining, and kitchen
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)* c/w vinyl sills, screens and security locks
Living Room	2 - 46x68v transom - Sliding
Dining Room	46x68v transom - Sliding
Bdrms on CS & HE	46x68v transom - Sliding
Bdrms on RS or rear	46x42v - Sliding
nichen (most models)	36x36v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Coach lights at all exterior entrances Pot light ILO coach light at porch entrances
Exterior Decorative Features	5/12 Pitch dormer over living room windows Eyebrow dormer on hitch end and curbside Tudor Columns Cement Board & Shake Treatments Wood trim on hitch end & curbside windows

Tasteful Interiors	
Flooring	Carpet in living room, family room, den hallways & all bedrooms Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding <sup>1</sup>	Vinyl wrapped Colour - décor specific
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat #3007 (2-1/4"); Vault #451 (2-5/8")
Baseboards	#3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Full height tile w/ special tile accent
Range	Built in oven/microwave - stainless steel Countertop cerantop cooktop Deluxe stainless steel range hood
Fridge	19 cu.ft., 2-door, frost free - stainless steel Opening: 34"x73" 36" Counterdepth 4 Door Fridge w/Icemaker (Model 22723 only) - Stainless steel
Sink	Black anthracite sink - double bowl Indi high rise kitchen faucet - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range Countertop buildout at cooktop location Chef's island
Countertop	Arborite
Lighting	Pot lights (x5)

*In a continued effort to meet the challenges of product improvements, we reserve the right to modify plans, specifications & features without notice. Room sizes & square footage measurements are approximate.*

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	Low wall oval tub - ensuite 36" shower stall - ensuite One-piece quality fiberglass tub & shower unit - main bath White oval drop in sink Double sink in ensuite (most models) Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors Framed mirror - ensuite & main 2 Door countertop linen - main (model 22722) Countertop Heights: 32" in main & secondary bathrooms 36" in ensuite
Mirror	Framed mirror - ensuite & main
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

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

\*DESIGNED TO MEET ZONE 7A IN AB & SASK ONLY

\*ENERGY ZONE UPGRADES MAY BE REQUIRED BASED ON DESTINATION

\*\*ADDITIONAL PROVINCIAL REQUIREMENTS MAY BE REQUIRED OUTSIDE OF AB & SASK

<sup>1</sup>MOULDING SIZES IN CLOSETS / PANTRY / LINENS MAY BE DIFFERENT FROM LISTED SIZES

ALL PRICES FOB MEDICINE HAT

PRICES DO NOT INCLUDE ASSOCIATION OR WARRANTY FEES