

## **LUXSTONE VILLAGE**

### **TOWNHOME SPECIFICATION LIST**

**Note: Builder may substitute any item/component with the same or better specification at its sole discretion.**

#### **FOUNDATION & CONCRETE**

- Foundation Walls** – Standard 8” concrete. Units 103-109 and 201-207 use ICF Block. Steel reinforced.
- Footings** – Standard as per drawings. Steel reinforced.
- Weeping Tile** – 4”dia. Lines around perimeter and one interior line. One sump pump per building. Your unit may contain the sump pump in the basement.
- Driveway** – 4” cast-in-place 25MPa, ¾” max. aggregate size, 4” max slump, and steel reinforced.
- Retaining Walls** -- Composed of concrete lock blocks or as per drawings.
- Concrete Sidewalks** -- 4” cast-in-place concrete slab, 25MPa, ¾” max. aggregate size, 4” max slump, and steel reinforced
- Front Entrance Steps** -- Pre-cast or poured-in-place case-by-case
- Ashphalt Walkways** -- pathway ashpalt

#### **STRUCTURAL & FRAMING**

- Floor Joists & Beams** – Nascor engineered joists and beams.
- Roof Trusses** – Nascor engineer roof trusses
- Floors** – ¾” 23/32 tongue and groove OSB sub floor is nailed and glued
- Exterior Walls** – 2x6 studs @ 16” centers, SPF#2 grade or better.

- Wall Sheathing** – 3/8" OSB sheathing.
- Interior Walls** – All wall framing is 16" on center except garage and basement (frost walls only) are 24" on center. 9' 0" ceiling on main floor and 8' 0" upper floors
- Party Walls** – Dbl wall staggered 2x4 studs @ 16" centers, with roxul sound insulation with 1" air space between walls.
- Roof Sheathing** – 3/8" sheathing.
- Balcony/Patio Decks** – painted / treated wood / duradeck / concrete decking as applicable

## **EXTERIOR**

Details as shown in the detailed drawings and as approved by the building permit.

- Soffit / Fascia** – Prefinished 29ga vented metal soffit and smartboard fascia. Some units have decorative shutters on front and/or back.
- Exterior Finish** – Vinyl siding
- Stonelike Finish** – Approximately ½ way up sides of garage front
- Exterior Front Door** – 36" Prefinished aluminum.
- Overhead Garage Door** – Prefinished 9' x 7' colour to match fascia
- Windows** – Durabuilt vinyl sliders and some casements
- Visitor Lot Finish** – Asphalt
- Balcony/Deck/Patio Floor** – Duradeck, concrete or pavers as applicable.

**Roofing** -- 25yr asphalt shingles.

## **INSULATION**

Details as shown in the detailed drawings and as approved by the building permit. Insulation and vapour barrier amount and installation to meet or exceed Alberta Building Code.

**Exterior Walls** – R20 friction fit batts with 6 mil poly

**Ceiling** – R40 loose blown-in insulation 6 mil poly

**Exterior Walls, Ceilings, Electrical Outlets, Plugs, Light Switches** – Polyethylene pans behind all ext wall & ceiling outlets and boxes, sealed to vapour barrier.

**Vapour Barrier** – 6mil Poly vapour barrier throughout, edges lapped min. 4” and sealed.

**Party Walls** – 5/8” fire rated gypsum board each side of studs with roxul sound friction fit batts each wall.

**Ceiling Finishes** – most units will have knockdown. Some units will have standard texture.

## **INTERIOR FINISH**

**Interior Doors** – White hollow core colonial style with chrome/pewter finish hardware

**Bifold Closet Doors** – White hollow core colonial style with chrome/pewter finish hardware

**Exterior Door Locks** – Weiser or equivalent deadbolt chrome finish

**Interior Rails** – To Upstairs: paint grade to match trim. To Downstairs: unfinished rail.

## **CABINETS**

- Style** – layout as per drawing. Shaker style real maple in natural, Hershey (dark brown), no crown, melamine end panels.
- Counter tops** – laminate

## **PLUMBING / HEATING**

- Tub shower/combo in both baths
- Standard kitchen faucet
- mid efficiency furnace
- mid efficiency hot water tank
- standard thermostat
- brand name dependability tub/shower in ensuite (as per applicable model).
- brand name dependability toilets and sinks.
- Acrylic surrounds with one row tile Tub/shower design.
- full vanity width mirrors in master and ensuite bath
- pedestal sinks with mirror in 1/2 bath. stylish and sleek.
- exhaust fan in all bathrooms for better moisture control.
- ground fault interrupter (gfi) in bathrooms. added reassurance for you and family.

## **ELECTRICAL**

- decora switches and plugs
- smoke detector on each level
- builders brushed pewterish light fixture package or equivalent
- cable and phone outlets prewired throughout
- plug outlet on all islands

## **FLOORING**

- Carpet** – Short cut pile with 6 lb underlay. Carpet in living room, stairs, upstairs hallway, bedrooms.
- Tile** – front entrance to island (some units front entrance only)
- Casing and Baseboard** – White finish. MDF.
- Vanity Mirrors** – Full countertop width in master and ensuite. Stand alone in Half bath
- Shelving** – one rod and wire shelf in closets. 3 wire shelves in pantry
- Painting** – 1 coat primer, 2 coats of egg shell. 1 colour throughout. Non-dark spectrum. All interior trim white.
- Ceramic Tile** – one row of tile in kitchen and one row around tub shower units. Some units have full tile backsplash in kitchen
- Appliances**
  - Fridge: Frigidaire 18 CF Freezer on top black FRT18G5FB (or equivalent)
  - Range: Frigidaire 30" electric range coil top with clock black CFEF312FS (or equivalent)
  - Dishwasher: Frigidaire 24" black FDB510CFS (or equivalent)
  - OTR Microwave: Samsung OTR black SMH3150B/WF (or equivalent)

## **LANDSCAPING**

- Trees / Shrubs** – as per plan
- Irrigation system** – included as per plan.
- Playground Area/Gazebo** – as per plan.
- Garbage** – 6'-0" ht Wood fence screened,.