

Timberock Ridge

	Original Specifications
CRIBBING & FOUNDATION: Pad Footings: Exterior walls:	Strip Footings 24" X 8" As per plans insulated concrete forms with 6" concrete & 15mil rebar
CONCRETE: Strip Footings: Pad Footings: Foundation Walls: Bsmt. Floor Slab: Exterior curved stairs:	15 mpa c/w 2 rows of #10 rebar 15 mpa c/w#10 rebar 6" warm form Advantage blocks concrete & 2 rows of # rebar (top & bottom) 4" of 15 mpa c/w sand to bottom of footings & rebar 24" on centre 4" of 25 mpa c/w #10 rebar, slate and wrought iron finish
FOUNDATION COATINGS:	"Spray on" damproofing and/or rubberized <u>waterproofing</u> membrane and/or drainage system to grade, as per plan
WEEPING TILE:	Around perimeter of exterior basement walls and connected directly to City of Edmonton storm sewer system - or as per plan
FRAMING: Floor Joists: Subfloor: Exterior Walls: Interior Walls: Roof Trusses: Roof: Garage walls	Super Joist Wood 1 system w/ microlambeams, or equal as per plan 5/8 osb with PL400 adhesive to floor joists 2" X 6" spruce 16" o.c. with 3/8" spruce plywood sheathing 2" X 4" spruce 16" o.c. unless otherwise Engineered approved trussed, 24" o.c. as 3/8" OSB plywood sheathing insulated concrete warm form 6" concrete 15 mil rebar
INSULATION: Exterior Walls: Attic: Bsmt. Walls & ceiling: Vapour Barrier: Garage:	R-20 fibreglass batt R-40 loose cellulose fibre (flat ceilings) And (vaulted ceiling) R-12 fibreglass batt 6 ml poly, caulking to all joints and electrical outlets R-20 fibreglass batt in ceilings
DRYWALL: Interior: Bathrooms: Ceilings: Garage:	Wall - 1/2" drywall, taped and sanded, corner beads as per plan Bathtub and shower areas - Dens-Shield Drywall, taped, sanded, painted as per plan Drywall, taped

<p>WOODWORK:</p> <p>Interior Doors:</p> <p>Baseboards:</p> <p>Casings:</p> <p>Jambs:</p> <p>Rails / Spindles</p> <p>Stub-walls:</p> <p>Cabinets:</p> <p>Counter tops:</p> <p>Shelving:</p> <p>Entertainment Centre:</p>	<p>2nd Floor - 7ft custom made hard maple 2-panel "shaker style" stain and 3 coat lacquer finish Main Floor - 7 ft Custom made hard maple 2-panel "shaker style" doors regular hung and pocket as per plan.</p> <p>2nd Floor - 5.25" clear fir, single bead profile, semi-gloss paint finish, as per plan Main Floor - 5.25" fir, single bead profile, lacquered finish, as per plan</p> <p>2nd Floor - 3.25" clear fir, single bead profile, semi gloss paint finish, as per plan Main Floor - 3.25" fir, single bead profile, lacquered finish, as per plan</p> <p>2nd Floor - fir, semi-gloss paint finish, as per plan Main Floor - fir, lacquered finish, as per plan</p> <p>hand made wrought iron pewter finish Maple capping, as per plan Custom - maple "shaker style" as per plans or equal Granite on all vanities, granite in kitchen Paint grade shelving as per plan Linen - four shelves as per plan Pantry - six shelves as per plan M. Bedroom closet - combination double and single clothing rods & one five shelve unit Custom made maple "In wall" cabinet as per plan or equal</p>
<p>HARDWARE:</p> <p>Interior Doors:</p> <p>Exterior Doors:</p> <p>Towel Bars & Paper Holders:</p> <p>Cabinets:</p>	<p>Bovier hammered handle and pewter back plate Keyed dead bolts, Wiser "Huntington" series (or equal) Master, main, ~ bath & basement - chrome or silver Accented door handles on kitchen and vanity cabinets.</p>
<p>MIRRORS & GLASS:</p>	<p>Bathrooms: Mirrors - height as per plan, length equal to vanity, or as per plan Shower door(s) - clear bevelled six mil safety glass (chrome hardware) Six foot three-way in master walk-in closet</p>
<p>HEATING AND VENTILATION:</p> <p>Humidifier:</p> <p>Hydronic Heating:</p> <p>Air Conditioner</p> <p>Thermostat:</p> <p>Other:</p>	<p>Heat recovery and ventilation unit - Lennox G32V-75,000; 94% 2 Stage, DC motor or equal April Air - Auto Track In-floor radiant heating size & output as determined by engineer calculations. In-slab (basement) Roughed in with pedestal White Rogers Heat/Cool – programmable Ducting and venting for range hood, dryer and bath fans NOTE: Heating and ventilation unit locations may vary from plans due to joist and/or Ducting layout.</p>

<p>PLUMBING:</p> <p>Kitchen:</p> <p>Master Bath:</p> <p>Main Bath:</p> <p>Half Bath:</p> <p>Bsmt. Bath:</p> <p>Other:</p>	<p>2 KSDCU stainless under-mount sinks 2Bach solo pullout faucets 2 ISE 333 In Sink Erators 1 Dishwasher hook-up 1 Ice maker hook-up 1 Delta 1524CSHP/A74WH chrome shower valve 1 Hightec 48X36" steam shower with seat 2 Am. Std. Aqualine Undermount (white) 2 Delta 3567LHP/H27 chrome 8" Neo Lavatory faucets 1 Gerb. Mt. Vernon water closet w/seat (white) 1 Hightec 72X36" soaker tub 1 HIGHTEC 60X36" soaker tub 1 Delta 1548CSHP/A74WH chrome tub & shower valve 1 Am. Std. Aqualine undermount basin (white) 1 Delta 3567LHP/H27 chrome 8" Neo Lavatory faucet 1 Gerb. Mt. Vernon water closet w/seat (white) 1 Custom made top mount glass bowl on dry sink cbnt 1 Spin wall mount water fall with separate tap 1 Plebe aqua lite water closet w/seat (white) 1 Delta 1524CSHP/A74WH chrome shower valve 1 Hightech shower stall 1 Colony pedestal sink 1 Delta 3567LHP/H27 chrome 8" Neo Lavatory faucet 1 Gerb. Mt. Vernon water closet w/seat (white) 1- 75 US gal. hot water tank with heat exchanger Int. Gas line to: furnace, fireplaces, log lighter, range and hot water tank ABS drains & vents, Petiex waterlines, 4" san. SDR-28, 3/4" Wirsbo water service.</p>
<p>PAINTING:</p> <p>Interior:</p>	<p>Walls - drywall one coat quality primer and finished with 2 coats of quality latex paint Woodwork - stained, sealed, finished with low sheen lacquer or painted woodwork finished with semi gloss enamel paint</p>
<p>CERAMIC TILE: - Kitchen:</p>	<p>Backsplash 4X4" ceramic tile installed between counter top and bottom of upper cabinets</p>
<p>ELECTRICAL:</p> <p>Service:</p> <p>Telephone:</p> <p>Cable T.V.:</p> <p>Bath Exhaust Fan:</p> <p>Fixtures:</p> <p>Security System:</p> <p>Sound System:</p> <p>Garage Door:</p> <p>Air conditioner</p> <p>In-floor heating</p>	<p>200 amp complete with 48 circuit panel with switched to standard outlets as per C.E.C. & plans Pre-wired only, as per plan including cat 5 and smart cbl Pre-wired only, as per plan As required Lighting allowance of \$1.00 per square foot of developed area, not including existing pot lights Pre-wired as per plan Full house" stereo sound system with eight speakers garage door opener and 2 remote units Pre-wired Under-marble master ensuite</p>
<p>FIREPLACE:</p>	<p>Model: - Napoleon bdg 36</p>

FLOOR COVERING:	Main Floor – Cherry 2-1/4” wide by 3/4” thick, sand & finish on site. 2nd Floor: Bedrooms & Hall: Customweave Seagrass with 10lb underlay Master ensuite: Travertine marble 2nd Bathroom ensuite: Travertine marble Stairs: Combination slate with cherry nosing Guest bedroom: Customweave Seagrass, no underlay (warm floor)
STAINLESS STEEL APPLIANCE PACKAGE:	Kitchen Aid convection wall oven & microwave Kitchen Aid dishwasher Amana refrigerator Jenn-Air gas cooktop Ventahood 36” hood fan Bosch high efficiency washer & dryer
EXTERIOR FINISH: Roof Covering: Walls: Fascia Boards: Soffits: Eaves trough: Windows: Exterior Doors: Deck flooring Deck railing: Balcony railing: Balcony floor: Door trim: Garage Overhead Door Garage Door Opener	30-year architectural fibreglass shingles Acrylic stucco turned earth color Stone: Jasper ledge stone (country stone) 1" X 6" Pre-Finished Aluminium Pre-Finished Aluminium with outdoor drywall above deck Pre-Finished Aluminium Metal+ Low E rated insulating glass windows, screens on all opening units Front: custom made 7' high maple wood door with as per plan Treated 5/4 board stained to match trim Only where necessary Custom design wrought iron Dura deck Fir Insulated steel door dressed out in clear cedar Whisper quiet belt drive
PLUMBING/GAS: Water Gas	2 (count) – 1/2” exterior hose bib connections (one each at front and rear) Natural gas connector for Barbeque (Deck)
ELECTRICAL: Ext. Outlets: Ext. Fixtures:	2 exterior weatherproof receptacles (front & rear) As per Plan to include pot lights under soffits