

VILLAS
OUTLINE SPECIFICATIONS

*Eagle Ridge – The Villas (by Casman Building Ltd.)
Fort McMurray, Alberta*

PROJECT SUMMARY

General Project Description

Townhouses

- Building Type and Areas are as follows (not including undeveloped basement or garage areas):

	<u>Square Footage</u>	<u># of Units</u>	<u>Garage Stalls</u>	<u>Surface Stalls</u>
Catalina A (2 storey)	1,625	1	Single	Single
Catalina A (Bi-Level)	1,247	1	Single	Single
Catalina B (2 storey)	1,625	1	Single	Single
Catalina B (Bi-Level)	1,247	1	Single	Single
Catalina C (2 storey)	1,625	1	Double	Single
Catalina C (Bi-Level)	1,214	1	Double	Single
Catalina D (2 storey)	1,625	1	Single	Single
Catalina D (Bi-Level)	1,195	1	Single	Single
Kingston A	1,830	4	Single	Single
Kingston B	1,830	1	Single	Single
Kingston B (+Bay Window)	1,868	1	Single	Single
Newtown A (Smaller)	1,185	2	Single	Single
Newtown A (Larger)	1,199	2	Single	Single
Newtown B (Smaller)	1,185	2	Single	Single
Newtown B (Larger)	1,199	2	Single	Single
Totals:		22	24	22

GENERAL REQUIREMENTS

Design Consultants

The Consultants for the Base Building are as follows:

<u>Description</u>	<u>Consultant</u>
Architectural	EC Designs
Structural	EC Designs
Mechanical	None
Electrical	Acuity Engineering & Consulting Services Ltd.
Civil Engineering	Challenger Geomatics Ltd.

Building Codes

- Building is to be constructed in accordance with the applicable Alberta Building Code, By-Laws, Rules and Regulations determined by the Authority Having Jurisdiction.

Utilities

- **Service hook-ups for electrical, gas, sanitary, storm (if subsurface drainage), sewer, and water to the City of Fort McMurray.**

Project Closeout

- Following the inspection for substantial completion (as defined by the Builders' Lien Act) or occupancy, the purchaser and Owner will assume all responsibilities for the project as stipulated in the Lease / Sales Agreement.
- Equipment specifications, maintenance manuals and As-Built Drawings will be supplied to the Developer at the completion of the project.

Guarantees

- All work shall be covered by warranties as stipulated by the Standard Construction Document (One year Builder Warranty, unless noted otherwise).
- New Home Warranty

Permits

- All Development Permits, Building Permits, and Occupancy Permits as required.

Insurance

- Insurance coverage during construction as required by the Developer. The Developer or Builder will not be responsible for insurance after Occupancy.

Miscellaneous Items Not Included

- G.S.T.
- Furniture, Window Coverings, Washer and Dryer.

SITE WORK

Subsurface Exploration

- A qualified geotechnical consultant will be retained by the Builder/Developer to evaluate the site conditions in order that the original bearing capacity assumptions are confirmed and that the requirements of The City Regulatory Authorities are met. Assumed asphalt paving and base course thickness for parking and loading areas are to be confirmed by the geotechnical investigation.

In accordance with the standard contract documents, variations in subsurface conditions, not determined at the time of the geotechnical investigation, will be the responsibility of the Builder/Developer.

Earth Work

- Deleterious materials, existing asphalt parking, concrete curbs, etc., at surface level are to be removed from the site area and grades are to be reworked to suit the new facility. To be confirmed prior to final contract.
- All fill and base materials shall be compacted to 97% Standard Proctor density and tested by a geotechnical consultant.
- Base materials for exterior paved areas shall consist of:
 - a) Car parking area:**
 - 200mm of 75mm maximum granular sub-base.
 - 50mm of 20mm crushed gravel base.
 - b) Heavy Duty and Truck Access area:**
 - 200mm of 75mm maximum granular sub-base.
 - 50mm of 20mm crushed gravel base.
- All recommendations in accordance with the Geotechnical Evaluation.

Site Drainage and Services

- Waterline, storm (if any subsurface drainage) and sanitary lines are to be connected to the existing City services.
- New paved yard areas to be drained to catch basins as approved by the City of Fort McMurray.
- Site drainage to be designed in accordance with the City of Fort McMurray control flow drainage requirements.
- Concrete encasement of storm lines if required.

Landscaping

- Landscaping will be installed to the standards required by the Regional Municipality of Wood Buffalo's Regulatory Authorities, and as shown on the site plan. Planters and landscape material to be provided as shown on the plans.
- Tree wells and planters as shown on the Drawings.

Walkway, Roadway and Parking Paving

- Car parking area - Concrete, Broom Finish.
- Exterior concrete walks and stairs shall be 100mm thick, 25 MPA air entrained concrete complete with a grey broom finish unless indicated otherwise. Concrete walks shall have a 50mm crushed gravel base.
- Concrete planters and curbs shall be installed adjacent to landscaped areas as noted on the landscape drawings.

Gas Service

- Gas service and meters to the building as designed.

CONCRETE

Foundations

- All concrete work designed and in accordance with the soils bearing capacity information available from the GeoTechnical Engineer.

MASONRY / STONWORK

Stonework

- Cultured stone – Mfr: Coronado, Type: Refer to 'Exterior Colour Selection Schedule' for designation per unit.
- Refer to building Elevations for extent and locations of patterns.

METALS

Balcony Rails

- Balcony rails to be pressure treated lumber.
- Color – No stain: treated lumber.

CARPENTRY

Miscellaneous Rough Carpentry

- Wood backing to support washroom accessories, kitchen cabinets, rails, etc.
- Plywood framing to parapets (if any).

Finish Carpentry

- Baseboards to be 4" MDF Style 425 (ABI Mouldings) or equivalent.
- Door casings to be 3" or 2-3/4" MDF Style 423 (ABI Mouldings) or equivalent.

THERMAL / MOISTURE PROTECTION

Roofing

- Shingles: IKO Cambridge – 30 Year. Colour: Refer to 'Exterior Colour Selection Schedule' for designation per unit.

Roof Accessories

- Not applicable

Flashings and Metal

- All exposed flashings shall be fabricated from an approved prefinished material. Finishes which crack during the fabrication or installation process are not acceptable.

- Twenty-four (24) gauge galvanized steel flashings to unexposed areas.

Soffit & Fascia

- Aluminum – Mfr. Journeyman. Colour: to match metal cladding. Refer to ‘Exterior Colour Selection Schedule’ for designation per unit.

Eavestrough & Downspouts

- Aluminum – Mfr. Journeyman. Colour: to match metal cladding. Refer to ‘Exterior Colour Selection Schedule’ for designation per unit.

Insulation

- Roof - batt insulation providing a thermal rating of approximately R-40.
- Exterior walls - batt insulation providing a thermal rating of approximately R-20.

Siding

- Horizontal Vinyl Board Siding – Mfr. Journeyman, Colour: Refer to ‘Exterior Colour Selection Schedule’ for designation per unit.
- Shake Vinyl Siding – Mfr. Journeyman, Colour: Refer to ‘Exterior Colour Selection Schedule’ for designation per unit.

DOORS / WINDOWS / GLAZING

Exterior Entrance Doors

- Front, Rear & Garage man door: Insulated Metal Clad.

Interior Doors / Frames

- Interior Doors to be two-panel planked vertically joined “Santa Fe” non-rated Hollow Core, Corvado style as manufactured by CraftMaster or equivalent.
- Closet Doors to be double swing man doors, matching style to Interior Passage doors (see above).

Windows

- Exterior Windows to be white vinyl. Exterior Color –white, Interior Colour – white. Casing surrounding window to be same as field colour.
- All windows are clear double-glazed, Low E, Argon filled glazing.
- Operable windows to have standard white crank handle or slider.

Overhead Door

- Standard Single - 9’ x 7’ insulated painted metal clad overhead door by Steelcraft; c/w Garage Door opener
- Standard Double – 16’ x 7’ insulated painted metal clad overhead door by Steelcraft; c/w Garage Door opener

FINISHES

Gypsum Wall Board / Wall Assemblies

- Interior drywall to be 12.7mm gypsum board, Type X where the wall is fire-rated.
- Refer to the drawings for the wall assemblies – Interior non-rated walls, interior rated walls, party walls, corridor walls, plumbing walls, etc.
- All drywall surfaces taped and sanded to a Level 4 finish.
- Water resistant drywall or cement board to shower / tub areas subject to moisture penetration.

Ceilings

- Ceilings to have standard white “Knockdown” finish on white background.

Painting

- Walls and painted ceilings will receive 1 coat of primer and 2 finish coats of eggshell latex paint. Refer to scheme choice for colour allocations in each Unit.
- Baseboards, door / window casings and interior passage doors to be painted with 1 coat of primer and 2 finish coats of semi-gloss paint.
- Steel entry doors to receive 1 coat of primer and 2 finish coats of semi-gloss paint.
- Pressure Treated Exterior Wood Deck Surfaces to be left unstained

Floor Finishes

Entry / Living / Dining Areas / Kitchen

- Flooring to be sheet vinyl, Mfr: Gerflor; 3mm. Refer to the Finish scheme for selection.
- Refer to the Unit Plans for flooring transition locations.

Bathrooms

- Flooring to be sheet vinyl, Mfr: Gerflor; 3mm. Refer to the Finish scheme for colour.

Bedrooms / Hallway / Stairs to Upper level

- Flooring to be carpet, Mfr: Kraus; 32 oz. w/ 7lb pad. Refer to the Finish scheme for colour.

Basement Laundry/Storage Areas

- Flooring to be unfinished concrete.

Stairs to Basement

- Flooring to be unfinished wood in all 2 storey's and carpet in all bi-level's.

SPECIALTIES

Washroom Accessories

Toilet tissue holders – surface mounted, chrome finish or equivalent.

Towel rod – surface mounted, chrome finish or equivalent.

Shower rod – chrome rod or equivalent.

Mirror – to be full width of vanity. Height of 42" from top of back splash.

Shelving

12" white wire shelf with integral rod in the:

Front Entry Closet – shelf w/rod

Bedroom Closets – shelf w/rod

Walk-In Closets –shelf w/rod

- **16" Linen in any applicable linen or pantry shelves, 4 shelves per linen/ pantry (if applicable)**

EQUIPMENT

Appliances

- Each Suite is provided with the following appliances:

Refrigerator – Whirlpool 18 cu.ft. Capacity, Model ET8FTEXRB/Q, Black/white.

Range – Whirlpool 30" Freestanding Electric Range with Ceran Top – Model WERP4101SB/Q, Black/white.

Dishwasher – Whirlpool Built-in Tall Tub Dishwasher – Model DU1055XTSB/Q, Black/white.

Microwave / Hood Combination – LG 1.6 cu ft., 180 CFM - Model LMV1640DB1, Black/white.

Washer – Not included.

Dryer – Not included.

Air Conditioning

- Not Included.

CABINETS / COUNTERTOPS

Kitchen and Bathroom Cabinets

- Doors to be Thermofoil wrapped and solid stained; Refer to the Finish scheme for colour.
- Interiors to be white melamine.
- Brushed Chrome knobs
- Medicine Cabinets in Ensuite bathrooms– glass mirrored

Kitchen and Bathroom Countertops

- PVC bevel edge complete with backsplash. Refer to the Finish scheme for colour.

SPECIAL CONSTRUCTION

None

CONVEYING EQUIPMENT

None

MECHANICAL

Plumbing Fixtures

Water Closets – White, Mfr Eljer: Vitreous China, Model #131-2120.

Vanity Sinks Ensuite – White single basin, Model #Eljer 051-0124; c/w Delta faucet, model #TI3020 in polished chrome or equivalent.

Vanity Sinks Standard Bathroom – White single basin, Model # Eljer 051-0124; c/w Moen faucet, model #TI3020 in polished chrome or equivalent.

Bathtub – Wolseley Model #AC250, c/w Delta faucet, Model #T4716

Shower Stall – Wolseley Model #6042, c/w Delta faucet, Model #4141TP

Shower Stall Door – DELTA, model #500-WFTP c/w Chrome trim

Kitchen Sink – Double compartment Elk JT707D73 stainless steel sink, c/w Delta single lever faucet model #2003-TP in polished chrome or equivalent.

Heating / Ventilation/Air Conditioning

75,000 BTU High – Efficiency Furnace c/w one thermostat

Dryer vented to the outside.

Bath fans vented to the outside.

Kitchen Hood Fan rough-in for Microwave Range hood

No air conditioning.

Hot Water Supply

40 Gal. Energy Efficient Hot Water Tank – State Select, model #GS640VBVIT

ELECTRICAL

Electrical

- **General** – all equipment and wiring to meet Canadian Electrical Code and all local Bylaws.
- **Fire Alarm** – Not Included.
- **Smoke Detectors** – Hard wired installation. Locations as per Code.
- **Emergency Lighting System** – Not Included.
- **Cable Television** – complete cable T.V. system, including cable and plates. Connections by the Cable Company, outlet locations as per the plans.
- **Telephone** – 4 pair service to unit. Refer to the plans for outlet locations.
- **Electrical Metering** – Individual unit metering.

- **Bath Fans** – Included in all bathrooms.
- **Light Fixtures** –Locations as per the plans. Light fixture types:
 - LT1: P3404-09 Front & Back Entries, Master Bedroom Ceiling Mount
 - LT2: P3410-09 Den, Upstairs Landing, Bedrooms 2 & 3 Ceiling Mount
 - LT3: P3408-09 Master Closet Ceiling Mount
 - LT4: 6022SN Bathrooms Wall Sconce
 - LT5: 6022SN Powder Room Wall Sconce
 - LT6: P5015-09 Dining Area Ceiling Mount
 - LT7: P6163-09WB Kitchen Track Light
 - LT8: P7045-09 Stairway Wall Sconce
 - LT9: 312680OBZ Exterior Wall Mount (1 Front Entry, 1 Back Entry, 2 Garage front/back)
 - LT10: Keyless Misc. Ceiling Mount (3 Basement, 1 Laundry, 1 Furnace Room, 2 Garage Interior)
- **Intercom System** – Not Included.
- **Switches & Receptacles** – Decora switches & standard receptacles. Refer to the plans for detailed location of outlets and location of cable / Internet connections.
- **Exterior Receptacles** – Two weatherproof receptacles per unit: one at the unit rear entry, one at the front.
- **Security Cameras** – Not Included
- **Air Conditioning** – Not Included
- **Under Counter Garburator** – Not Included

Appendix A - EXTERIOR COLOUR SELECTIONS

Grosbeak Way – Block 37

Lot 1 & 2 - Unit #289/ #293 (Catalina “A”)

Stone: Country Rubble “Golden Brown”
 Siding: “Sand”
 Metal Cladding: “Chocolate”
 Shakes: N/A
 Shingles: “Weatherwood”

Lot 3 & 4 - Unit #281/ #285 (Newtown “A”)

Stone: Country Rubble “Frontier Blend”
 Siding: “Driftwood”
 Metal Cladding: “Royal Clay” #913
 Shakes: N/A
 Shingles: “Driftwood”

Lot 5 & 6 - Unit #273/ #277 (Kingston “A”)

Stone: Country Castle “Dakota Brown”
 Siding: “Pebble Clay”
 Metal Cladding: “Cactus” #6700
 Shakes: N/A
 Shingles: “Weatherwood”

Lot 7 & 8 - Unit #265/ #269 (Kingston “B”)

Stone: Country Rubble “M.L. Rundle”
 Siding: “Heather”
 Metal Cladding: “Black”
 Shakes: N/A
 Shingles: “Driftwood”
 Paint Color: “Royal linen”

Lot 9 & 10 - Unit #257/ #261 (Newtown "B")

Stone: Country Rubble "Golden Brown"

Siding: "Sand"

Metal Cladding: "Chocolate"

Shakes: "Natural Cedar"

Shingles: "Weatherwood"

Lot 11 & 12 - Unit #249/ #253 (Catalina "B")

Stone: Country Rubble "Frontier Blend"

Siding: "Driftwood"

Metal Cladding: "Royal Clay" #913

Shakes: N/A

Shingles: "Driftwood"

Blue Jay Road – Block 39

Lot 1 & 2 - Unit #213/ #209 (Catalina "B")

Stone: Country Rubble "Frontier Blend"

Siding: "Driftwood"

Metal Cladding: "Royal Clay" #913

Shakes: N/A

Shingles: "Weatherwood"

Lot 3 & 4 - Unit #205/ #201 (Newtown "A")

Stone: Country Rubble "M.L. Rundle"

Siding: "Heather"

Metal Cladding: "Black"

Shakes: N/A

Shingles: "Driftwood"

Lot 5 & 6 - Unit #197/ #193 (Kingston "A")

Stone: Country Castle "Sandstone"

Siding: "Pebble Clay"

Metal Cladding: "Cactus" #6700

Shakes: N/A

Shingles: "Driftwood"

Lot 7 & 8 - Unit #189/ #185 (Newtown "B")

Stone: Country Rubble "Golden Brown"

Siding: "Pebble Clay"

Metal Cladding: "Chocolate"

Shakes: "Natural Cedar"

Shingles: "Weatherwood"

Lot 9 & 10 - Unit #181/ #177 (Catalina "C")

Stone: Country Rubble "Frontier Blend"

Siding: "Driftwood"

Metal Cladding: "Royal Clay" #913

Shakes: N/A

Shingles: "Driftwood"