



Hidden Lake LOOKOUT Townhomes

STANDARD SPECIFICATIONS

Merlin & Mallard Units

Status quo July 2015.
All specifications subject to change without notice.

General Construction:

- 9' ceilings throughout unit
- 2" x 6" exterior walls c/w R-20 insulation
- "I-Joist" floor system
- R-44 blown insulation in ceilings
- Finished and insulated garage with R20 insulated walls
- Hardwired smoke / carbon monoxide detectors
- Soundproofing: partition/fire walls between units, constructed with two walls with staggered 2x4 studs, 1" airspace, R12 insulation in each wall, two sheets of 5/8" drywall and 2 sheets ½" drywall

Exterior Finish:

- Fibre cement shake siding / Acrylic stucco
- Paint grade smart trim detail
- Cultured stone on front elevation/rear
- Solid fibreglass exterior doors
- Aluminum soffits with 5" fascia gutters
- Exposed aggregate driveways and sidewalks
- 9'x8' flat panel garage doors (with windows)
- Automatic garage door opener key pad and 2 remote openers
- Aluminum picket railings on rear deck
- Covered entry and partially covered rear deck
- Privacy wall between decks
- Plygem windows Eco Shield 270 with Argon gas (screens included)
- Separate circuit and switch for exterior Christmas light receptacle in eave
- Lifetime laminate roof c/w metal valleys and raised ridge caps
- fully landscaped c/w underground irrigation system

Interior Finish:

- Professionally designed interiors and kitchens
- Quartz countertops in kitchen
- Bosch gas stove, fridge, dishwasher and microwave
- Whirlpool washer and dryer
- Taymor Premier Series door and bath hardware
- Moen Rizon (chrome faucets)
- Hytec tubs and showers
- Proflow toilets
- Waterline plumbed to the fridge
- Decora style switches and outlets
- 5 ½" baseboards
- Square cornered drywall with textured ceilings
- Melamine closet shelving
- Rough-in for central vacuum system and vac pan in kitchen

Flooring:

- Mallard units: hardwood front entry
- Merlin units: tiled front foyer, laundry and bathrooms
- Engineered hardwood on main floor
- Carpet in bedrooms and stairs

Mechanical:

- 100amp electrical service
- Mallard units: 50 US gallon Rheem high efficiency gas hot water tank
- Merlin units: 60 US gallon electric hot water tank
- Built-in vacuum rough-in only
- Frost free exterior hose tap in garage
- 3 cable TV outlets
- 2 telephone outlets.
- Natural gas BBQ outlet

HVAC:

- Dual Energy System: hybrid Payne Energy Star rated high efficiency gas furnace / Bosch geothermal heating and cooling system (ground source water to air heat pump)
- Exterior ground loop system provided by TerraSource Utility Services (monthly utility cost is included in strata fee)

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