



Tuesday, May 9, 2023  
R7

## **PROJECT SPECIFICATIONS**

**Evergreen on 6th**  
**Kyle Kostenuk**  
**Multi-Family**  
**Kenora ON**

23GH23015QGR4631A-D to 23GH23015QGR4634 A-D - Four Buildings

### **CODE COMPLIANCE**

The proposed building will be manufactured in accordance with the following code(s) at time of construction and occupancy as identified on the cover sheet of the proposal/specifications

### **STC RATINGS**

Suite Demising Wall STC Rating 62  
Floor/Ceiling between suite's STC Rating 52

### **APPROVED EQUIPMENT**

All Plumbing fixtures and fittings, mechanical, electrical devices, fixtures and equipment are approved for use in Canada

### **ALTERNATE EQUIPMENT**

Grandeur Housing reserves the right to make substitutions of materials or equipment with equivalent materials and equipment, if delivery so dictates.

### **COLOUR MATCHING**

Grandeur Housing shall not be held responsible for any discrepancies of color or pattern matching due to suppliers' manufacturing tolerances.

### **DRAWINGS**

As per GH23015 drawing package

### **FOUNDATION**

Pipe pile foundation by client, (skirting or no skirting TBD, not included in current spec/cost)

### **TRANSPORTATION**

Transportation of modules by Trombone Trailer including permits and pilot vehicles



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### FLOOR

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- 1/2" PWF plywood (1st level)
- Housewrap (2nd level)
- Level 1 - 14" Engineered webbed floor joist (19.2" o.c.) c/w 2-ply 11 1/4" LVL rim joist (ends only)
- Level 2 - 14" Engineered webbed floor joist (19.2" o.c.) c/w double 2x12 rim joist, 11 1/4" LVL rim joist at marriage wall locations
- Truss below suite demising wall filled with batt insulation and 1 layer 5/8" type X gypsum on either side
- 19/32" T&G OSB floor decking
- 1/4" underlayment in LVP locations
- Rigid insulation (R28) along rim joists (on exterior facing portions). R32 Cellulose insulation (Level 1 only)
- LVP throughout main floor & 2nd level washroom and laundry - Beaulieu Seaside (see colour schedule)
- Carpet on stairs and throughout 2nd floor excluding LVP in washroom and laundry - Beaulieu A4940 Silky Glimmer (see colour schedule) Top 2 steps to be finished on site, the rest in the factory

### EXTERIOR WALLS 9' Main Level / 8' Second Level

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- Housewrap - Titan
- Mod B1 - 1/2" PWF Plywood sheathing covered with WP200 Blueskin for first 24" on exterior walls
- 7/16" OSB sheathing Level 1
- 3/4" Wood Rain Screen - FURRING 12" OC
- 3/8" OSB sheathing Level 2 and gable sheathing
- 2x8 SPF Studs 24" OC - 12" OC for kitchen walls
- R28 Fiberglass batt insulation
- 3/8" OSB sheathing
- Vapour barrier 6mil CGSB poly
- 5/8" type X fireguard gypsum board - taped and painted
- Paint - Benjamin Moore Regal, 2 coats - EGG SHELL FINISH
- James Hardie and Canexel as drawn

### INTERIOR WALLS 9' Main Level / 8' Second Level

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- 2 x 4 #2 or better SPF framing 24" o.c. (kitchen walls 16" o.c.)
- 2 x 6 #2 or better SPF framing 24" o.c. (all plumbing walls)



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- 1/2" gypsum board, all interior walls - taped and painted (square corners throughout)
- 1 layer 5/8" type X fireguard gypsum board around stairwell locations & utility room
- Paint - Benjamin Moore Regal, 2 coats - EGG SHELL FINISH
- 2x4 backing for handrail in stairwell, and for future grab bars in tub

### **SUITE DEMISING WALLS - STC-62 (W10a NBC2015, WI1301)**

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- 2 layers 5/8" type X fireguard gypsum board - taped and painted
- Vapour barrier 6mil CGSB poly
- 2 x 4 #2 or better SPF framing 12" o.c. staggered with 2 x 6 top and bottom plates
- R12 fiberglass insulation
- 2 layers 5/8" type X fireguard gypsum board - taped and painted
- 5/8" drywall in the mechanical room
- **Fire caulking. Top and the bottom of the wall, before the crown moldings and base boards are installed.**

### **MARRIAGE WALLS - WM1003**

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- Bring drywall behind transport wall to outside edge, flush with OSB
- 5/8" type X fireguard gypsum board - taped and painted
- 3/8" OSB Sheathing
- 2 x 4 #2 or better SPF framing 24" o.c.
- 3/8" OSB Sheathing
- Housewrap - Titan
- 1" Air Space
- Housewrap - Titan
- 3/8" OSB Sheathing
- 2 x 4 #2 or better SPF framing 24" o.c.
- 3/8" OSB Sheathing
- 5/8" type X fireguard gypsum board - taped and painted

### **ROOF AND CEILING (Level 1)**

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- EPDM (glued every 4' for transport) installed on top of entire module
- All vents, hatches and other cut-out locations clearly marked. Mark removable OSB
- 3/8" OSB installed on ceiling top deck
- 2 x 8 #2 or better SPF framing 16" o.c., with double rim joists
- R28 rigid Styrofoam insulation around perimeter (exterior portions only)
- 1 layer 5/8" type X fireguard gypsum board - textured
- **24" access hatches (Bauco Plus II) in the bathroom ceiling.**



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## **ROOF AND CEILING (Level 2)**

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- Tarped for transport
- IKO Cambridge shingles with box vents, Synthetic felt underlayment (install complete on back half of roof, supply shingles for site install for front half)
- Hinged roof trusses 5/12 pitch, 24" o.c 18"OH, complete with R60 blown in cellulose (leave a boxed space with no insulation around the water and electrical connections, for easier site finishes), 7/16" OSB sheathing
- Vapor barrier 6mil CGSB poly
- 2 layers 5/8" type X fireguard gypsum board - textured
- 1 layer 5/8" type X fireguard applied with fire tape on either side of joist at demising wall locations
- Attic access in each suite.
- Dormer - site installed

## **WINDOWS AND DOORS**

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- Triple pane windows, white, casement/fixed/awning as drawn  
Windows as per attached drawing c/w nailing flange, 1 1/2" brickmold and PVC jambs; styles as per drawings
- Main entry door - 3/4 lite - Fiberglass - Double Drilled, Black deadbolt with Black Solstice Lever, square trim (S.S. Ball Bearing hinges)
- Garden door with sidelite (as drawn) full lite clear glass with cam locks and Black Solstice Passage Lever w/square trim
- Interior Doors - hollow core c/w round Matte Black Plymouth knobs - 2 raised panel smooth - Black hinges and spring/hinge stops

## **WOODWORK**

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- All painted cabinetry - Maple, shaker doors, and fronts throughout - see colour schedule
- Quartz countertop
- Tile backsplash kitchen and washroom as drawn (See colour schedule)
- "Locker" millwork c/w matte black double coat hook (See colour schedule)
- Floating shelves - in-house manufactured MDF, 36"L x 8"Dx 3"H (See colour schedule)
- Medicine cabinet as drawn
- All cabinets with soft-close hardware, hinges, and drawer slides
- Standard cabinet handles - Matte Black (21-140512)
- Shelves and rods in all closets
- Crown molding - 2192A-96192C (Alexandria Mouldings)
- 3-1/4" baseboards - MDF throughout
- 2-9/16" casing - 21-0609
- 1/2" MDF trim, painted to match wall colour, for stairwell horizontal marriage connection
- Handrail (M877) sent along - painted white and Matte Black brackets as required



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## **PLUMBING - as listed or equivalent**

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- Water Heater - Power Direct Vent 50 US Gallon Natural Gas, Capacity: 189 litres (c/w drain pan) G650T45N-PDV-ES2 (13-321502)
- Water heat recovery coil
- Water closet -Round - Dual Flush - White
- Maax TSEA Tub
- 36" Neo-round shower with glass doors
- Moen single lever taps; single lever pressure-balanced tub/shower - Matte Black
- Bathrooms - MOEN Genta One-handle faucet Matte Black
- Undermount Reginox Stainless Steel Sink ND1831UA-9
- Kitchen Faucet, Matte Black, Moen Sleek One 7864BL (13-260117)
- Shut-off valves at all sinks
- Vanity Sink - ProFlo PF1812UWH Undercounter Lavatory Vitreous China (13-301703)
- PEX water lines
- PVC waste line from condensate, including trap through floor to chase
- ABS waste lines for remainder
- Astral (Matte Black) bathroom accessories including mirror (frameless), towel bar, and paper roll holder
- Through-wall venting terminations made in factory c/w applicable hood & buildup, **as per color schedule.**

## **MECHANICAL**

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- Duct work installed in factory - cold air returns and forced air
- Natural Gas Furnace - 60,000 BTU - NPX060S3B
- AC Coil and Condenser - 2T (condenser sent along for site install)
- HRV - Metro 120D
- All fittings, venting, ducts, and flashing included (PVC pipe venting), **vents / mounts colors per building color packages (black or white).**

## **ELECTRICAL**

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- 100 amp breaker panel c/w all breakers required
- Door chime
- Digital programmable thermostat
- AFCI protected receptacles
- GFI protected receptacles in bathrooms
- Receptacle for heat trace in mechanical room
- Smoke/CO2 alarms with strobe



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- Exterior GFI receptacle - with **DBVS1WGC** cover, with vinyl mount master, **as per color package for each building ( white and painted black)**
- USB/Combo receptacle (1 in kitchen)
- Exterior lights (wall mounted) with Mountmaster - Canarm Night Sky (Black)
- Comm. box wired TV/CAT5 jacks
- LED Low Profile Edgeless Flush Mount DL-15C-30FC-WH-C(as drawn) 1 per bedroom
- LED Low Profile Edgeless Flush Mount LED-SM7DL-WT-C (as drawn) hall
- Vanity Light - Black - Canarm JAE (**IVL1093A03BK**) - for L1 , (**IVL109A04BK**) - for L2
- Pendant Light - Canarm Sussex LPL103A01BK Matte Black
- A/C disconnect - wired
- Rocker switches and decora receptacles as required
- Dimmer switch for Living Room lights

### **APPLIANCES - or equivalent** (see colour schedule for model #'s)

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- Whirlpool - 30" free-standing electric range - Stainless Steel
- Whirlpool 19 cu.ft. fridge with bottom drawer freezer - Stainless Steel
- Whirlpool 24" dishwasher - Stainless Steel
- Whirlpool 1.7 cu.ft. over-the-range microwave - Stainless Steel
- Whirlpool washing machine - Energy Star rated - white
- Whirlpool dryer - Energy Star rated - white
- Stacking kit c/w hoses - W1086945

### **MISCELLANEOUS**

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- Module numbers to be labelled on housewrap
- See colour schedule for colour details
- Rear deck brown treated 10 x 10 no stairs, wood railing (one per suite)
- Front deck brown treated 5' x 20', with brown treated fence board divider, wood railing (one front deck per building)

### **EXCLUSIONS**

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- Skirting
- Sump pumps
- Foundation and foundation ventilation