



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	Engineered open web truss @ 19.2" o.c. Double LVL rim board <i>(Home must be hauled on floats. Full length of floor must be fully supported during transport.)</i>
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	16" vented eaves all 4 sides
Siding	Maintenance free vinyl lap siding & corners
Fascia	Metal - white or black
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 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	72x60v - Sliding
Dining Room	46x42v - Sliding
Bedrooms	46x42v - Sliding
Kitchen (most models)	36x36v - Sliding
Family Room (if app.)	60x60v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Pot light at all exterior entrances
Exterior Decorative Features	Dormer over living room window Caspian columns at living room dormer

Tasteful Interiors	
Flooring	Quality linoleum flooring throughout
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 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 ¹	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	Single row w/metal tile edging
Range	30" electric - white Range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range Large island standard (most models)
Countertop	Arborite
Lighting	Pot lights (x5)

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass oval tub & shower unit - ensuite Two-sided duma wall shower - ensuite bathroom - <i>select models</i> One-piece quality fiberglass tub & shower unit - main bath White oval drop in sink 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 Countertop Heights:	Expansive vanity mirrors 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 natural gas 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Recessed dryer outlet 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 (2) Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)

Revision Date: Mar 3, 2025

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

**ENERGY ZONE UPGRADES MAY BE REQUIRED BASED ON DESTINATION

**ADDITIONAL PROVINCIAL REQUIREMENTS MAY BE REQUIRED OUTSIDE OF AB

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

ALL PRICES FOB MEDICINE HAT

PRICES DO NOT INCLUDE ASSOCIATION OR WARRANTY FEES