

Schedule "C"

**NewRock Developments Inc.
Building Specification Detail
LivingStone Estates
Lethbridge, AB**



This specification detail attached to and forming part of the agreement of purchase and sale. Between _____ as purchaser(s) & NewRock Developments Inc.

CONCRETE

Concrete strength and special requirements for walls, footings and floors are determined by engineering reports and soil conditions for specific subdivisions. The following are guidelines but will be specified in the construction drawing specifications set out by the structural engineer.

Strip Footings: Cast-in-place 32 MPA, type 50 concrete, reinforced as per plan. Pad

Footings: Cast-in-place 32 MPA, type 50 concrete, reinforced as per plan. Foundation

Walls: 8" – 32 MPA, type 50 concrete, reinforced as per plan.

Parging: Foundation parged from siding to grade line, as required.

FRAMING

Exterior Walls: 3/8" OSB Sheathing, 2x6 kiln dried spruce material at 24" on centre unless otherwise noted. Interior

Walls: 2x4 kiln dried spruce material at 24" on centre unless otherwise noted. Floor Joists: Engineered Wood I-Joists and/or Open Web Wood Floor Joists as per structural plans. Cross Bridging: Blocking as required by floor system engineer.

Floor & Roof Beams: Dimensional lumber and/or built-up Engineered Wood Beams as per structural plans.

Roof Sheathing: 7/16" OSB Sheathing or as required by Engineered System.

Roof Trusses: Pre-Engineered Wood Roof Truss system as per structural plans.

WINDOWS AND DOORS

Front Door: Smooth Fibreglass, insulated with Glazing Panel, or approved equal. Windows:

White, PVC, Dual Glazed HS1 Clear/Low E Glazing, or Approved Equal.

PLUMBING

Water Lines: Main, hot water, and cold water lines consist of PEX piping, in accordance with applicable codes.

B-Vents & Drains: ABS piping or equivalent, sized as required by code.

Sanitary Sewer: ABS piping or equivalent, sized as required by code.

Hot Water Tank: High Efficiency hot water tank in all units.

Gas Line: From meter location to hot water heater and furnace.

Laundry Room: Flush mounted laundry box with hot and cold taps and standpipe.

Dishwasher: Rough-in connection (when shown on plan).

Main Bath Tub: Fiberglass Tub/Shower combo unit or as per plan.

Kitchen Sink: Double stainless steel, single lever faucet.

HEATING, VENTILATION and AIR CONDITIONING

Furnace: High efficiency furnace. Size and model determined by suite size and style. Dryer Vent:

Only one laundry area c/w vent hood.

ELECTRICAL

General: Electrical panel and meter are located based on shortest distance from the service entry to the suite and takes precedence over any location shown on drawings. Minimum 100 Amp service with ground fault circuit interrupter. Vapor barrier boxes on all exterior walls and ceilings as per code.

Standard Outlets: Range Receptacle – 220 Volt. Microwave Oven outlet on all models. All baths on G.F.I. circuit. Dryer receptacle – 220 volt. Smoke detectors as required by code, 2 Telephone outlets. 1 or 2 Cable outlets depending on unit size.

INSULATION AND DRYWALL

Insulation and caulking to Alberta Building Code requirements.

Insulation: Exterior house walls – R-20 Fibreglass Batt.
Exterior ceilings - R-50 Blown-in.

Vapor Barrier: 6-mil polyethylene at all exterior insulated walls and ceilings c/w continuous caulking at all joints and around all door and window openings.

Drywall: Exterior walls – ½” gypsum board, applied with screws.
Interior walls – ½” gypsum board, applied with glue and/or screws. (Or as specified on structural drawings)
Interior ceilings – ½” gypsum board unless otherwise noted, applied with screws. Ceilings are taped, sanded and spray textured.

EXTERIOR FINISHES

Walls: Prefinished Vinyl Siding, Vinyl trim, Prefinished aluminum trim, Manufactured Stone Veneer and Parging (where required), as shown on the plans.

Soffits: Prefinished, vented or non-vented, aluminum as required by the Alberta Building Code. Fascia:

Prefinished aluminum.

Eaves Trough: 5” prefinished aluminum.

Roof: 30-year asphalt shingle.

INTERIOR FINISHES

Swing & Bi-fold Doors: Panel textured hollow core wood door with painted white finish.

Door Jambs: MDF.

Doorstops: MDF.

Baseboard: MDF – paint grade 3/8" x 4" flat casing with painted white finish. Door

Casing: MDF – paint grade 1/2" x 3 1/4" flat casing with painted white finish. Window

Casings: MDF – paint grade 1/2" x 3 1/4" flat casing with painted white finish. Closet

Shelving: Wire Shelving.

Bathroom Hardware: One – 24" towel bar, chrome finish.
 One – Surface mounted towel ring, chrome finish.
 One – Toilet tissue holder, chrome finish.

PAINTING

Interior Walls: One coat primer and two coats of eggshell finish latex paint from approved color chart.

CABINETRY

Cabinets: Cabinet doors to be equal to or better than shaker maple.

Countertops: Granite or Quartz, 30mm with standard edge profile.

FLOOR COVERINGS

Vinyl: Mannington Benchmark or approved alternate.

Vinyl Plank: Richmond Matchmates 2.0 or approved alternate.

Carpet: Richmond Living Carpet or approved alternate c/w 8 lb. - 7/16" underlay, or equivalent.

WINDOW COVERINGS

Blinds: 2" Faux Wood, white finish, or equivalent.

MIRRORS

Vanity Mirrors: Polished, plate glass, installed to length of vanity top and from backsplash to 42" height above, or as otherwise specified.

Due to on-site conditions, dimensions shown on working drawings can vary within reasonable limits while still exceeding local, provincial or national building code requirements for residential construction.