

DESIGN SPECIFICATIONS



CANYON GATE
AT JUNIPER WEST

Community Features:

- Magnificent, expansive views
- Strata managed – fully maintained and beautifully landscaped
- Private dog park
- Walking trails to and around scenic park
- Close to mountain bike trails and soccer fields
- Close to amenities and schools
- Ample parking

Foundation:

- ICF 6 ¼ walls
- Rebar as required by code
- Broom finish exterior flatwork
- Basement slabs to be trowel finish

Framing:

- Engineered floor system and roof trusses
- 2 x 6 exterior walls
- 2 x 4 interior walls
- 7/16" OSB wall sheathing
- Basement 9' ceilings, main floor 9' ceilings, upper floor 8' ceilings
- 3 storey slab on grade

Insulation:

- R20 garage
- R22 exterior walls
- R50 attic

Drywall:

- Finished with square corners
- Textured ceilings
- Party wall staggered 2 x 4 studs, insulated with 1" airspace separation
- 5/8" fireguard party wall

Painting:

- One color throughout on walls
- Trim work and doors to have two coats of white semi-gloss paint
- Walls completed with 2 coat paint system
- Garages primed

Windows and Exterior Doors:

- Vinyl windows complete with screens
- Vinyl patio doors with sliding screen included
- Garage door remote openers

Electrical:

- 100 amp service complete with telephone and cable service
- Continuous bath fan
- Vacuum R/I

Plumbing:

- Single handle faucet
- Main bathroom has 1 piece tub and shower
- Ensuite stand up shower
- Hose bib in the garage

Heating/Cooling:

- High efficient gas furnace with 2 stage variable speed
- A/C R/I
- Electric hot water tank

Exteriors:

- Hardie siding
- Aluminum soffits
- 30 year warranty roof shingles
- Drainage as per permit and geotechnical requirements
- Vinyl decking
- Aluminum railings complete with top rail
- Aluminum gutters and downspouts
- BBQ gas line

Interior Finishings:

- 3 color schemes to choose from
- 5 mm mirrors in all bathrooms
- Window coverings
- Wire closet shelving organizers
- Carpeted upper floor, stairs and family room (carpet in bedroom in optional basement layout)
- Vinyl in all wet areas and front entry (vinyl in optional storage room in optional basement layout)
- Laminate on the main floor
- Kitchen appliance package
- Washer/dryer

UPGRADES AVAILABLE UPON REQUEST

In the interest of maintaining the standard of this project, Granite Developments reserves the right to make modifications and changes without notice.