

Riverside Glen Building Specifications

Foundation

House/Garage Piles

- 1) Cast in 25 MPA Kalicrete
- 2) Reinforced with 1 20 M vertical steel bar
- 3) Piles 16"x10' in depth

Grade Beams

- 1) Cast in 25 MPA Kalicrete
- 2) 16"x24" on home 8"x24" on garage
- 3) 3 -10 M horizontal steel bars
- 4) 6" void form under grade beams

Basement Walls

- 1) Constructed with 2"x10" PWF and ¾" PWF Ply 9' in height
- 2) Wrapped with Blue Skin moisture shield
- 3) Insulated to R32 with 6 mm vapour barrier
- 4) Cover 4" perforated weeping tile with min. 6" clean granular
- 5) Completely backfilled with 1" Pea Gravel
- 6) W10 Steel beam with heavy duty telepost (only 1 per basement)

Basement Floor

- 1) 4" minimum concrete floor with trowel finish
- 2) Welded wire integrity mesh throughout floor
- 3) 30"x36" sump pit c/w 1/3 HP submersible pump
- 4) 6mm vapour barrier over min. 6" well compacted clean granular

Driveway, Garage Floor and Sidewalk

- 1) 4" minimum 25 MPA Kalicrete
- 2) 10 M bars 16" O.C. supported by center pile
- 3) Min 6" well compacted clean granular
- 4) Driveway and sidewalk to be broom finish

Stairs/Front Deck

- 1) Framed in 2"x10" PWF
- 2) Colored composite decking and stair runners
- 3) Aluminum railing system

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Main Level

Floors

- 1) 2"x12" Douglas Fir Joists 16" O.C.
- 2) 23/32" T&G OSB ply decking
- 3) Decking applied with screws and glue

Walls and Roof

- 1) Exterior walls 2x6x9' at 16" O.C.
- 2) Sheathed in 7/16" OSB
- 3) Interior walls 2x4x9' at 16" O.C.
- 4) Tyvek paper on complete exterior
- 5) Engineered roof trusses at 24" O.C.
- 6) Roof sheathed in 7/16" OSB

Insulation

- 1) R-20 fiberglass on all main floor exterior walls
- 2) R-32 fiberglass on all basement exterior walls
- 3) Spray foam to all window/door cavities
- 4) R-50 blown in cellulose in attic
- 5) 6 mm poly vapour barrier throughout

Windows and Doors

- 1) All Weather windows and doors
- 2) Front door to include 1/2 lite and 1/2 side lite
- 3) Dual pane/Low E argon gas filled windows
- 4) 16'x7' insulated (R10) garage door c/w 1/2 horse opener and remote
- 5) Garage door includes windows

Drywall

- 1) ½” standard on all walls
- 2) ½” sag resistant on ceilings
- 3) ½” aqua board in baths
- 4) Double 5/8” sound and fire guard on all common walls
- 5) Square corner beads

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Main Level Continued

Electrical

- 1) 200 amp panel with underground service
- 2) Decora style switches and plugs
- 3) All lights, plugs and switches per code standard
- 4) Two telephone and two cable outlets
- 5) All wiring for appliances and garage door opener
- 6) All washroom equipped with GFI plugs
- 7) Hard wired smoke detectors
- 8) Christmas light plug and switch
- 9) Two exterior weather proof plugs
- 10) Alarm rough-in

Heating, Air Conditioning, HRV

- 1) Keep Rite high efficiency gas furnace
- 2) Galvanized supply and return metal ductwork
- 3) Set back thermostat
- 4) Keep Rite air conditioner
- 5) Greentech HRV unit supplied and vented to each bathroom
- 6) 50 gallon hot water tank
- 7) Dryer venting
- 8) Kingsman mail floor fireplace (optional)

Plumbing

- 1) One Maxx TSEA63 one piece tub in main bath c/w
Delta T13420-SOS-1.5 + R10000-UN fixture
- 2) One Maxx 42”x42” Neo Angle shower base in ensuite c/w
Delta T13420-SOS-1.5 + R10000-UN fixture

- 3) Two Contrac oval white sink bowls c/w Delta 536-TP-DST fixtures
In both ensuite and main bath
- 4) Two Contrac white ceramic toilets with comfort zone seats
- 5) One Kindred QDL2031/8 stainless steel sink c/w Delta 135-TP fixture
- 6) Installation of owner supplied dishwasher
- 7) One frost free outdoor water supply

Central Vac

- 1) Roughed in pipe and wiring for central vac system

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Main Level Continued

Interior Finishing Work

- 1) Raised panel hollow core door c/w paint finish
- 2) 3 ¼" MDF Moderna baseboards c/w paint finish
- 3) 2 ¼" MDF Moderna casings c/w paint finish
- 4) Wire shelving in all closets

Hardware

- 1) Taymor Equinox stainless steel passage sets
- 2) Taymor exterior stainless steel passage set and deadbolt
- 3) Taymor Equinox stainless steel privacy sets in bath and master bedroom
- 4) Counter width vanity mirrors c/w hidden clip mounts
- 5) One stainless steel towel bar and paper holder per bathroom

Cabinetry

- 1) Kitchen Craft Contempra style wood grain cabinets
- 2) Top crown molding and under cabinet valence
- 3) Choice of laminate countertops
- 3a) Granite or concrete countertops available
- 4) Matching bath vanities with pull out drawers
- 5) Matching upper cabinets in laundry room
- 6) Large selection of pulls and handles

Painting/Finishing

- 1) Washable eggshell latex finish with 1 prime and 2 finish applications
- 2) Painted woodwork throughout with sprayed finish
- 3) Three color selections for interior walls
- 4) All ceilings painted white

Flooring

- 1) 12 mm laminate hardwood flooring
 - 1a) Engineered Maple or Cork also available
- 2) Vinyl flooring in front entry, laundry, mudroom and main bath
- 2a) Ceramic or Duraceramic tile available
- 3) Ceramic tile in ensuite

Riverside Glen Building Specifications

Main Floor Continued

Lighting

- 1) All interior pot lighting in laundry, hallway kitchen and great room inc.
- 2) Two exterior pots over garage door and two in front deck roof inc.
- 3) Interior stainless steel lighting fixture package inc.
- 3a) Allowance can be used for individually selected light fixture package
- 4) Two exterior lights at front and rear entry inc.

Exterior/Landscaping

Roofing, Soffit, Fascia and Eaves troughs

- 1) Harmony 35 year fiberglass shingle or equivalent
- 2) Application of ice and watershield in all valleys and eaves
- 3) 3 roof vents in each unit
- 4) Prefinished metal fascia and vented metal soffits
- 5) Continuous aluminum eaves and downspouts

Exterior Finish

- 1) Cultured Stone on garage fronts and lower half of front elevation
- 2) Cultured Stone on lower half of all side walls and storage units of some roadside units

- 2a) Cultured Stone available on storage units
- 3) Balance of exterior finish to be trowelled concrete stucco

Landscaping

- 1) Landscaping to be completed after first freeze/thaw cycle
- 2) Grass sod complete with the addition of 50 new trees on site
- 3) Existing trees to remain where possible
- 4) Additional curb cutouts on West roadside to allow for additional parking
- 5) Decorative streetlights around interior roadway
- 6) Cultured Stone and etched concrete signage at gates