

# INTRAWEST



## SUPPLIERS for SIGNAL HILL VILLAS

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INTRAWEST  
CORPORATION

SUITE 1420  
HANOVER BUILDING  
101-6TH AVENUE, S.W.  
CALGARY, ALBERTA  
CANADA, T2P 3P4

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Please note that all visits are **BY APPOINTMENT ONLY**. Please make your appointment in advance with the contact person indicated, as he/she is familiar with our plans and specifications.

<b>PLUMBING:</b>	Western Supplies Show Room 633 - 28 Street N.E. (This is a show room only - Master Mechanical is our plumbing contractor.) Contact: Holly	Telephone: 273-2200 Fax: 273-6489
<b>FIREPLACE:</b>	Classic Fireplace Distributors Bay 17, 3716 - 56 Avenue S.E. Contact: Wayne	Telephone: 279-4448 Fax: 236-8301
<b>FLOORING</b> (lino, carpet, ceramics):	Nu-Way Floor Fashions Ltd. 105G - 58 Avenue S.E. Contact: Shea	Telephone: 252-3551 Fax: 253-3470
<b>CABINETS and VANITIES:</b>	Classic Kitchens and Cabinets 1122 - 40 Avenue N.E. Contact: Colleen	Telephone: 250-9470 Fax: 291-4728
<b>LIGHTING:</b>	Cartwright Lighting 2513 - 5 Avenue N.W. Contact: Diane, Geri, or Kathy	Telephone: 270-8508 Fax: 283-9414
<b>MARBLE VANITY TOPS:</b>	Venus Bath Products Inc. 3647 Blackburn Road S.E. Contact: John	Telephone: 287-0711 Fax: 287-0718

INTRAWEST CORPORATION

**SIGNAL HILL VILLAS**

REVISED March 24th, 1997

1. **CONCRETE**

(a) **Footings:**

- 18" wide x 6" deep, 17.5 MPA, type I Normal Portland Cement or as required by engineer's report, 40 mm aggregate

(b) **Foundation Walls:**

- 8" wide 20 MPA, Type I Normal Portland Cement or as required by engineer's report, 40 mm aggregate
- Open wall system

(c) **Rebar:**

- #4 Top and Bottom or as required by engineer's report

(d) **Basement Floor:**

- 3" thick, 17.5 MPA, 20 mm aggregate poured on 6" gravel base

(e) **Garage Floors:**

- 4" thick, 25 MPA, 4 - 6% air entrained, 20 mm aggregate on 3" gravel base

(f) **Driveways:**

- Driveways to be the same width as garage. Control joint 8' from garage door, driveway to be supported at front of garage wall
- Broom finish and pattern perimeter

(g) **Curb Cuts and Aprons:**

- Are mandatory with garage except where rolled curb exists

(h) **Damp Proofing:**

- One coat

2. **FRAMING MATERIAL**

(a) **Bearing System:**

- Built up beam (size as per plan), #1 and #2 Fir with adjustable steel teleposts (location as per plan), on concrete footing pad
- Microlam as per plan

**(b) Floor Joists:**

- 16" o.c., Truss Joist or equal

**(c) Sub-Floor:**

- 3/4" tongue and groove standard O.S.B., screwed, complete with 3/8" underlay in all lino and ceramic areas, where applicable

**(d) Exterior Walls:**

- 2" x 6" K.D. Spruce studs at 16" o.c. (unit walls)  
2" x 4" K.D. Spruce studs at 16" o.c. (exterior garage walls)

**(e) Interior Walls:**

- 2" x 4" K.D. Spruce studs at 16" o.c.

**(f) Top and Bottom Plates**

- 2" x 4" K.D. Spruce

**(g) Headers**

- #1 or #2 common Fir

**(h) Trusses:**

- 2" x 4" #1 and #2 Spruce at 24" o.c.
- Engineered design trusses

**(i) Roof Sheathing:**

- 3/8" O.S.B. with "H" clips

**(j) Wall Sheathing:**

- 3/8" O.S.B. - see plan

**(k) Fascia:**

- Pre-finished aluminum

**(l) Exterior Landings:**

- Front - poured in place or pre-cast steps
- Railings and risers as required by code

**(m) Basements:**

- To be framed 2" x 4" full height, 24" o.c., exterior walls only, or as per plan (Party wall not included)

**(n) Stairs:**

- 2" x 10" K.D. Spruce treads on all stairs, closed risers
-

(o) **Landings:**

- 2" x 6" common Spruce

3. **ROOFING**

(a) **Shakes:**

- Medium Pine shakes

4. **WINDOWS AND DOORS**

(a) **Windows:**

- Vinyl awning and slider windows, as per plan
- Dual pane sealed units
- Sizes as per plan

(b) **Patio Door:**

- As per plan, metal sill, vinyl, 5'0"

(c) **Basement:**

- As per plan

(d) **Front Entrance Door**

- 3'0" x 6'8" insulated metal door, metal clad, metal sill and transom
- Design as per plan

(e) **Garage Passage**

- 2'8" x 6'8" fire rated, insulated complete with closer, passage and deadbolt (thumb turn)

(f) **Garage Door Overhead**

- R-7.9 steel insulated, 16'x7' Embossed panel
- Complete with 1/2 H.P. Electric operator (2-Controls)

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

(a) **Stucco**

- Stucco, knock down, complete with expansion strips, where required, as per code

(b) **Parging**

- Rough texture finish

(c) **Eavestrough**

- 6" pre-finished complete with inside corner valley shields

**(d) Downspouts**

- Pre-finished aluminum, 3'-0" extensions where required
- Downspouts to be flush with bottom of siding or 8" up from finish grade, whichever is lower

**(e) Fascia**

- Pre-finished aluminum

**(f) Soffit**

- Pre-finished aluminum

**(g) Stone Tile**

- As per plan. For stone tile locations, see specific plans

**(h) Deck**

- 2" x 8", spruce joists, with Duradek commercial-grade decking
- Railing and risers as required by grades and code
- Pier footing
- Railing - Pre-finished Aluminum, as per design or equal

**6. GRADING - SITE**

- (a) Lot graded in accordance with approved grade and landscaping plans to property line with 4" of top soil placed and spread. Top soil means soil stripped from site

**7. SIDEWALKS AND STEPS - UNIT****(a) Sidewalks**

- As per plans. Poured in place, from driveway to front door, broom texture finish

**(b) Guard Rails for Exterior Decks and Balconies**

- Railings as per code. Prefinished Aluminum, as per design or equal

**8. INSULATION****(a) Ceilings**

- R34 loose fill, or batt insulation if required

**(b) Exterior Walls**

- R-20 batt, 6 mill poly lapped and caulked

**(c) Basement Walls**

- Framed floor to ceiling, R-8 batt insulation and 6 mill poly exterior wall only, 2" x 4", 24" o.c. (Not including party wall or garage wall)

**(d) Exterior Wall - Basement Walk-out**

- 2' x 6', 16" o.c., R-20 - 6 mill poly lapped
- Frost wall 4'0" deep, complete with 2" rigid insulation

**(e) Basement Development**

- (Optional. Provide spec. detail if developed)

**9. DRYWALL****(a) Ceiling**

- 1/2" drywall nailed, screwed and textured finish, except closets and garage

**(b) Interior and Exterior Walls**

- 1/2" drywall screwed, nailed, and taped ready for paint

**(c) Party Wall**

- 5/8" Fireguard, R-12 insulation two sides, fire stop, staggered studs, acoustical caulking and resilient sound bar.

**(d) Stairwell**

- Drywall to lower level

**(e) Garage**

- 5/8" fireguard on common wall with residence

**10. CABINETS AND VANITIES****(A) KITCHEN**

- Layout as per approved plans

**(a) Finish**

- Choice of White raised panel ("Pinot" by Classic Kitchens) cabinets, raised Oak or Maple cabinets (Choice of cabinets subject to construction schedule)

**(b) Layout**

- As per plans, Island, serving shelf

**(c) Counter and Serving Shelf**

- Self edge laminated with Corian reveal on white cabinets only
- Self edge laminated with wood reveal on oak or maple cabinets
- Ceramic back splash

**(d) Drawers**

- As per kitchen layout

**(e) Pantry Unit**

- As per kitchen layout

**(f) Hardware**

- As per supplier (European hinges)

**(g) Hood Fan/Micro/Combination**

- Vented - See appliance specification.

**(h) Dishwasher**

- 24" Opening for built-in dishwasher

**(i) Refrigerator**

- 36" Opening

**(B) MAIN BATH****(a) Vanity**

- Choice of White raised panel ("Pinot" by Classic Kitchens) cabinets, raised Oak or Maple cabinets. 32" from floor. (Choice of cabinets subject to construction schedule)

**(b) Cultured Marble Top**

- Oval bowls with banjo top where applicable

**(c) Mirror**

- Float Glass 42" length of vanity top

**(d) Shower Rod**

- Over tub with shower (Adjustable ends)

**(e) Towel Bar**

- One

**(f) Toilet Paper Holder**

- One

**(g) Tub**

- 5'0" Steel Tub - Non-Slip

**(h) Lighting**

- Light rough-in above mirror

**(C) MASTER BEDROOM ENSUITE****(a) Vanity**

- Choice of White raised panel ("Pinot" by Classic Kitchens) cabinets, raised Oak or Maple cabinets (Choice of cabinets subject to construction schedule)
- One drawer
- As per layout

**(b) Cultured Marble Top**

- Oval bowl with banjo where applicable

**(c) Mirror**

- 42" high x full length of vanity top

**(d) Lighting**

- Light rough-in above mirror

**(e) Towel Bar**

- One (1) as per plan

**(f) Toilet Paper Holder**

- One (1)

**(g) Soaker Tub - "A" and "C" units - ESTE Elcove Soaker  
- "B" units - Altrek Nechako French Design**

- (Six jets, optional)

**(h) Tub Surround**

- Ceramic 18" up - 6" x 6" tile

**(i) Shower**

- "A" and "C" units - 36" x 36" Altrek Shower Stall, 1 row of ceramics, standard glass door, chrome trim  
"B" units - 32" x 32" neo-angle shower stall

**(D) LAUNDRY ROOM**

- Shelf as per plan
- Washer and Dryer rough-in (Includes in wall Laundry Connection Box)



**11. INTERIOR FINISH MATERIAL****(a) Door Hardware - Lever**

- Weiser, 2-3/4" setbacks
  - (i) Front Entrance
    - Weiser level, Augusta #3 finish  
keyed with a 9471 complete with thumb turn deadbolt  
#3 finish (polished brass) or equal. Brilliance Anti-Tarnish finish
  - (ii) Master Bedroom and Bathrooms
    - Privacy, Galiano Brass Lever, #3 finish  
(polished brass)
  - (iii) Other Doors
    - Passage, Galiano Brass Lever, #3 finish  
(polished brass)
  - (iv) Hinges
    - Polished Brass, 3 per door

**(b) Doors (Type, Jamb, Casing)**

- (i) Passage Doors
  - 1-3/8" Bostonian door complete with 2-3/4" setbacks  
(Woodgrain)
- (ii) Front Entrance Closet Doors
  - Mirror bi-fold
- (iii) Other Closet Doors
  - Paint grade Bostonian bi-fold door (woodgrain)
- (iv) All Casings on Doors and Closet Openings
  - #356 2-1/8" F.J.P.
- (v) All Jambs
  - Full width, MDF, paint grade

**(c) Windows**

- #356 2-1/8" F.J.P. - paint finish

**(d) Base Boards**

- #356 2-1/8" F.J.P. - paint finish

**(e) Shelves (White) - Wire Shelving**

- (i) Front Entrance Closet
  - Rod as per plan. One shelf
- (ii) Master Bedroom Closet
  - Rods as per plan. One shelf
- (iii) Other Bedroom Closets
  - Rod as per plan. One shelf

**12. DECORATING****(a) Exterior Woodwork**

- (i) All exterior painting
  - Two (2) coats of solid oil stain
- (ii) Entrance Doors
  - Three (3) coats

**(b) Interior Painting**

- (i) Walls and baseboards (same color)
  - One prime coat, reprime if required
  - One finish coat
  - Builder's standard colour
  - Latex Eggshell paint
- (ii) Jambs, Casings, Trims, Windows
  - Two prime coats and two coats low sheen speed enamel (white)
- (iii) Passage Door
  - Two prime coats, two coats low sheen speed enamel (white)

**13. FLOOR COVERING****(a) Living Room and Dining Room**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(b) Master Bedroom**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(c) Bedroom/Halls**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(d) Carpet Underlay**

7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(e) Other Bedrooms**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(f) Vinyl T Cap and Edging**

- Will be installed between carpet and vinyl and ceramic areas

**(g) Kitchen**

- Armstrong/Cambray - Customer selection (Builders Line)

**(h) Master Bathroom**

- Armstrong/Cambray - Customer selection (Builders Line)

**(i) Other Bathrooms**

- Armstrong/Cambray - Customer selection (Builders Line)

**(j) Laundry Area**

- Armstrong/Cambray - Customer selection (Builders Line)

**(k) Garage Entrance**

- Armstrong/Cambray - Customer selection (Builders Line) or as per plan

**(l) Front Entrance**

- Upgraded selection 8"x8" as per ceramic specification

**(m) Front Closet**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**(n) Stairs to Basement**

Carpet - Coronet Acquarius on 7/16" under cushion with density of 7.00 lb (8000 super underlay) or equal

**14. CERAMIC TILE**

- (a) Entry Floor and Fireplace** - Great Plains series 8"x8", Marble Lite series 8"x8", Pebbles series, 8"x8", Spices series, 8"x8" or West Palm series 8"x8"  
**Soaker Tub** - 18" up, 6" x 6" Builders Line  
**Kitchen** - Back Splash - Full Height - 6" x 6" Builders Line

**15. PLUMBING****(a) Main Bathtub****(i) Tub**

- 5 ft. steel tub, slip resistant, complete with Delta Model, crystal style, 1348-C faucet and trim complete with shower head (chrome)

**(ii) Basin**

- Delta 522 faucet, crystal style, and mechanical drain (chrome)  
Shut off valve provided

**(b) Master Ensuite****(i) Tub**

- Soaker Tub - "A" and "C" units - ESTE Elcove Soaker  
- "B" units - Altrek Nechako French Design  
- Complete with Delta Model, crystal style 1348-C, faucet and trim (no shower)

- (ii) Shower
  - Delta Monitor 621-C (chrome),
  - Single lever
- (iii) Vanity Top
  - Cultured marble

**(c) Kitchen**

- Delta 100 - Single Lever - Chrome
- Reginox 2031 Stainless Steel Sink, or equal
- Insinkerator Badger 5 Garburator (1/2 Horsepower)

**(d) Finished Laundry Area**

- In wall laundry supply

**(e) Dishwasher**

- Rough-in and hook-up

**(f) Standard Lawn Services**

- With shut off valves, locations as per plan
- One in garage, one at rear walkout level

**(g) Water Heater**

- Shall be natural gas fired, glass lined with a five-year manufacturer's warranty. Capacity of 40 U.S. gallons

**(h) Water Closets**

- Murray (091-0102)

**(i) Three Piece Rough-in Plumbing**

- Location as per plan

**16. WIRING**

**(a) Wiring**

- Copper

**(b) Fixture Package**

- Fixture allowance \$0.50 per sq. ft. main level

**(c) Garburator**

- Electrical rough-in and connection

- (d) Kitchen Lighting**

  - As per customer's selection
- (e) Circuit Panel**

  - 100 Amp 24/40 intake with automatic circuit breakers
- (f) Telephone**

  - Locations as per plans. Living room, family room, master bedroom, den/bedroom, kitchen wired, (Jacks not included)
- (g) Cable Television Rough-in**

  - Outlets as per plans. Family room, master bedroom, den/bedroom and living room (Jacks not included)
- (h) Bathroom Outlets**

  - G.F.I. outlet in full bathrooms
- (i) Three Weatherproof Plugs**

  - On separate circuit. G.F.I. single - 15 AMP location as per plan (front door, deck, walkout)
- (j) Counter Top**

  - 220 volt for range
  - 110 volt for microwave oven (as per plan)
- (k) All Laundry Areas**

  - One 110 volt outlet, One 220 volt outlet
- (l) Switches**

  - Installed Decora rocker switches 42" from floor to outer edge
- (m) One Exterior Light per Door**
- (n) Circuit and Electrical Connection**

  - For Dishwasher
  - Garburator
- (o) Smoke Detector**

  - Hard wire installed on ceiling in bedroom hall area, or as per code
- (p) Security System**

  - Rough-in option, subject to construction schedule

**(q) Fireplace**

- Switch to fireplace ignition (single pole switch)
- Switch to fireplace fan

**17. HEATING****(a) Furnace**

- As per plan, - : Carrier GFA-O86  
(Mid-Efficient or equal)
- Provision for electronic air cleaner

**(b) Chimney**

- Complete with combustion air, Class B, metal, size as per plans

**(c) Ductwork**

- Runs as per plans, 28 gauge sheet metal

**(d) Diffusers**

- (i) Hot Air**
  - Floor type with dampers
- (ii) Return Air**
  - Wall type louver

**(e) Bathrooms**

- Venting ductwork to outside provided where required

**(f) Humidifier**

- Standard plate type (Power humidifier Option)

**(g) Thermostat**

- Standard thermostat

**(h) Dryer Vent**

- Metal rough in

**(i) Fresh Air Intake Duct**

- Provided to return air

**(j) Combustion Air Intake**

- With insulated duct

**(k) Vacu-flow (drops only)**

- Rough-in 3 outlets, main floor, garage

**18. LIGHTING****(a) All Light Fixtures**

- As per lighting allowance and customer's selection

**19. FIREPLACE****(a) Firebox**

- ULC approved metal Gas Fireplace with Ceramic Logs

**(b) Chimney Flue**

- ULC approved

**(c) Fireplace Facade**

- Painted mantel with one row of ceramic tile at perimeter of firebox (no hearth)

**20. APPLIANCES****(a) 30" Self-Clean model Concept II or equal****(b) Microwave Oven/Hood Fan Combination**

- Built in Model MV1006W by Goldstar or equal (White)

**(c) Dishwasher Concept II G.E.- 24" 4-Button, 7-Cycle dishwasher (White or Black)****21. SITE SPECIFICATIONS**

As per engineering drawings by Kellam Berg Engineering

**Electrical**

- Individually metered to unit
- Common meter for street lighting

**Gas**

- Individually metered

**AGT and Cable**

- Rough-in to each unit (Jacks not included)

**Water Meters**

- Individually metered

**Roads and Walkways**

- Interior roads are centre dished, asphalt, complete with concrete curbs
- Unit and common walkways - concrete

**22. LANDSCAPING**

- As per approved landscape drawing. Sod in all grassed areas  
Trees and shrubs as per plan
- Lawn area - automatic sprinkler system on separate meter

**23. GENERAL****(a) Warranties**

- (i) One Year Service Program Material and Workmanship
- (ii) All units are registered under the New Home Warranty Program of Alberta

**(b) Insurance**

- Fire Insurance on buildings CONDOMINIUM POLICY is carried by the Condominium Board

**(c) Legal Fees**

- Title Transfer fees only

**(d) In the event of supply problems, the builder reserves the right to substitute with materials of comparable quality, without prior approval of customer.****(e) The Purchaser(s) acknowledges that in a case of conflict between the drawings and specifications, the specifications takes precedent.**