



Tuesday, May 30, 2023

R3

PROJECT SPECIFICATIONS

Evergreen on 6th

Kyle Kostenuk

Tri-Plex

Kenora ON

23GH23048QGR4645ABCDEF, 23GH23048QGR4646ABCDEF, 23GH23048QGR4647ABCDEF,
23GH23048QGR4648ABCDEF, 23GH23030QGR4649ABCDEF

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 GH23030 (REV4) & GH23048 (REV2) 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

- 1/2" PWF plywood (1st level)
- Housewrap (2nd & 3rd level)
- Level 1 - R32 Cellulose in floor cavity
- Level 1 - 14" Engineered webbed floor joist (19.2" o.c.) c/w 3-ply 11 1/4" LVL rim joist at module ends only
- Level 2 & 3 - 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)
- LVP throughout 1st, 2nd & 3rd level washroom and laundry - Beaulieu Seaside (see colour schedule)
- Carpet on stairs and throughout 3rd floor excluding LVP in washroom and laundry - Beaulieu A4940 Silky Glimmer (see colour schedule)

EXTERIOR WALLS 9' Second Level / 8' First and Third Level

- Housewrap - Titan
Blue Skin on L1, Mod A1
- 1/2" PWF Plywood sheathing covered with WP200 Blueskin for first 24" (all 1st level modules)
- 7/16" OSB sheathing Level 1
- 3/4" Wood Rain Screen - FURRING 12" OC
- 3/8" OSB sheathing Level 2, Level 3 and gable sheathing
- 2x8 SPF Studs 16" OC 1st level
- 2x8 SPF Studs 24" OC - 12" OC for kitchen walls (2nd and 3rd level)
- 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



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INTERIOR WALLS 9' Second Level / 8' First and Third Level

- 2 x 4 #2 or better SPF framing 24" o.c. (kitchen walls 12" o.c.)
- 2 x 6 #2 or better SPF framing 24" o.c. (all plumbing walls)
- 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 & mechanical room
- Paint - Benjamin Moore Regal, 2 coats - EGGHELL FINISH
- 2x4 backing for handrail in stairwell, and for future grab bars in tub

SUITE DEMISING WALLS - STC-62 (W10a NBC2015, W11301)

- 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
- 1/2" Resilient Channel
- 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 - Level 1 WM1001

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 6 #2 or better SPF framing 16" 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
Fire caulking



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MARRIAGE WALLS - Level 2 & 3 WM1003

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

CEILING (Level 1)

- EPDM (glued every 4' for transport) installed on entire module ceiling
- All vents, hatches and other cut-out locations clearly marked. Mark removable OSB
- 3/8" OSB installed on ceiling top deck
- 2 x 10 #2 or better SPF framing 16" o.c., with double rim joists
- R28 rigid Styrofoam insulation around perimeter (exterior portions only)
Cellulose sound insulation
- 2 layers 5/8" type X fireguard gypsum board - Textured
Fire caulking

CEILING (Level 2)

- EPDM (glued every 4' for transport) installed on entire module ceiling
- 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)
- Bathroom ceiling framed lower as drawn with 24" x 24" access hatch
- 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 3)

- Tarpred 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
- Vapour barrier 6mil CGSB poly
- 2 layers 5/8" type X fireguard gypsum board - Textured finish

WINDOWS AND DOORS

- 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

- 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)



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- 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

PLUMBING - as listed or equivalent

- 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
- Neo-round shower with glass doors (13-283705)
- 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, shower curtain rods.
- Through-wall venting terminations made in factory c/w applicable hood & buildup, as per color schedule.

MECHANICAL

- 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)
- All fittings, venting, ducts, and flashing included (PVC pipe venting), vents / mounts colors per building color packages (black or white).



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ELECTRICAL

- 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
- 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 (IVL109A04BK) - for L1, (IVL1093A03BK) - for L2 , (IVL109A04BK) - for L3**
- Pendant Light - Canarm Sussex LPL103A01BK Matte Black
- A/C disconnect - wired
- Dimmer switch for living area
- Rocker switches and decora receptacles as required

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

- 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



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- Stacking kit c/w hoses - W1086945

MISCELLANEOUS

- Module numbers to be labelled on housewrap
- See colour schedule for colour details
- Side deck brown treated 16' x 8', wood railing (see drawing for dimensions)
- Rear deck brown treated 10' x 10' no stairs, wood railing (one per suite), one deck per building with wood fence board divider as drawn, wood railing
- Front deck brown treated 20' x 5', with brown treated fence board divider, wood railing (one front deck per building)

EXCLUSIONS

- Skirting
- Sump pumps
- Foundation and foundation ventilation