

**SKYLINE QS
CONSULTANTS LTD.**

#207 17707 105 Ave NW | Edmonton, AB | T5S 1T1
Edmonton, AB | Calgary, AB | Regina, SK

Tel: 1-833-390-1040



MacEwan Gardens II Standard Insurable Unit Description Package



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Standard Unit Specification	
Legend	w/ =with
	c/w = complete with
Suite Standard Unit Specification	
Ceiling Finish	
Suite	Seal and paint w/ texture finish
Wall Finish	
Suite	Seal and paint w/ flat finish
Floor Finish	
Front Entry, kitchen, bathrooms and laundry	Vinyl resilient flooring
Dining room, living room and bedrooms	Texture cut nylon pile carpet w/ under pad
Doors	
Entry, bedrooms, bathrooms	Raised 6 panel hollow core c/w lever style brushed nickel passage sets. Privacy set to bathrooms. Doors and frames sealed and painted.
Closets	Raised 6 panel bi fold hollow core w/ brushed nickel pulls, doors and frames sealed and painted.
Baseboard & Casing	
Casing	3" MDF detailed profile, sealed and painted
Baseboard	3 ¼" MDF detailed profile sealed and painted
Cabinets & Vanity	
Kitchen	Melamine boxes w/ adjustable shelving
	Thermal foil flat slab door w/ knob style pulls
	Melamine drawer boxes w/ metal sliding hardware w/ knob style pulls or 8" satin nickel handles. NOTE: This a choice.
	Flat laid laminate countertop w/ waterfall front

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	4" back and side plash
Bathroom	Melamine boxes
	Thermal foil flat slab door w/ knob style pulls or 8" satin nickel handles. NOTE: this is a choice
	Melamine drawer boxes w/ metal sliding hardware, 8" satin nickel handles
	Flat laid laminate countertop w/ waterfall front. 4" back and side splash w/ banjo style
Shelving & Trim	
Entry & bedroom closets	Vinyl covered wire shelving
Accessories	
Bathroom	Wall mounted mirror full vanity width
	Chrome towel bar
	Chrome toilet paper holder
	Straight tension metal shower rod
Window coverings	Vertical blinds to all windows
Plumbing	
Kitchen	Double stainless-steel drop-in style sink w/ single lever chrome tap and faucet set by Moen or equivalent
	Garburator Main Line 2400
Bathroom	Oval vitreous china drop-in style sink w/single lever chrome tap and faucet by Price Pfizer or equivalent
	Vitreous china 2-piece floor mounted toilet w/ plastic lid and seat by Briggs
	Acrylic tub surround c/w single lever chrome tap and faucet set by Moen or equivalent. Adjustable shower head
	Single row of 6" x 6" tile to sides and top of surround
Mechanical	
	Hot water heat w/ baseboard cabinet covers
	Thermostat by Honeywell
	Bath exhaust fan by Broan or equivalent

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Electrical	
Suite	100-amp, 120/240-volt panel by Siemens
	Standard switches and receptacles
	GFCI receptacles to code
	Smoke detectors and fire alarm to code
	Fire alarm audio/visual w/ silencer button in bedroom
	Cable and telephone outlets throughout suite
Light fixtures	
Entry, Hallway and bedroom	Surface mounted 2 bulb dome style w/brushed nickel trim
Kitchen	Directional task light w/ 4 bulb brushed nickel
Dining	Suspended single bulb dome style w/brushed nickel trim
Bathroom	Wall mounted 6 bulb light bar w/ brushed nickel backplate
Appliances	
Mid- Market Grade	Dishwasher by Whirlpool
Mid- Market Grade	Range – electric by Whirlpool
Mid- Market Grade	Fridge – top freezer by Whirlpool
Mid- Market Grade	Microwave – by LG
Mid- Market Grade	Washer and dryer – stackable by Whirlpool
END OF STANDARD SPECIFICATIONS	