



STANDARD FEATURES & SPECIFICATIONS

- Built to the A-277 code Alberta zone 7A-T1
- 8' Ceilings
- Vaulted in living areas (Model specific, see floorplan)
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Eaves: 12" sides, 18" front & rear vented – single section only
- Eaves 18" all four sides – multi sections only
- 4' of blocked exposed eave on either side of party wall
- Engineered full 4/12 pitch roof trusses
- Engineered full 4/12 pitch hinged roof trusses – multi section only
- Textured gyproc ceiling
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 2"x4" Interior walls
- 19/32" T & G OSB Floor Decking glued and screwed
- Insulated fire separation between units meets or exceeds code and provides sound control
- 2"x10" Floor joists @ 16" o.c. – 14', 16' & multi section homes only
- 2"x12" Floor joists @ 16" o.c. – 20' homes only
- Engineered open web truss floor @ 19.2" o.c. – 22' Wides only
- Heavy tubular steel frame
- Reinforced headboard – 20' & 22' wides only
- Decorative insulated entry doors with dead bolt and peephole (36" front door, 32" at second entry where applicable)
- Pot lights at all exterior entrances
- Residential 1.36 U-value, maintenance free, low low E, argon filled, PVC vinyl windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet (2 per unit)
- Frost free water tap (1 per unit)
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)

Tasteful Interiors

- Plush saxony carpet in living room, hall & all bedrooms (lino in hallways of 16' wides)

- Quality linoleum flooring all other areas
- Cellular cordless blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour
- Lighting (Model specific, see floorplan)

Bright, Beautiful Kitchens

- Deluxe tile backsplash
- Window over kitchen sink (most models)
- Appliances (Model specific, see floorplan)
- Range hood with light (Model specific)
- Stainless steel sink (single or double, see floorplan)
- Doweled, full modular cabinetry w/crown moulding
- Five distinctive colors of cabinet doors to choose from with matching moulding & trim colour

Spacious Baths

- One-piece quality fiberglass tub and/or shower units
- Curved Shower rods in all tubs
- Expansive vanity mirrors and Hampton Lights
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit

Utility Services

- 100 amp electrical panel (1 per unit)
- Programmable thermostat
- Upgrade building envelope to meet 0.20 L/M2S
- 3m Insulated water lines on hot & cold sides at W/H
- Heating (Model specific, see floorplan)
- Water heater (Model specific, see floorplan)
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in areas required by code
- GFI protected receptacle for heat tape at each water intake
- Communication outlet (2) per unit
- ***Some models may require more than one MHA Fee, label fee and warranty fee***

NOTE: In BC Units must meet A-277, cannot be built to Z-240 code

