

5 Plex Project - 3916, 3918, 3920, 3922, 3924 • 19th Street, SW Calgary



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High Life Living:

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Electrical

- 100 Amp electrical panel
 - 220 Volt wiring for dryer and oven
 - Exterior weather proof outlets on GFCI breaker as per plan
 - Split circuits to kitchen counters
 - Microwave plug as per plan
 - Smoke and Carbon Monoxide alarms as per code
 - All electrical outlets and switches as per code
 - All wiring to be copper
 - Poly pans on all exterior wall outlets and party wall outlets where required
 - Dishwasher, hood fan and furnace hookups as required
 - Finished telephone outlets w/ jacks in every bedroom, great room, kitchen and den
 - Roughed in cable tv outlets w/ coax cable in every bedroom, great room, kitchen and den
 - Bathroom fans in all bathrooms
 - Garburator plug and switch under sink
 - All outlets and switches to be Decora – color TBD
 - All pot lights to be 3" white modern looking in locations as per walk through
 - Under cabinet lighting in kitchen as per plan
 - Automatic hinge lights in pantry and laundry room as per plan
 - 2 Lights and 2 duplex outlets in garage or as per code
 - Interior step lights – every 3rd riser
 - Light fixtures to be installed where indicated
 - Lighting allowance - ceiling fan with light in master bedroom only
 - Security rough in (1 pad location at front door)
 - Install venting hood fan
 - Soffit plug wired to closet switch for Christmas lights
 - Digital wiring package – Cat 5 to all bedrooms, den and one main floor location
 - Wiring for gas fireplace igniter and fan
 - Gas cooktop receptable – 110v
 - Audio rough in only to 4 double speaker locations in dining & family room, ensuite & master
 - Electric heat under tile in master ensuite only
- ### Heating & Ventilation
- High Efficiency, 2 stage furnace as required by plan

- MDF lacquered cold air returns
- Wood heat registers in all hardwood areas
- Carpet and tile areas to have plastic
- Spray humidifier (to protect hardwood floors)
- Programmable thermostats
- Fresh air and combustion air intakes to furnace as per code
- Venting fans in all bathrooms
- Venting of furnace and hot water tank as per code
- Venting of dryer to exterior wall
- Duct work for hood fan as required
- Rough in for built in vacuum system (system and attachments not supplied)

Plumbing and Plumbing Fixtures

- Sanitary sewer and water hookups
- Sump pumps as per plan
- Floor drain in mechanical room as per plan
- Floor drain in laundry room as per plan
- All interior plumbing piping to be ABS (Pex)
- All interior water lines to be Pex piping
- High efficiency hot water tank
- 2 Hose bibs w/ interior shut off or frost free as required
- 3 Piece basement rough in as per plan
- Shut off valves under all sinks and toilets
- Stand alone showers to be custom construction w/ concrete base and drain
- Dishwasher hook up
- Non-basement washer to have pan and drain
- Plumbing fixtures to be installed as per plan
- Gas to serve furnace, hot water tank, fireplace(s), cooktop and rear bbq
- Hydronic heating rough-in in basement
- Kitchen sink – 2 bowl stainless steel Kindred sink w/ Kohler K10433cp faucet or equivalent
- Garburator – switch under sink
- Ensuite sinks – modern vessel style - white
- Main bathroom sink – modern vessel style - white
- Bathroom faucets – Delta single lever or equivalent – polished chrome
- Ensuite tub 6'- Altrek Big Dipper – drop in
- Main bath tub 5' – Altrek Little Dipper w/ skirt
- Toilets – Elongated in ensuite and powder room,



High Life Living:

- Fireplaces – modern face – fresh air intake and venting as required
- Insulation and Gypsum
 - Standard Gypsum board ½" to all wall and ceiling areas (basement areas not dry walled unless specified in plan)
 - Exterior wall insulation of finished building area to be R22
 - Exterior wall insulation of basement area to be R14
 - All insulated attic areas to be R40
 - Vapour barrier to be 6mil poly on all insulated wall and attic areas
 - All ceiling areas to have smooth painted finishing
 - All cantilevers to be insulated with R40
 - Den shield to stone and tile areas around bathroom tub and shower areas to ceiling
 - Garage exterior walls – no insulation or drywall – common wall only

Cabinets, Vanities & Countertops

- Flat panel stained wood or lacquer doors and drawer fronts as per drawings
- Glass cabinets where applicable
- Cabinet hardware including European hinges
- Quartz counter tops w/ 1 1/4" straight edge profile in kitchen (or modern looking granite)
- Quartz countertops w/ ¾" straight edge profile on vanities (or modern looking granite)

Appliances

- Stainless steel or integrated appliances
- Built in oven and micro wave with trim kit
- Built in dishwasher
- Hood fan
- Gas cook top
- Side by side refrigerator
- Appliances to be delivered and installed

Tile Backsplash

- Glass tile backsplash full height in kitchen above

counter - \$20/sqft retail

- Full height in showers and tubs with showers only - \$4.50/sqft retail
- 2 Feet or 2 rows of tile around soaker tubs (no shower) - \$4.50/sqft retail
- 4-6" splash on all vanities - \$4.50/sqft retail

Flooring

- Tile flooring at entrance, powder room, all bathrooms & laundry - \$4.50/sqft retail
- Tile baseboards in powder room, all bathrooms and laundry
- Prefinished hardwood throughout main living area - \$9.00/sqft retail
- Prefinished hardwood heat registers in main living area
- Builder's grade carpet w/ 9lb underlay as per plan - \$35.00/sqft retail

Interior Finishing

- All interior doors to be 2 panel hollow core doors w/ smooth painted finish
- Door jambs to be paint grade
- Door and window casings – 3 ½" MDF on sides – 5 ½" MDF on top and bottom
- Baseboards – 6" MDF w/ square base trim – no plinth blocks
- Closet shelving to be lacquered MDF
- Underlay in all tile areas to be 3/8" standard spruce plywood
- Metal spindles and wood railings w/ no walls
- Mirrors to be vanity width and 42" high or as per plan – straight cut
- Light fixtures to be brushed chrome
- Stain color to be determined
- Fireplace face surrounds to be tile
- All ledges to be stained wood

Painting and Staining

- 3 Color interior paint scheme – color one for



walls, color two for trim, and clear lacquer for stained millwork

- All interior wall surfaces to have 1 coat primer and 2 coats of washable eggshell latex
- All stain grade interior surfaces to be lacquered with semi-gloss oil base
- All paint grade interior surfaces to be clear lacquered
- All exterior wood trim shall be stained or painted as per elevations
- All exterior stains shall be a 2 coat process with oil base stains
- All metal entrance doors shall be painted with semi-gloss enamel
- No interior garage paint

Hardware

- All interior door hardware to be brushed chrome finish
- All interior doors to have brushed chrome levers
- All interior doorstops to be chrome spring type
- All cabinet hardware to brushed chrome
- Exterior doors to have floor mount brushed chrome stops where appropriate
- All interior door hinges to be 3"x3" brushed chrome
- All bathroom accessories to be Taymor Infinity series or equivalent in chrome finish
- Ensuite shower door to be 10mm seamless glass w/ chrome handle
- Privacy door levers to all bathrooms
- Front and rear exterior door to have brushed chrome entry system w/ deadbolt

Exterior Finishing

- Acrylic stucco and acrylic baton trim as per plan
- Soffits, eaves and 6" fascia to be prefinished aluminum
- Downspouts to be prefinished aluminum w/ tilt up extensions
- Steps and landing at front and back door to be exposed aggregate as per plan
- Cultured stone masonry as per plan

- All exterior railings to be aluminum with clear glass panels w/ pickets down the steps (frosted privacy glass on upper deck if applicable)
- Upper deck flooring to be wood with vinyl covering (if applicable)
- Window trim as per plan
- Garage doors to be metal insulated flat panel w/ openers and no windows
- Exterior lights, mailbox and numbering to be brushed chrome

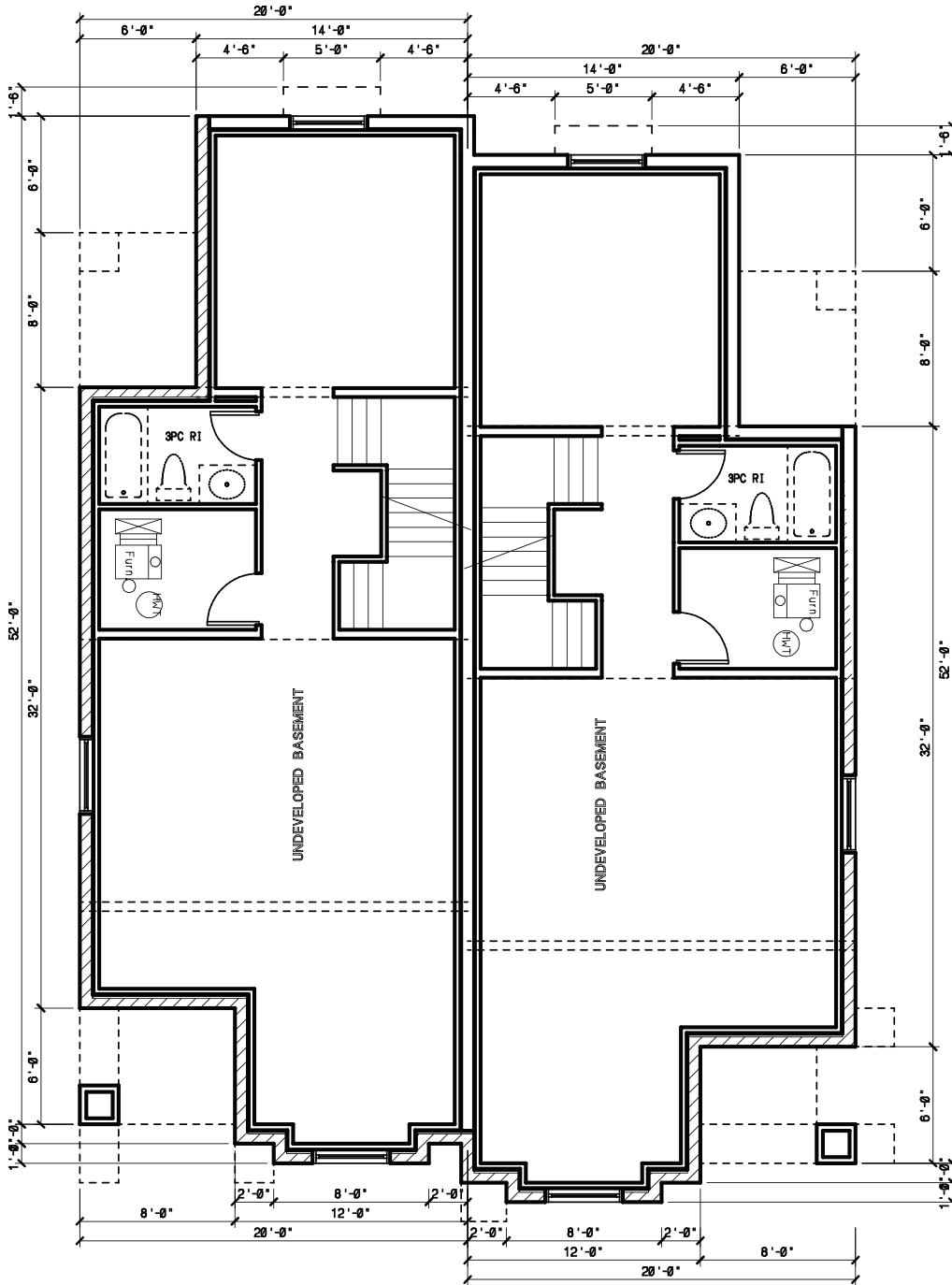
Windows and Exterior Doors

- Jeld-Wen windows to be 'Desert Sand' PVC (no maintenance)
- Jeld-Wen doors to be metal clad with clear glass
- Sky light in each unit

Landscaping

- Grading will occur as per developer grading plan and grade slip
- Front and rear yards to be sodded
- Trees as per plan
- 6' Good neighbor style fence to be installed on east and west of each property as well as at the rear of each property
- Developer's discretion to use gravel for side yards
- Irrigation system installed for sodded and treed areas only

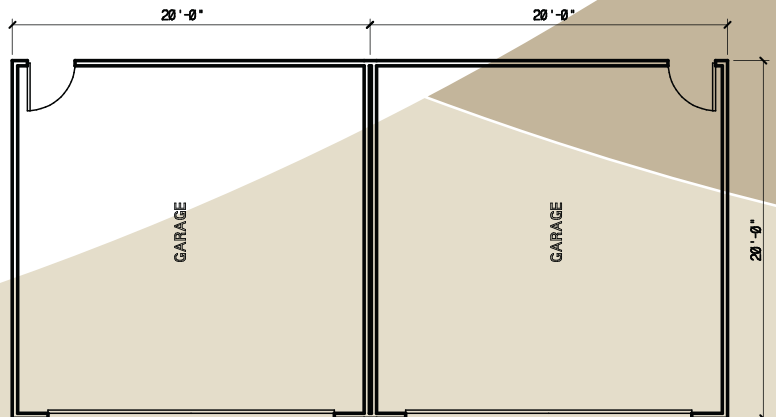


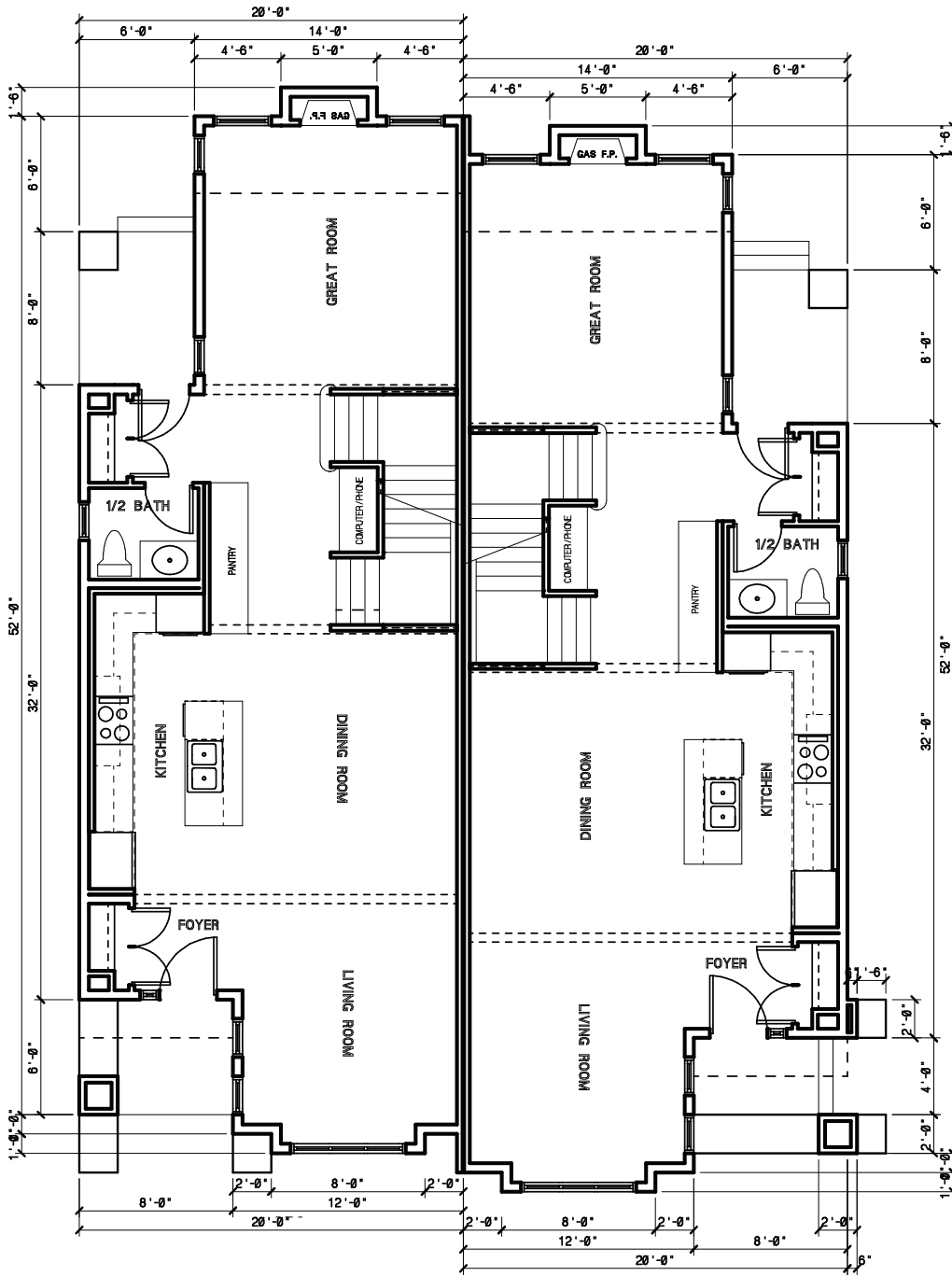


UNDEVELOPED BASEMENT
TYPICAL LOTS 12/13 & 14/15

SCALE 1:100

TYPICAL GARAGE PLAN
LOTS 12/13 & 14/15

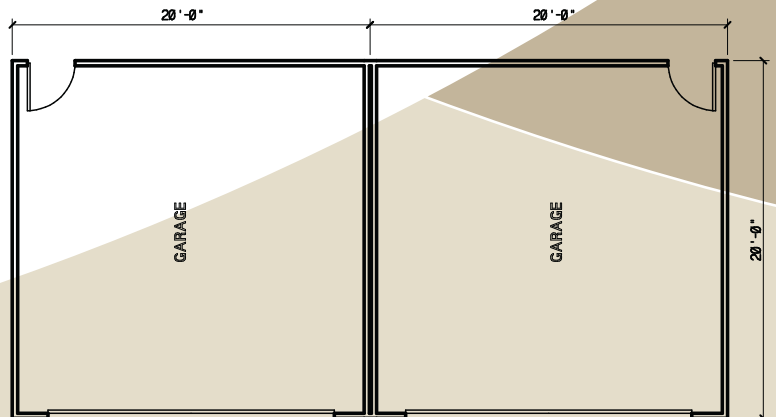


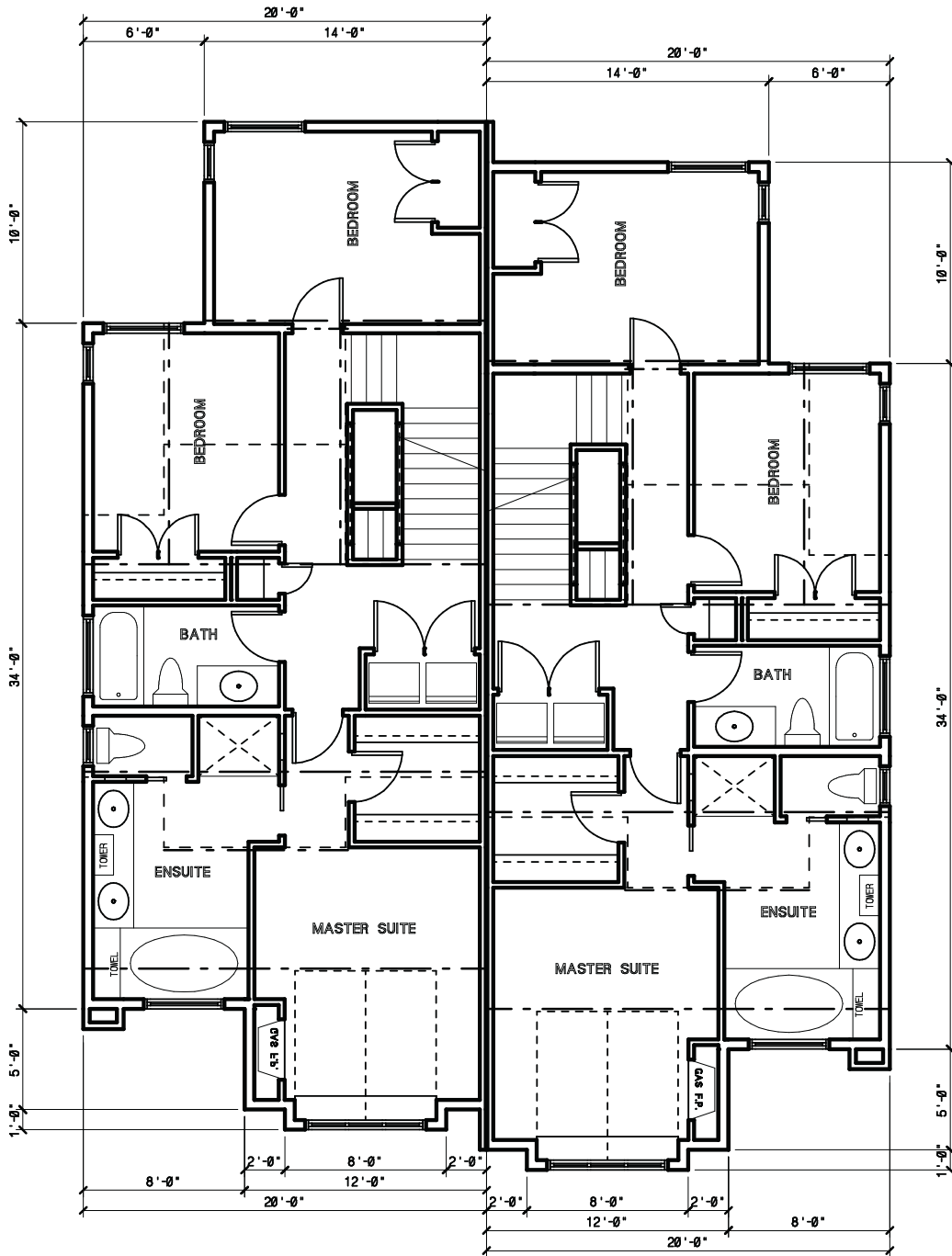


936SQ.FT. MAIN FLOOR
 2200 SQ.FT. TOTAL
 TYPICAL LOTS 12/13 & 14/15

SCALE 1:100

TYPICAL GARAGE PLAN
 LOTS 12/13 & 14/15

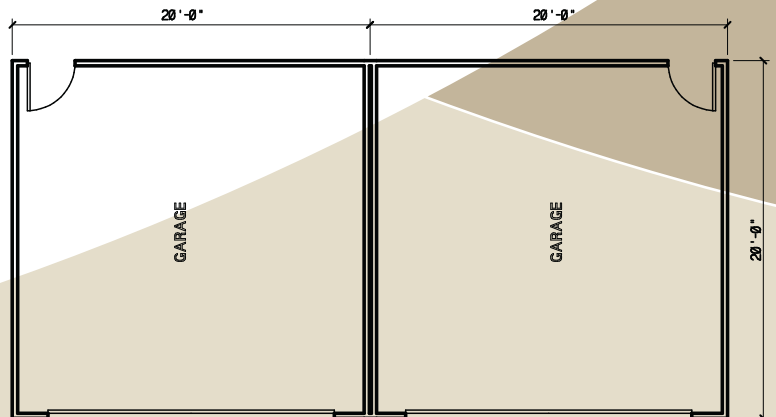


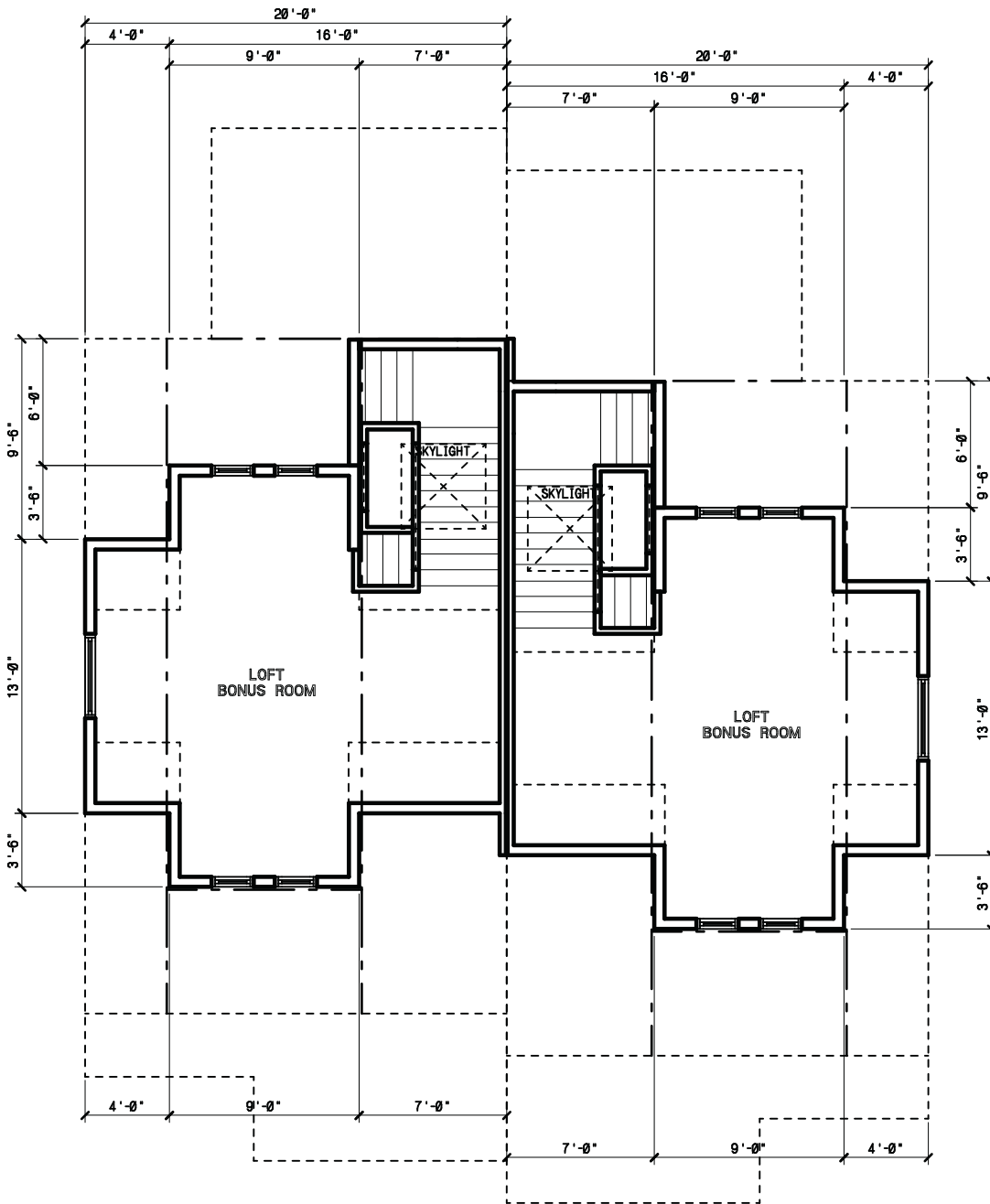


888SQ.FT. SECOND FLOOR
2200 SQ.FT. TOTAL
TYPICAL LOTS 12/13 & 14/15

SCALE 1/100

TYPICAL GARAGE PLAN
LOTS 12/13 & 14/15

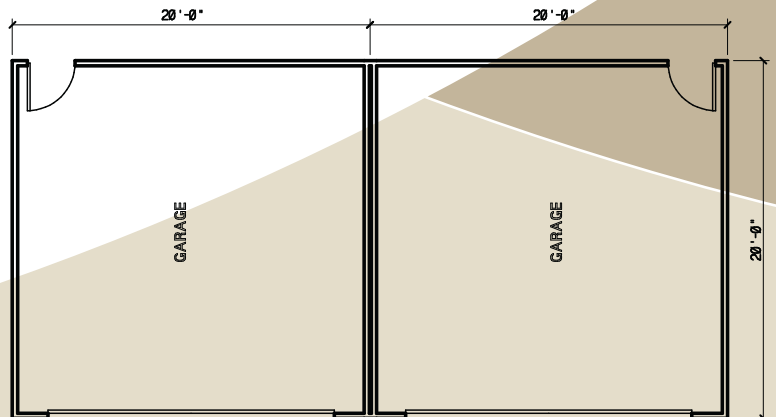


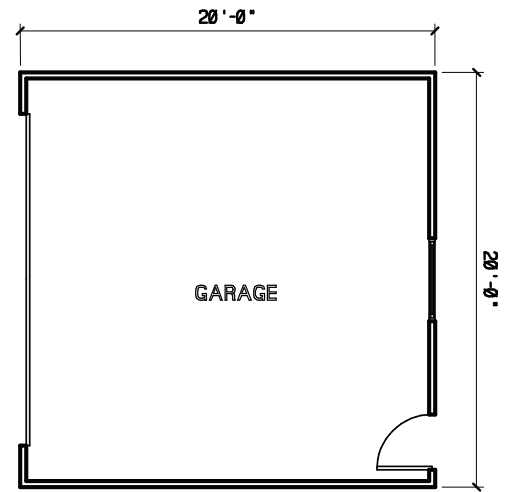
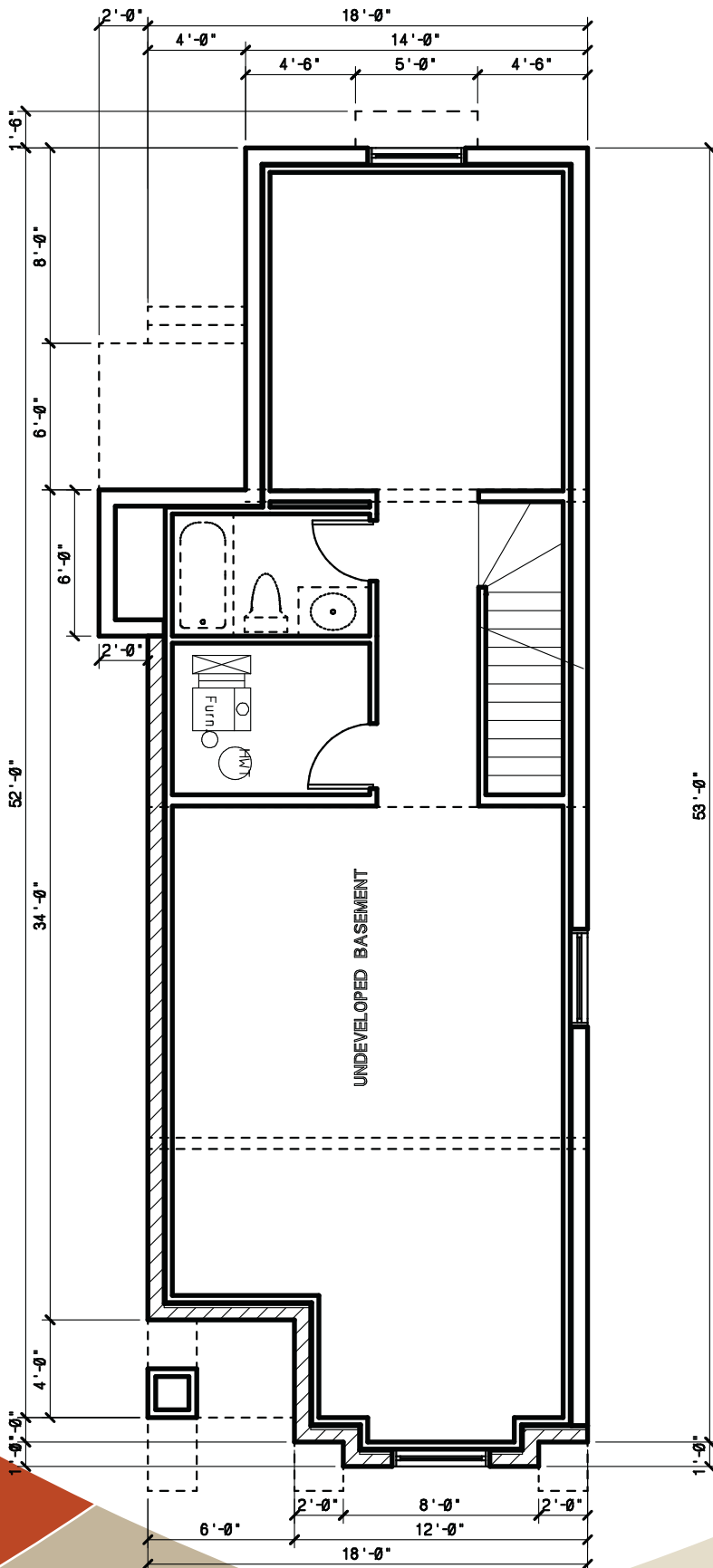


376SQ.FT. BONUS FLOOR
2200 SQ.FT. TOTAL
TYPICAL LOTS 12/13 & 14/15

SCALE 1:100

TYPICAL GARAGE PLAN
LOTS 12/13 & 14/15

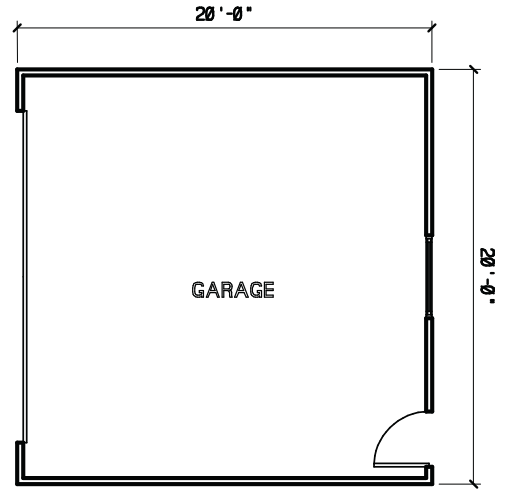
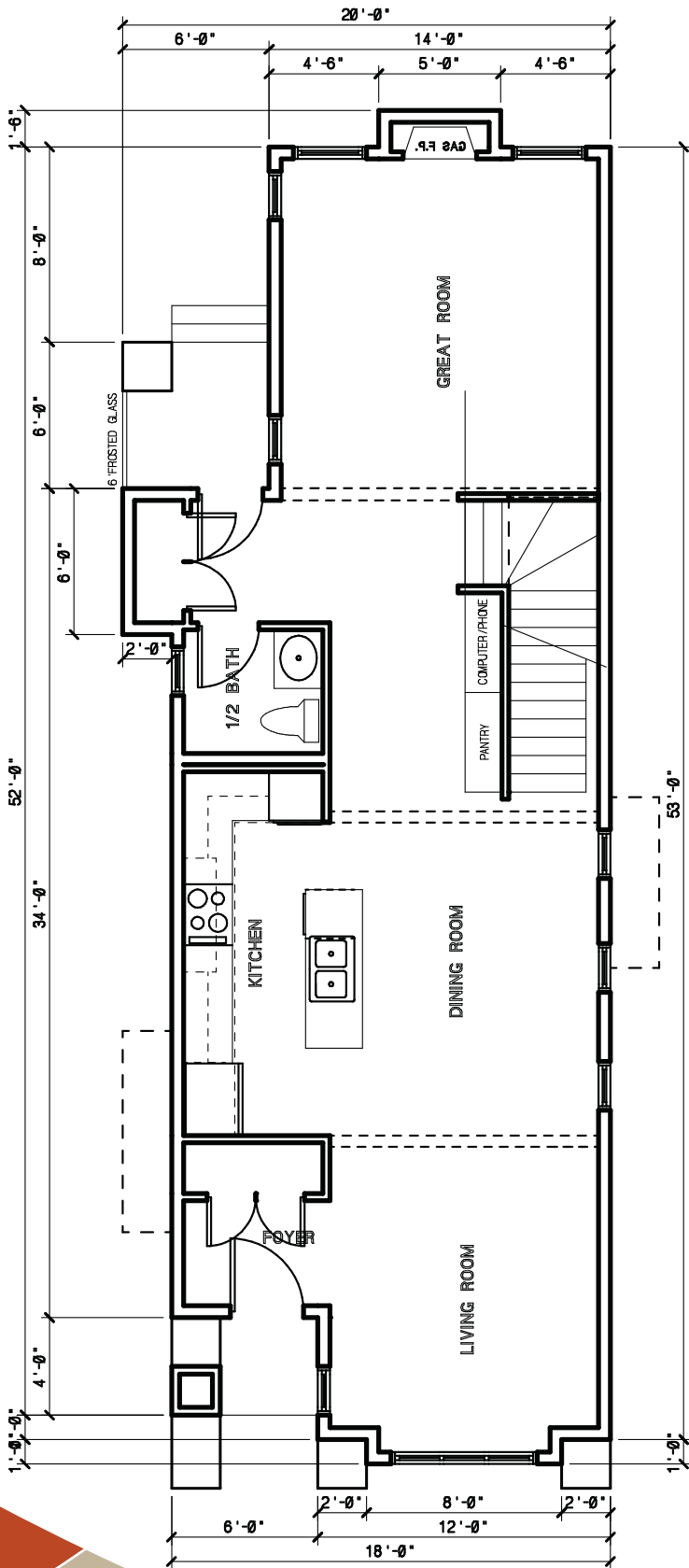




GARAGE PLAN
LOTS 16

UNDEVELOPED BASEMENT
LOT 16

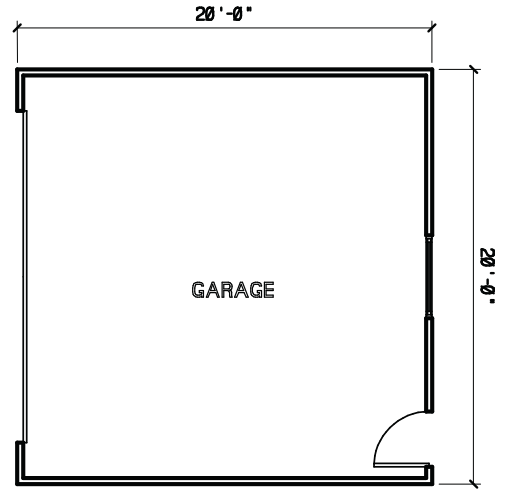
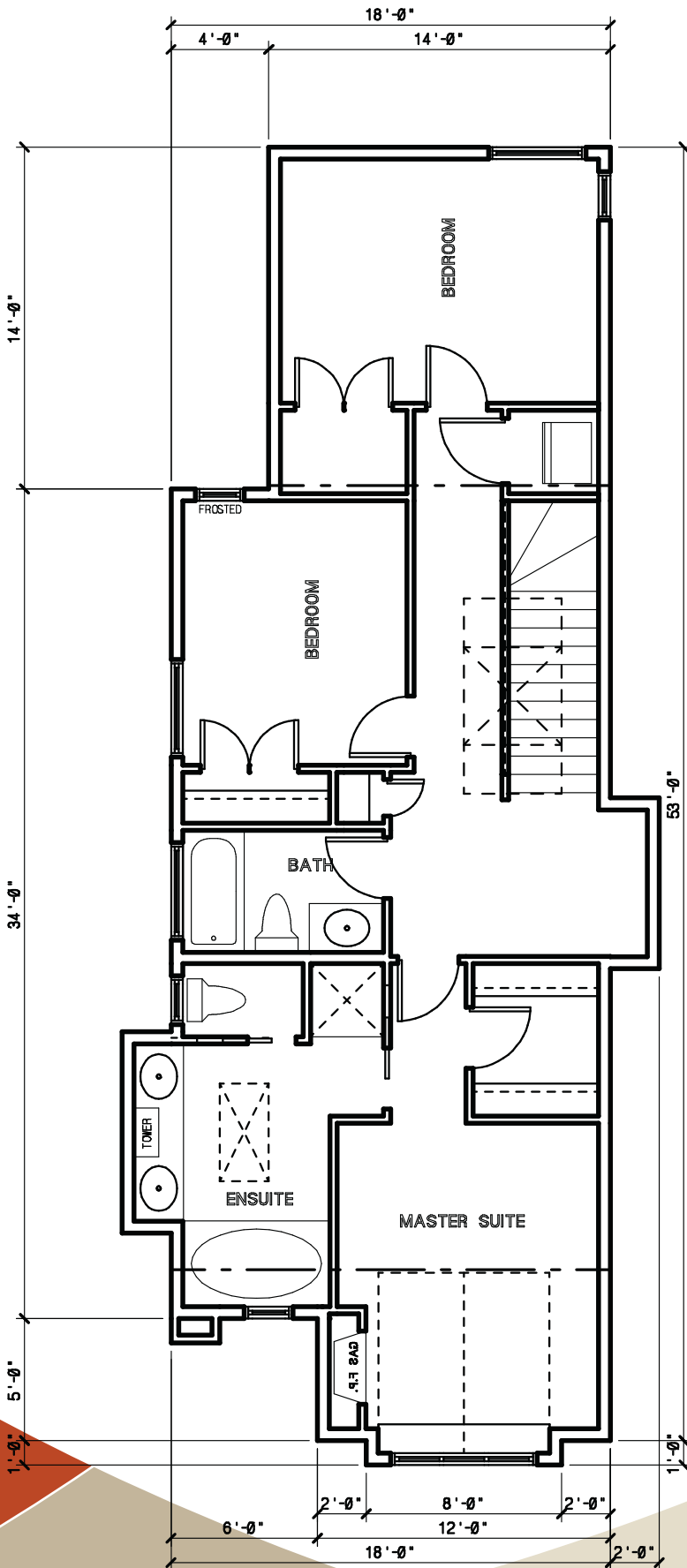
SCALE 1:100



GARAGE PLAN
LOTS 16

888SQ.FT MAIN FLOOR
1794SQ.FT. TOTAL
LOT 16

SCALE 1:100



GARAGE PLAN
LOTS 16

906SQ.FT SECOND FLOOR
1794SQ.FT. TOTAL
LOT 16

SCALE 1:100