

Schedule "D"

Stone Haven Condo Specifications

Outlined Specifications

For multi-family Homes

Revised:

1. CONCRETE

- a) **Footings**-20" wide * 8" deep. C\W key way
- b) **Foundation Walls**-8" wide * 4' high recessed for floor, rebar as required.
- c) **Bearing walls** on 20" wide*8" footing with 6' curb as per plan.
- d) **Weeping Tile**-Perforated pipe around foundation, where applicable.
- e) **Slab in crawl space** 2" concrete with 6ml poly
- f) **Damp Proofing**-An asphalt emulsion sprayed on exterior foundation up to grade level (1 coat)

2. FRAMING MATERIALS

- a) **Bearing System-under floor** 2"*6" dry spruce Pony wall 16" on center
- b) **Floor Joists**-"TJI" Silent floor system Engineered.
- c) **Sub-Floor**-O.S.B. 3/4" Tongue + Groove-nailed and glued.5/16" Under Lay added to lino areas.
- d) **Exterior Walls**-2"*6" dry spruce studs at 16" on center.
- e) **Interior Walls**-2" *4" dry spruce studs at 16" on center.
- f) **Window and Door Headers**-#1 or #2 SPF 3 ply as per plan.
- g) **Trusses**-Engineered approved trusses and rafters as per plan - 24' on center.
- h) **Roof Sheathing**-7/16" O.S.B with "H" clips.
- i) **Wall Sheathing**-7/16" O.S.B.
- j) **Perimeter Frost walls**-N\A.
- k) **Stairs**-Closed risers on developed areas.

3. ROOFING

- a) **Asphalt Shingles**- IKO or BP – 20 Year manufacturers limited warranty.

4. **WINDOWS & DOORS**

- a) **Windows-Gienow Windows** In above grade areas, as per Plan, (Double-glazed sealed units or venting with Solar shield R Value) c/w screens. Sealed units carry manufacturer's limited warranty against faulty seal.
- b) **Patio Doors**-As per Plan, sliding bypass type. Vinyl.
- c) **Front Entrance Door**-3'0" x 6'8" insulated metal. Style as per Plan Security viewer, mounted approximately 60" from floor.

5. **EXTERIOR FINISH (as per elevation)**

- a) **Siding**-Kaycan Vinyl Siding- Saddlewood with 4" corner trim
- b) **Barge board**.-2"*10" painted two coats.
- c) **Eavestrough**-3" or 3 ½" aluminum with baked enamel finish.
- d) **Downspouts**-3 ½" pre-finished aluminum. Extensions where required.
- e) **Fascia**-N\A
- f) **Soffit**-pre-finished aluminum. Vented continuous.
- g) **Decks**-Weather Deck 32 oz. Solids Series 100. With Aluminum railings (no maintenance)

6. **GRADING**

Landscaped as per design.

7. **SIDEWALKS AND STEPS**

- a) **Front Step**-Poured Concrete
- b) **Sidewalks**-Poured from front door to parking lot, approximately 42" wide.

8. **INSULATION**

- a) **Ceiling**- R 40 Loose fill.
- b) **Exterior Walls**-R 20 Batts, 6 ml poly over lapped.Poly pans on exterior wall electrical outlets, caulking around doors and window openings and sill plates
- c) **Heated crawl space**
- d) **Party walls** R12 Value on both sides with rez bar.
- e) **Ceiling between units** R 20 Value.

9. **DRYWALL**

- a) **Ceiling**-5/8" CD Board (High density Drywall – designed for ceilings) nailed and screwed. Textured ceiling with 6" border.
- b) **Exterior Walls**-5/8" Fire guard Drywall screwed and/or nailed
- c) **Interior Walls**-1/2" Regular Drywall glued and nailed.
- d) **Rounded corners**-on all vertical 90 degree corner

10. KITCHEN CABINETS-Layout as per Plan. Oak panel or White Raised

- a) **Layout**-as per Plan
- b) **Countertops**-Formica or equal – flatlay with rolled edge
- c) **Drawers**-as per Plan, where applicable.
- d) **Hardware**-Factory supplied, polished brass
- e) **Fridge opening**-as per Plan
- f) **Microwave Shelf**-as per Plan

11. BATH ROOMS

- a) **Vanity**-Oak panel or White Raised
- b) **Vanity top**-Formica or equal. – Flatlay with rolled edge.
- c) **Medicine cabinet**-N\A.
- d) **Mirror**- 3'-6"*4'
- e) **Towel bar**- One (1) per bath 3'
- f) **Toilet paper holder**-One (1) per toilet
- g) **Tub/Shower**-One piece 5' fiberglass Tub no enclosure door. Shower rod.

12. INTERIOR FINISH MATERIAL

- a) **Interior Doors**--"Classique" Painted with Cloverdale paint
- b) **Closet Doors**--"Classique" Painted with Cloverdale paint
- c) **Window Casings**-#356 F.J pine around window & exterior doors-Painted with Cloverdale semi gloss
- d) **Caps**-N/A
- e) **Baseboards**--#356 F.J pine -Painted with Cloverdale semi gloss
- f) **Door Hardware**-Troy brass
- g) **Wall Mounted Handrail**-2 ¼ "Hemlock c\w gold metal brackets painted Cloverdale semi gloss.
- h) **Rosettes**-
- i) **Shelves**-
 - a) **Front Entrance Closet**-To have (1)16" wired shelve & rod
 - b) **Master Bedroom Closet**-As per Plan
 - c) **Other Bedroom Closets**- To have (1)16" wired shelve & rod
 - d) **Linen**- To have (3)16" wired shelves
 - e) **Pantry**-N\A
 - f) **Laundry**- To have (3)16" wired shelves

13. PAINTING

- a) **Exterior Woodwork**-Where applicable, two coats of solid stain (1 color only)
- b) **Interior Walls**-2 coats Latex eggshell finish paint or equal. Two colors- 1 color on walls and 1 color on all trim and doors.

14. FLOOR COVERINGS

- a) **Carpet**-36oz Stain Resistant Carpet
- b) **Carpet Underlay**-1/2"high density underlay
- c) **Vinyl T Cap and Edging**-Will be installed between carpet and vinyl (beige or grey inserts.)
- d) **Linoleum**-Armstrong Vinyl

15. PLUMBING-Natural gas line shall be located to meet local code requirements. Location of gas line and meter to be determined by local gas company/builder.

- a) **Fixtures**-to be warm white in color
- b) **Bathtub**-Main bathtub to be fiberglass tub classics 23018/shower. Bath trim, waste and overflow. Moen single control faucets.62820 positemp
- c) **Vanity Sinks**-Meon 74976 Crane cranda.
- d) **Kitchen Sink**-Double stainless steel. Kitchen tap- moen 77914 chrome single lever 203 sink
- e) **Water Heater**-33 Gal Natural Gas with a five year manufacturer's limited warranty.
- f) **Finished Laundry Area**-Shall have hot and cold supply faucet and drain pipe.
- g) **Toilet**-8822 Cranada or equal
- h) **Pex Water Lines**-
- i) **Sump & Pump**- Included as per code.

16. ELECTRICAL

- a) **Wiring**-Copper
- b) **Circuit Panel**-100 AMP circuit with automatic breakers
- c) **Telephone**-Three (3) outlets Kitchen, living room and master bedroom. Locations as per plan
- d) **Cable Television Rough-in**-Three (3) out lets living room, both bedrooms
- e) **Bathroom Outlets**-GFI outlet in one bathroom. Standard electrical outlets on the same GFI circuit in other baths.
- f) **Range Outlet**-220 volts for range
- g) **All Laundry Areas**-one 110 volt outlet and one 220 volt outlet (dryer).

- h) **Switches**-toggle type installed with standard cover plate, White in color. Switch for fireplace fan also included.
- i) **Plugs**-Installed approx. 10" above floor center.
- j) **One Exterior Light per Exterior Door**
- k) **Smoke Detectors**-Installed as per code.
- l) **Microwave Outlet**-On own circuit.
- m) **Wiring rough-in for Dishwasher**

17. HEATING

- a) **Furnace**-Forced air gas furnace 70,000 BTU carrion 80% Efficient. Manufactures warranty (one year parts and labour)
- b) **Chimney**-Class B, metal, size per plan.
- c) **Duct Work**-28 gauge sheet metal
- d) **Diffusers**
 - (i) **Hot Air**-with dampers
 - (ii) **Return Air**-Wall type louver.
- e) **Bathrooms**-Fan venting to exterior
- f) **Humidifier**-Evaporation type.
- g) **Thermostat**-Summer fan switch on furnace.
- h) **Dryer Vent Hood**-Supplied and installed.
- i) **Fresh Air Intake Duct**-Provided to return air.
- j) **Combustion Air Intake**-With insulated duct.

18. LIGHTING

- a) **All Light Fixtures**-Builders standard Package

19. **FIREPLACE** –Energy Efficient Gas fireplace 20,000 BTU Direct Vent. (Fan kit available at additional cost.)

20. APPLIANCES

- a) **Hood Fan**-White in color. Exterior venting with 6" pipe. Maximum exhaust capacity is 160 cubic feet per minute.
- b) **Stove** Full size white or almond self cleaning oven.
- c) **Fridge** Full size 18cu white or almond.
- d) **Dishwasher** Built in.
- e) **Washer & Dryer**

DESOLATION SOUND LAND LIMITED

2540 Soderholm Ct- Campbell River BC - V9W 8E3

Tel: (250) 923-0341 - Fax: (250) 923-0348

Email: cduncan@connected.bc.ca - www.real-wise-investments.com