

# Schedule A "Black Birch Heights" Specifications

## Specification version date: May 5, 2026

Client Name(s): \_\_\_\_\_

Date: \_\_\_\_\_ Sales Representative: \_\_\_\_\_

Municipal Address: \_\_\_\_\_

Building: \_\_\_\_\_ Unit: \_\_\_\_\_

**ALL ENGINEERING AND CITY CODES/PERMIT REQUIREMENTS WILL SUPERCEDE THIS DOCUMENT ONCE AVAILABLE**

### A. Exteriors

<b>Roof Material</b>	Flat Roof assembly. 2 ply SBS with sloped insulation R 40 or better.
<b>Windows</b>	Triple Pane vinyl Casement or picture windows, located as per plan.
<b>Window Finish</b>	PVC BLACK exterior with White interior. C/W maintenance free vinyl jambs in WHITE
<b>Balcony Entry</b>	Mixture of Fibreglass patio swing door and patio glass sliding doors. Black Exterior, white interior.
<b>Overhead Doors</b>	Rubber Commercial fast roll door with motion sensor for exit.
<b>Exterior Walls</b>	As per DP drawings.
<b>Exterior Railing</b>	Black aluminum, glass railing face mount as per plan
<b>Balcony Common area amenity Patio Surface</b>	As per plan. Default decking surface material to be 65 mil vinyl decking. Applicable to to levels 2-6. Lvl 1 will be a concrete or paver patio. Rooftop amenity space to have common area seating on a pedestal and paver system.

### B. Plumbing

#### MECHANICAL LOCATIONS AND PENETRATIONS AS PER SITE CONDITIONS

<b>Waterline to Fridge</b>	Rough-in & connection if fridge on site.
<b>Gas Lines</b>	One gas line to kitchen range, one gas line to balcony
	<b>Kitchen</b>
<b>Kitchen Sink</b>	Silgranit sink in Black, undermount dual bowl sink c/w chrome strainers
<b>Kitchen Faucet</b>	Double Bend Spout Matte Black Faucet c/w pull down spray.
	<b>Bathrooms</b>
<b>Shut-off Valves</b>	Supplied on all sinks and water closets
<b>Vanity Sinks</b>	Undermount 16x16, White
<b>Vanity Faucets</b>	Single hole, matte black
<b>Toilets</b>	Two piece, comfort height, elongated bowl, high efficiency 1.28gpf c/w soft close seat.
<b>Ensuite Shower Base</b>	Acrylic Alcove Shower base in c/w center drain
<b>Bath Tubs</b>	60x32 L/R Skirted Tub White c/w Waste/Overfloor in white
<b>Shower Faucets (if applicable)</b>	Shower trim kit matte black
<b>Bath/Shower Faucets (if applicable)</b>	Tub and Shower Trim Kit matte black.

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## C. Heating

### MECHANICAL LOCATIONS AND PENETRATIONS AS PER SITE CONDITIONS

<b>Unit Heating</b>	Infloor hydronic heating
<b>Air Conditioning</b>	Rough in only to location for ductless mini split system. Future condenser to be placed on balcony.
<b>Thermostat</b>	Ecobee 5 smart wifi enabled thermostat or equivalent.
<b>ERV</b>	Each unit to be equipped with a ceiling mounted ERV. Spec as per Mechanical specifications and drawings.
<b>Hoodfan Venting</b>	Vented to exterior - as per plans
<b>Bath Fan Venting</b>	Vented to exterior - as per plans
<b>Dryer Venting</b>	Vented to exterior - as per plans.

## D. Electrical

<b>General</b>	All receptacles, switches, and lighting to be wired to prevailing industry standards
<b>Service</b>	Individual Suite panels to be located as per electrical plans.
<b>Switches</b>	Decora in standard white, 3-way switches as per plan. Decora outlets in white colour, arc-fault circuit interruptors (AFCI's) as required, ground-fault (GFCI) receptacles in bathrooms including (1) kitchen, receptacles on exterior walls and insulated ceilings to have airtight boxes.
<b>Receptacles</b>	
<b>USB Receptacles</b>	Three Decora USB-A charger/outlets in white, one for kitchen, two for primary bedroom
<b>Exterior Plugs</b>	One 15A ground-fault (GFCI) outlets on balcony or terrace, as per plan
<b>Structured Wiring</b>	One Cat5e and RG6 to living room TV location and Primary bdrm TV location.
<b>Network Switch</b>	Network panel to be supplied for each suite, to be located as per Elec plans.
<b>Microwave or OTR</b>	Wiring as per standard appliance (see appliance section).
<b>Hoodfan insert (if applicable)</b>	Wiring as per standard appliance (see appliance section).
<b>Range</b>	110 volt outlet for gas range, standard 220 volt range outlet included as well
<b>Washer/Dryer</b>	220 Volt Outlet
<b>Dishwasher</b>	Wiring as per standard appliance (see appliance section). Smoke/CO combination to main living space, smoke detector in each bedroom, hardwired and interconnected. As per code and electrical drawings.
<b>Smoke Detectors</b>	
<b>Interior Lighting</b>	As per Selections Specification Package - Birchwood or Riverstone.

## E. Drywall & Insulation

<b>Plumbing Walls</b>	All plumbing walls with main stacks to be insulated.
<b>Vapour Barrier</b>	6 mil poly lapped & caulked or taped
<b>Windows</b>	Spray foam insulation to be applied inside window rough openings
<b>Finished Area Walls</b>	1/2" drywall glued or screwed, filled, taped, and sanded ready for paint
<b>Ceilings and Texture</b>	Knockdown spantex throughout on ceilings. 5/8" Type X Drywall - 2 layers. Stagger joints between layers, glued or screwed, filled, taped, sanded and ready to paint. Minimum STC rating of 65 required.
<b>Party Walls</b>	
<b>Tub/showers</b>	1/2" dense sheild or aqua board for all shower and wet areas
<b>Corner Bead</b>	Regular (Square)

## F. Woodwork

<b>Suite Entry Door</b>	6'- 8" Solid-core flush style swing door.
<b>Interior Doors</b>	6'- 8" hollow-core flush style doors throughout. Combination of swing , bypass and pocket as per plan.
<b>Door Casings</b>	MDF - Flat 5/8" x 3" Butt-jointed horizontally.
<b>Door Jambs/Stops</b>	MDF - Paint Grade
<b>Window Trim</b>	MDF - Flat 5/8" x 3.5" Butt-jointed horizontally

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**Baseboards** MDF - Flat 1/2" x 6"

## G. Cabinets

**Kitchen** As per color palette selections, combination of MDF textured Painted and laminate finish c/w natural maple interiors. Up to 40" uppers c/w crown to underside of bulkhead. 1 set of pots and pans drawers to kitchen, full extension cabinet above fridge complete with matching gable. All doors and drawers to be soft close. Layouts as per plan.

**Bathroom** As per color palette selections, combination of MDF textured Painted and laminate finish c/w natural maple interiors. Standard bathroom height. All doors and drawers, if applicable, to be soft close. Layouts as per plan.

**Hood Fan (D Units Only )** Custom hoodfan Canopy to match cabinetry Uppers. As per Selections Specification.

**Cabinet Hardware** Black Pulls installed horizontal to all cabinet doors and drawers.

**Countertops** 2 cm quartz or similar c/w J200 (square) edge profile to kitchen and bathrooms. Bath vanities to have 4" splash, no returns.

## H. Paint

**Walls** Two (2) finish coats, eggshell latex throughout home, 1 coat colour prime.

**Trim** Trim is painted (sprayed urethane based lacquer)

**Ceiling** Two (2) finish coats, ceiling flat latex

**Woodwork** Interior doors, baseboards and casing to match trim color.  
Inside of exterior doors to be the same as interior door colours. Exterior of balcony door and hall way side of entry door, as per building color selections.

**Exterior Doors**

## I. Wall Tile

**The use of Schluter edging is included as required. Floor schluter to be satin nickel. Wall schluter to be matte black. All tile installed straight-lay**

**Kitchen Splash** As per palette - 12x24 tile Vertical installation. Full height.

**Primary Shower** Tiled walls to ceiling over acrylic base. As per palette. 12x24 Vertical installation to ceiling

**Main Bath/Shower** Tiled walls to ceiling over acrylic base. As per palette 12x24 Vertical installation to ceiling

**Vanity Splash** 2cm Quartz, See countertops.

## J. Floor Coverings

**Bathroom Flooring** As per palette 12x24 tile.

**Suite Flooring** Luxury Vinyl Plank 6" plank. 7.5mm thick, 12mil wear layer. Installed perpendicular to unit entrance

## K. Hardware

**Unit Entry Doors** Lever with square rose and square keyed deadbolt in Matte Black

**Interior Doors** Lever w/ Square rose in Matte Black. Privacy set on Primary bedroom common door and all bathroom doors. Pocket doors to have square recessed hardware. Bypass doors to have no hardware.

**Bathroom Hardware** 1 paper holder and 24" towel bar per bathroom or robe hook, pending layout. Matte Black.

**Bedroom Closets** White free-glide single hanging

**Primary Ensuite Linen** 4 rows, tight mesh wire shelving. White.

**Door Stops** Base board spring stops in matte black where possible, hinge stops when not.

**Interior Door Hinges** Matte Black

**Mirrors** As per palette, Custom medicine cabinet to match bathroom cabinet color, c/w integrated lighting and mirror.  
10mm clear frameless tempered glass with Matte Black hardware, 6" D handle Glass installed to 72" above acrylic base. To be installed with gasket against tile.

**Primary Shower Door**

## L. Appliances

**Only products supplied by our trade partners/vendors will be installed**

**Fridge** Stainless steel french door fridge complete with internal water and ice. Standard depth.

**Range** 6.3 cu ft ThinQ Gas Slide in 30" Range. Stainless Steel

**Over Range Microwave / Vent** LG OTR Microwave / Hoodfan Stainless steel

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<b>Dishwasher</b>	LG 24" Flush Fit Top control. Stainless Steel
<b>Microwave (Unit E only)</b>	Built In, c/w 24" Trim kit.
<b>Hoodfan (Unit E Only)</b>	Power pack insert blower c/w integrated lighting. Stainless Steel
<b>Washer</b>	LG 5.2 cu ft, front load waster White
<b>Dryer</b>	LG 7.4 cu. ft. Front Load Electric Dryer White Includes stacking kit

## M. General Details

### Default colour palette to be Birchwood

**CCH Black Birch Heights GP Ltd.** Will conduct a review of the purchase agreement scheduled and may produce a clarification change order. Costs and/ or credits for clarification items will be passed along to the purchaser(s) accordingly. Clarifications from a part of the builders purchase agreement and should be anticipated by the purchaser.

Extras or changes may be made after mortgage approval. These changes must be paid for when ordered or on closing. Any changes to this specification must be made in writing and approved by management of Crystal Creek Homes Inc. to be valid. No verbal representations or warranties shall exist between parties hereto, only those written & signed by both parties.

**CCH Black Birch Heights GP Ltd.** Reserves the right to incorporate equivalent materials where previously -specified products are unavailable or unsatisfactory. Specifications and dimensions may vary on similar models.

**CCH Black Birch Heights GP Ltd.** Does not allow purchaser(s) supplied product. Purchaser(s) acknowledges they will not have any work done by any party, including themselves, on the home prior to possession.

**CCH Black Birch Heights GP Ltd.** will insure the building during course of construction. Costs for for development and building permits, blueprints, fire insurance during construction, sewer, electrical, and gas ines are included in the basic purchase price.

**CCH Black Birch Heights GP Ltd.** Builds in accordance with industry standards. Construction may differ from plan due to site conditions. In the event of a discrepancy between the construction drawings and technical specifications, the technical specifications or Schedule 2 and Change Orders shall prevail.

Gas and electrical meter as well as mechanical locations cannot be predetermined or guaranteed.

**CCH Black Birch Heights GP Ltd.** Will be responsible for site clean-up during construction.

**CCH Black Birch Heights GP Ltd.** will not assume any liability for injurt to the purchaser or others on the work site, as only CCH Black Birch Heights GP Ltd. And Crystal Creek Homes contractors and partners are allowed on site during construction.

No purchaser(s) site visits will be allowed during construction.

## N. WARRANTY

CCH Black Birch Heights GP Ltd. will enroll the home with the Alberta New Home Warranty Program or equivalent with a 1 year Material & Labour, 2 year Delivery & Distribution, 5 Envelope and 10-year Structural warranty. For a better understanding of minimum quality and workmanship standards, please reference the Construction Performance Guide for new Home Warranty in Alberta at

- a. <https://www.alberta.ca/new-home-warranty-overview.aspx>
- b. CCH Black Birch Heights GP Ltd.warranties this home for the period of one (1) year only. This warranty is limited and Crystal Creek Homes reserves the right to limit or review warranty service at any time.
- c. Appliances - appliance warranties are handled directly through the appliance manufacturer. It is the purchaser's responsibility to register the appliances directly with the manufacturer. CCH Black Birch Heights GP Ltd. warranties the installation only of appliances purchased throughCCH Black Birch Heights GP Ltd. for the period of one (1) year only.
- d. Due to our extreme weather conditions and changing product types, CCH Black Birch Heights GP Ltd. will not warranty concrete spalling or scaling of any kind.

All units and the buildings in which they are situated remain the property of CCH Black Birch Heights GP Ltd, the developer, until such time as the purchaser takes possession. Purchasers are not permitted to list the unit or make any changes whatsoever to the unit until it has been transferred, payments have been received in full, and the purchaser has taken possession of the unit.

## O. Purchaser(s) Responsibilities

The purchaser is required to make the appropriate applications & deposits prior to possession for electricity, telephone & cable.

Water, gas & heat are all included as part of purchaser's monthly condo fees.

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Condo fees are the responsibility of the purchaser to be paid directly to the property manager. All condo fees will be prorated starting from date of possession.

Advise their mortgage lender of all price adjustments (ie. Extras) prior to closing, and verify with closing lawyer at least 7 days before closing. Must provide lawyer with proof of content insurance prior to closing.

Purchasers are responsible for mortgage insurance fees (CMHC or equivalent)

CCH Black Birch GP Ltd. Purchaser(s) are responsible for all legal and mortgage placement fees.

CCH Black Birch GP Ltd. Follows RMS (Residential Measurement Standards in Alberta) that comply with RECA for all marketing purposes.

Specifications, which include Schedule 1, Schedule 2 & approved change orders, shall take precedence over the blueprints. If Purchaser(s) selections are not finalized within the allotted time period, CCH Black Birch GP Ltd. Can at their discretion install the standard specification.

**The purchaser has read and acknowledges these specification sheets.**

**Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_**

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**CO-PURCHASER**

\_\_\_\_\_  
**SALES REPRESENTATIVE**

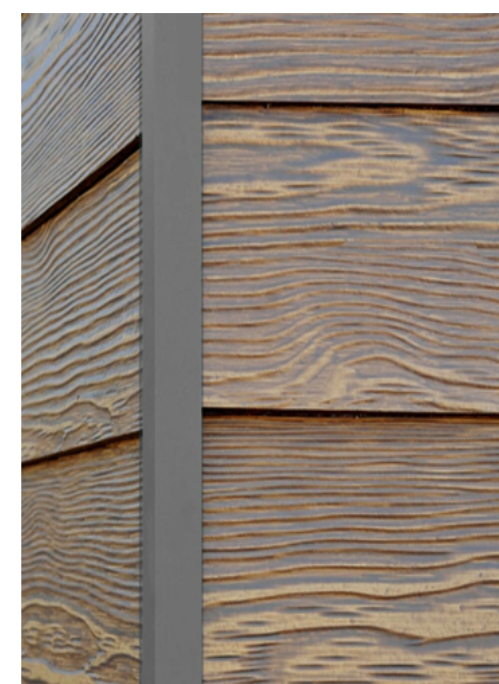
\_\_\_\_\_  
**CCH Black Birch Heights GP Ltd.**

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Sales Initial: \_\_\_\_\_

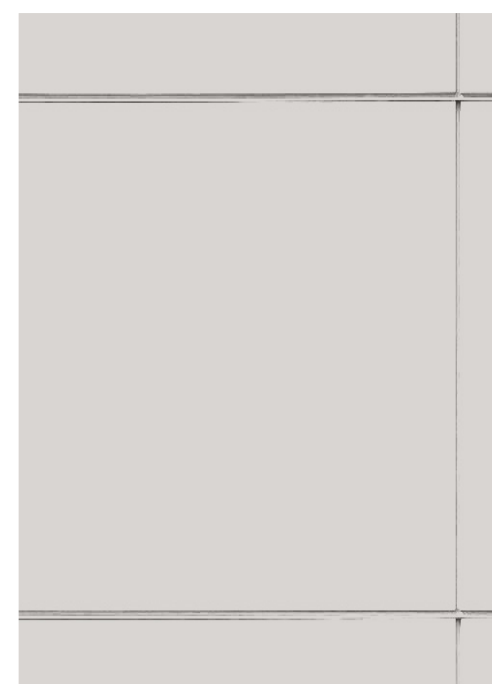
# MATERIAL BOARD - BLDG A



**HORIZONTAL CEMENT BOARD LAP SIDING**  
SUPPLIER: WOODTONE (JAMES HARDIE)  
COLOUR: ASPEN RIDGE-RUSTIC SERIES



**HORIZONTAL CEMENT BOARD SOFFIT**  
SUPPLIER: WOODTONE (JAMES HARDIE)  
COLOUR: ASPEN RIDGE-RUSTIC SERIES



**CEMENT PANEL SIDING**  
SUPPLIER: JAMES HARDIE  
COLOUR: ARCTIC WHITE



**ALUMINUM SOFFIT**  
COLOUR: WHITE



**RESIDENTIAL STYLE WINDOWS**  
COLOUR: BLACK / CLEAR



**ALUMINUM/GLASS BALCONY RAILING**  
COLOUR: BLACK / CLEAR



**CEMENT BOARD TRIM**  
SUPPLIER: JAMES HARDIE  
COLOUR: ARCTIC WHITE



**CEMENT BOARD TRIM**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO



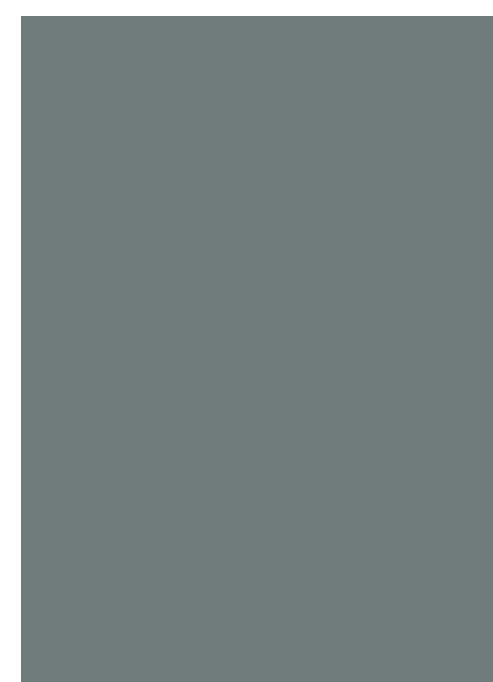
**MANUFACTURED STONE**  
SUPPLIER: IXL (ROCKY MTN. STONEWORKS)  
COLOUR: QUAIL GREY WEATHER LEDGESTONE



**METAL PANEL - ENTRY PORTAL**  
SUPPLIER: AL13  
COLOUR: PANTONE 5625 C  
LOCATION: MAIN ENTRANCE PORTAL



**ALUMINUM GLAZING - ENTRIES**  
COLOUR: BLACK / CLEAR



**METAL PANEL - ENTRY PORTAL**  
SUPPLIER: AL13  
COLOUR: PANTONE 444 C  
LOCATION: COURTYARD ENTRANCE PORTAL (NOT SEEN)



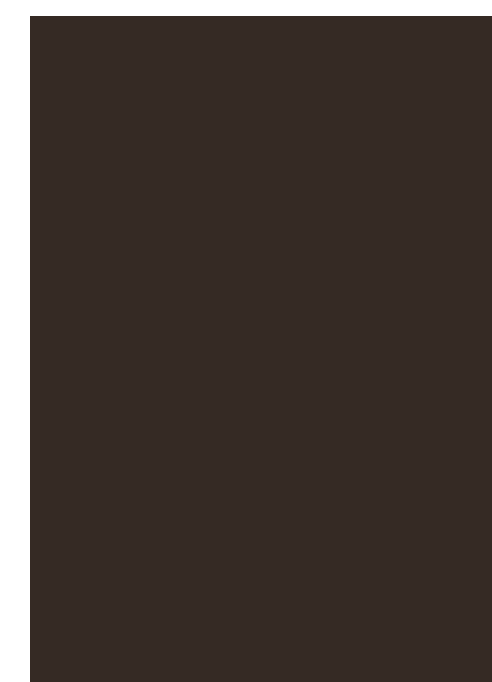
**CORRUGATED METAL (RIBBED) SIDING**  
SUPPLIER: VICWEST  
COLOUR: DARK BROWN



**CEMENT BOARD TRIM**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO



**CEMENT PANEL SIDING**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO



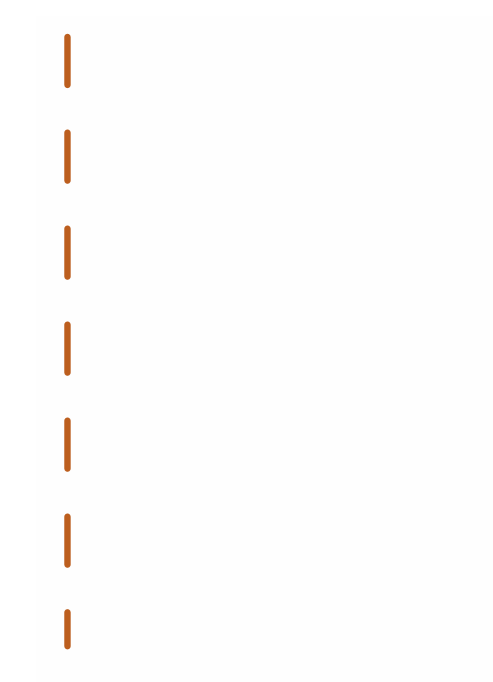
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SUPPLIER: VICWEST  
COLOUR: DARK BROWN



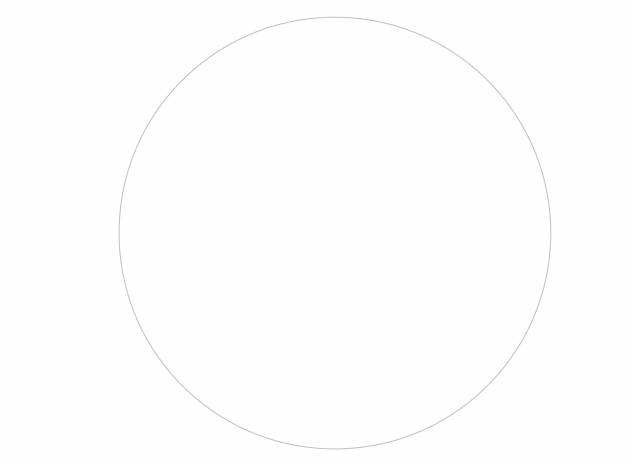
**CONCRETE WALL**  
FINISH: SAC RUB  
LOCATION: RETAINING & PLANTER WALLS



**WOOD GLULAM TRELLIS**  
STAINED, COLOUR: TBD



**PRECAST CONCRETE STONE WALL CAP**  
SUPPLIER: IXL



## ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR SD50	26-01-27
3	ISSUED FOR SD90	26-02-24
4	ISSUED FOR DP	26-03-27

## BLACK BEAR CROSSING - BLACK BIRCH HEIGHTS

BLACK BEAR CROSSING SW, TSUU T'INA NATION 145 AB

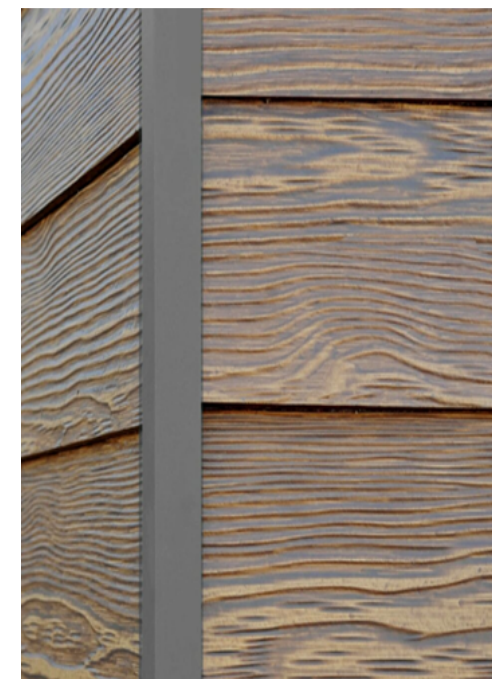
PROJECT # 25141.1  
CITY FILE #



## MATERIAL BOARD - BLDG A

SCALE As indicated

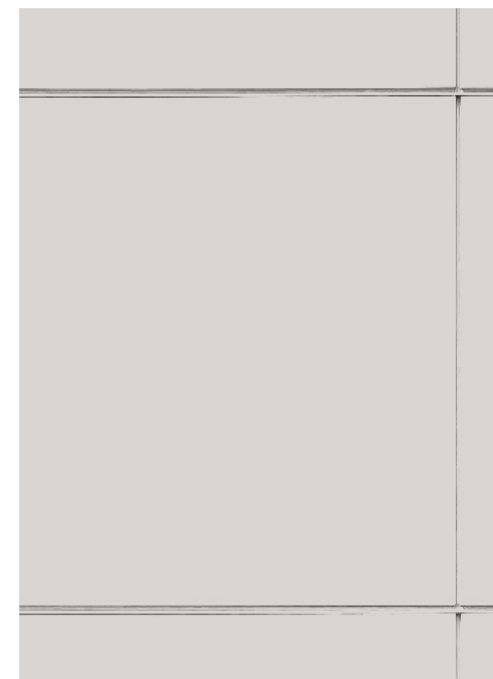
# MATERIAL BOARD - BLDG B



**HORIZONTAL CEMENT BOARD LAP SIDING**  
SUPPLIER: WOODTONE (JAMES HARDIE)  
COLOUR: ASPEN RIDGE-RUSTIC SERIES



**HORIZONTAL CEMENT BOARD SOFFIT**  
SUPPLIER: WOODTONE (JAMES HARDIE)  
COLOUR: ASPEN RIDGE-RUSTIC SERIES



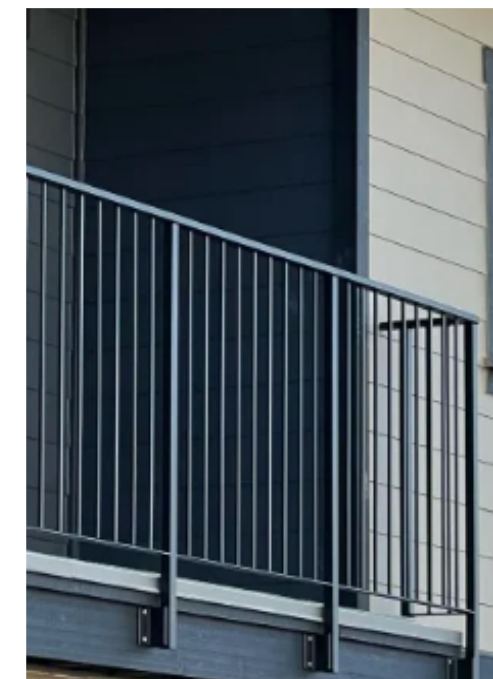
**CEMENT PANEL SIDING**  
SUPPLIER: JAMES HARDIE  
COLOUR: ARCTIC WHITE



**ALUMINUM SOFFIT**  
COLOUR: WHITE



**METAL PANEL - ENTRY PORTAL**  
SUPPLIER: AL13  
COLOUR: PANTONE 432 C  
LOCATION: COURTYARD ENTRANCE PORTAL (NOT SEEN)



**ALUMINUM (PICKET) SECURITY FENCE**  
COLOUR: BLACK  
LOCATION: GAS METER (NOT SEEN)

**CEMENT BOARD TRIM**  
SUPPLIER: JAMES HARDIE  
COLOUR: ARCTIC WHITE

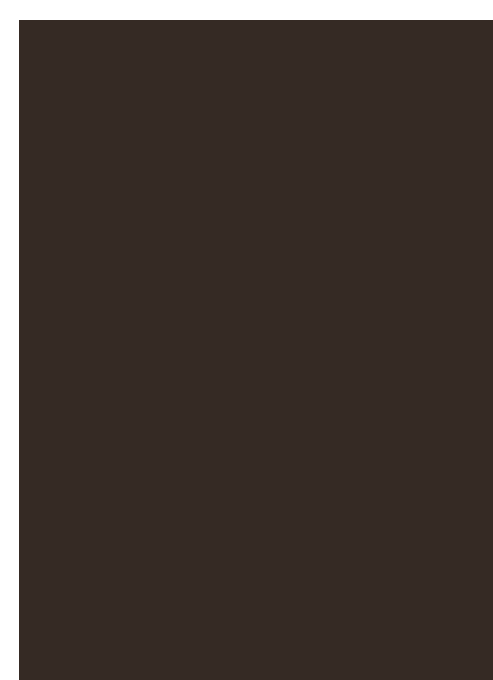
**CEMENT BOARD TRIM**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO



**MANUFACTURED STONE**  
SUPPLIER: IXL (ROCKY MTN. STONEWORKS)  
COLOUR: QUAIL GREY LEDGESTONE



**CORRUGATED METAL (RIBBED) SIDING**  
SUPPLIER: VICWEST  
COLOUR: DARK BROWN



**METAL PLANK SOFFIT**  
SUPPLIER: VICWEST  
COLOUR: DARK BROWN



**CEMENT PANEL SIDING**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO



**RESIDENTIAL STYLE WINDOWS**  
COLOUR: BLACK / CLEAR



**ALUMINUM/GLASS GUARDRAIL**  
COLOUR: BLACK / CLEAR



**CONCRETE WALL**  
FINISH: SAC RUB  
LOCATION: RETAINING & PLANTER WALLS



**CEMENT PANEL SOFFIT**  
SUPPLIER: JAMES HARDIE  
COLOUR: RICH ESPRESSO

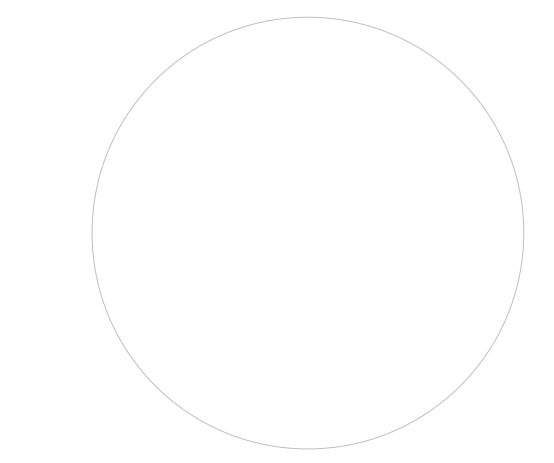


**ALUMINUM GLAZING - ENTRIES**  
COLOUR: BLACK / CLEAR



**METAL PANEL - ENTRY PORTAL**  
SUPPLIER: AL13  
COLOUR: PANTONE 7517 C  
LOCATION: MAIN ENTRANCE PORTAL

**PRECAST CONCRETE STONE WALL CAP**  
SUPPLIER: IXL



## ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR SD50	26-01-27
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## BLACK BEAR CROSSING - BLACK BIRCH HEIGHTS

BLACK BEAR CROSSING SW, TSUO T'INA NATION 145 AB

PROJECT # 25141.1  
CITY FILE #



## MATERIAL BOARD - BLDG B

SCALE As indicated