

# SPEC SHEET

What's Included in Your Landridge Home

## 1. CEMENT



All to be 32 MPA concrete. May vary when necessary under soil analysis and engineer written request.

- **Footings:** 32 MPA. Type 10 with four pieces of steel rebar
- **Foundation Walls:** 32.0 MPA. Type 10.3 rows of rebar top middle and bottom. With DMX flex sheet membrane.
- **Floors:** 28.0 MPA. Type 10.3 rows of rebar top middle and bottom. With DMX flex sheet membrane.
- **Basement:** 28.0 MPA. On 6" washed gravel base
- **Garage:** 32 MPA. Duramix on 6" gravel base, complete with reinforcing rods 24" O.C
- **Driveways:** 32 MPA. (Duramix) on 6" gravel base, complete with reinforcing rods 24" O.C
- **Sidewalk:** 32 MPA. (Duramix) on 6" gravel base, complete with reinforcing rods 24" O.C

## 2. FRAMING



- **Beams:** All beams are as noted on drawings OR as per engineer's instruction.
- **Joists:** Floor joist to be LPI as per manufacturer's design criteria.
- **Sub Floor:** 23/32" OSB sub floor, glued, nailed and screwed. 3/8" K3 or equivalent glued and stapled for underlay in line areas.
- **Exterior Walls:** 2"x6" construction studs - houses, and Garages 2"x4" at 18" O.C or per engineer's requirements.
- **Interior Walls:** 2"x4" construction grade studs spaced @ 18" O.C
- **Sheathing:**
  - Wall sheathing OSB sturdiboard 3/8"
  - Roof sheathings OSB sturdiboard 3/8" complete with H clips.
- **Trusses:** Engineer approved trusses.
- **Stairs:**
  - In finished areas - carpeted
  - Standard stair with stringer and cap.
- **Roof Anchors:** Installed as required to meet Occupational Health and Safety guidelines.

## 3. EXTERIOR FINISH



- **Main Finish:** Vinyl Siding
- **Soffits/Fascia:** Prefinished aluminium.
- **Eavestrough:** Prefinished aluminium.
- **Downspouts:** Prefinished aluminium.
- **Parging:** Textured concrete finish.
- **Roof Shingles:** 30-year asphalt shingles or equivalent.

## 4. WINDOWS



Basement windows, unless otherwise stated, are a vinyl slider [Horizontal Slider Fixed Sash] as per plan. Only doors accessing into home are equipped with deadbolts.

Note: Standard door hardware is Black Hardware unless otherwise noted.

- **Vinyl Windows:**
  - a) Windows
  - All windows to be no maintenance vinyl white.
  - All interior jambs to be no maintenance vinyl white.
- **Window Grills:** b) Window grills as per plan.
- **Blinds:** c) Roller blinds for window coverings.
- **Entry Doors:** d) Decorative fibreglass front entry door is 6 panel doors with viewer.
- **Patio Doors:**
  - Safety glass as per plan.
  - ½" glass fibreglass French style door as per plan.
- **Garage Door:**
  - e) 16'x7' metal garage door (Insulated R8)
  - Garage door is painted Black or as per area architectural control guidelines.
- **Garage Door Closer:** 6 panel fibreglass, complete with self closing device.

## 5. PLUMBING



- **Service Line:** ¾" service line, poly water line, ABS drain line.
- **Plumbing Fixtures:** All plumbing fixtures are Pfister Deckard single lever chrome finish unless otherwise specified. Natural gas lines and meters will be located on house as regulations will allow.
- **Trench:** a) F10 drain system if required and applicable.
- **Lawn Services:** b) 2 Locations are standard.
- **Hot Water Tank:** c) Tankless hot water tank.
- **Showers:** d) As per plan, complete, with single lever, pressure balanced tap.
- **5' Bathtubs:**
  - e) 1) 1 pc. fibreglass tub enclosure in main bath.
  - As per plan, Soaker in all ensuites, shower enclosure as per plan.
  - All 1-piece tubs and showers to have tile to ceiling. Soakers complete with 3 rows of ceramic tile complete with matching edging.
- **Water Closets:** f) Standards as supplied by plumbing contractor.
- **Sinks:**
  - g) Double under mounted stainless-steel sink in Kitchen.
  - Vanity with under mounted sink located in 1/2 bath.
  - All taps are single lever Pfister Deckard faucets.
  - Vanity tops are 1.5" granite with under mounted sink.
- **Floor Drain:** h) Standard.

## 6. FIREPLACE



- **Fireplace:** 72" electric fireplace (same as show home) is included as per plan with the backsplash tile.
- **Trim Kit:** a) Black Trim Kit.

## 7. HEATING



- **Furnace:** Furnace as per plan, size and heating engineer recommendations, high efficient furnace with humidifier standard.
- **Duct Work:**
  - a) 1) Fresh air & combustion intake.
  - 2) All supply duct work to be sheet metal. Return air may be lined with corrugated duct liner.
- **Thermostat:** b) Standard programmable thermostat.
- **Summer Switch:** c) Summer Switch.
- **Bathroom Fans:** d) Fans in all bathrooms supplied by electrical contractor.
- **Dryer Vent:** e) As required on plan.

## 8. ELECTRIC



- **Amp/Wiring:**
  - a) 100 Amp service or as dictated by development.
  - Copper wiring (interior)
- **Electrical Panel Location:** Per plan.
- **Telephone:** b) Main floor living & Master bedroom
- **Cable:**
  - c) Main floor living & Master bedroom
  - 2 standard outlets & 1 universal outlet with conduit run to TV location with wall plug installed at TV location.
- **Bathroom:** d) All bathrooms are 1 ground fault circuit breaker.
- **Exterior Plugs:**
  - e) Plugs to be weatherproof and on ground fault circuit as per plan.
  - 2 outlets in attached garage.
- **Detectors:** f) Smoke detector and carbon monoxide detector as per plan & code.
- **Hood Fans:** Stainless steel hood fan.
- **Door Chimes:** Door chimes supplied by electrical contractor.
- **Decora Switches and Plugs:** i) Are standard.
- **Note: No changes to wiring permitted once commencement of drywall.**

## 9. INSULATION



- **Walls:** a) All walls, ceilings to have 6 mil. Poly vapour barrier.
- **Exterior Walls:** b) Exterior walls coverage R20 fibreglass batt insulation.
- **Attic:** c) R50 blown in loose fill insulation.
- **Basement:**
  - d) 1) R8 fibreglass batt insulation w/ 6 mil. Poly as per code (Floor to Ceiling) including spray foam insulation in all cantilevers.
  - 2) Walkout 2"x6" walls R20 C/W 6 mil. Poly.
  - 3) Minimum R12 in walls, minimum R20 in ceiling, upgraded spray foam above garage room floor and all cantilevers.
- **Garage:** e) Insulate and poly only is standard.

## 10. DRYWALL



- **Exterior Walls:** a) All exterior walls have ½" drywall nailed at edges, screwed at centre. Interior walls nailed at edges and glued in center.
- **Ceiling:** b) All ceiling and walls ½" drywall with 1 coat of tape. Knockdown ceilings standard with 9' ceilings throughout entire main floor.
- **Garage Walls/Ceilings:** c) ½" drywall only where applicable or 3/8" O.S.B.
- **Tub Walls:** d) Water resist drywall (De-shields) all tubs walls, where shower head is utilized & walls are tiled.
- **Interior Walls:** e) Rounded corners in all interior walls.

## 11. PAINTING



- **Exterior Wood:** a) Exterior wood, 2 coats.
- **Interior:** b) Interior 1 coat primer and 2 coats of premium eggshell-based paint in customer's choice of color and shade. 3 coats of premium eggshell paint in level 3 or darker shades.
- **Entry Doors:**
  - c) 1) Entry doors painted white on interior or as per colour selected by customer.
  - 2) Entry doors painted one color on exterior as per Approved Development Guidelines.
- **Interior Doors:** d) Standard is white lacquer or as per colour selected by customer.
- **Window Casing:**
  - e) Window casings are white lacquer finish or as per colour selected by customer.
- **Garage Door:**
  - f) Exterior garage door single colour as per architectural requirements.
- **Interior Woodwork:** g) White lacquer or as per customer colour selection package.
- **Note: Baseboards may be touched up with semi-gloss latex in areas as required (Brush Paint).**

## 12. CABINETS



- **Kitchen:** a) 36-inch flat panel high gloss cabinets in customer's choice of stain. Cabinets as per plan with 1.5" quartz top complete with under mounted sink; full tile backsplash in ceramic tile.
- **Bathroom:** b) Flat panel high gloss cabinet in customer's choice of stain, and per plan 1.5" granite top complete with under-mounted sink, full tile backsplash in upgraded ceramic tile.
- **Note: One stain color throughout whole house.**

## 13. INTERIOR FINISH



- **Passage Doors:** a) Colonist or equivalent style paint grade interior doors.
- **Jamb:** b) Passage & bi-fold jamb paint grade MDF.
- **Door Casing:** c) Upgraded 2-1/2" paint grade MDF.
- **Baseboard:** d) Upgraded 2-1/2" paint grade MDF.
- **Closet Doors:** e) Bi-fold Colonist or equivalent style complete with ½" jamb where applicable.
- **Fireplace Finish:** f) MDF with wood capping and trim to match woodwork as per plan.

- **Shelving:** g) Wire mesh shelves are standard as per plan.
- **Pocket Door:** h) Pocket door location as per plan.
- **Window Casing:** i) Upgraded 2-1/2" paint grade MDF.
- **Railing:** j) Stained Maple or Birch in customer's choice of colour, and choice of 12 designer spindles.
- **Granite:** k) 1.5" Granite in kitchen, bathroom vanities, one colour of granite throughout whole house, with standard edging.

## 14. HARDWARE



- **Passage Door Hardware:**
  - a) Passage door hardware – (3) 3-1/2" Black Hardware.
  - Safe lock round handles or equivalent – all doors.
  - Round knobs – bi-fold doors.
  - Safe lock deadbolts or equivalent (all doors which access into house).
  - All bathroom hardware is black finish unless otherwise specified.
- **Holders:**
  - b) Recessed or flush paper holders, dependent on location.
  - c) Towel bar/bathroom is chrome.
- **Vanity Mirrors:** d) 40" high mirrors over countertop in bathroom, length of vanity top with square corners.

## 15. FLOOR COVERINGS




- **Carpet:** a) 70-ounce carpet with 8-pound underlay, colour as per show home.
- **Vinyl:** b) Luxury Vinyl Floor, colour as per show home.
- **Lighting:** Lighting similar to show home.



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