



# STANDARD FEATURES & SPECIFICATIONS

## Ridgeland 20' & 22'



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. on 20' wides Engineered open web truss floor on 22' wides at 19.2" o.c 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
Weather Protection	White house wrap
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
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling 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)* c/w vinyl sills, screens and security locks
Living Room	Window pkg featuring 2- 30x60 vented windows & large 60"x14" daylight window
Dining Room	46x60v - Sliding
Bedrooms	46x60v - Sliding (master bdrm) 46x60v - Sliding (front bdrm)
Kitchen	46x42v - Sliding (all other bdrms) 46x36v - Sliding
Exterior Doors	36" Decorative insulated entry door - Front 32" Decorative insulated entry door - Rear Includes deadbolt & peephole Round door knob - satin nickel Coach lights at all exterior entrances
Exterior Decorative	Large double-dormer over living room windows (25' overall width) Mbdm & Front Bdrm window dormers Box Bay at dining room window

Tasteful Interiors	
Flooring	Carpet in living room, halls, and all bedrooms Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Barn door to ensuite bath
Interior Door Handles	Round door knob - satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding <sup>1</sup>	Vinyl wrapped Matches cabinet colour (excl white)
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat & Vault #451 (2-5/8")
Baseboards	#3140 (3-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome
Add'l Features	Deluxe sitting bench (select models)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" electric - white Exterior vented range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34" x 69-3/4"
Sink	Black anthracite Indi high rise faucet - chrome
Pantry	Spacious pantry (most models)
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors w/ matching moulding and trim colour Broom/storage closet beside fridge
Island	Large kitchen island w/ wine rack & raised location for opt dishwasher
Countertop	Arborite
Lighting	Pot lights x 5 (incl. one over sink) Cabinet valance w/ LED pot light over kitchen Sink

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass tub & shower unit - main bath Free standing tub w/std faucet - ensuite 4' shower w/seat & sliding glass doors - ensuite White oval drop in sink - all baths Double vanity sinks - ensuite Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all full height tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors Countertop Heights: 32" in main & secondary bathrooms 36" in ensuite
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 electric 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side washer/dryer
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: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap

*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.*

\*DESIGNED TO MEET ZONE 7A IN AB ONLY  
\*\*ENERGY ZONE UPGRADES MAY BE REQUIRED BASED ON DESTINATION  
\*\*ADDITIONAL PROVINCIAL REQUIREMENTS MAY BE REQUIRED OUTSIDE OF AB  
\*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