# BARRIER FREE OPTIONS

#### **DOORS AND WINDOWS**

- · Wider doorways & hallways.
- · Lowered or no thresholds.
- · Door levers for easy opening.
- · Crank windows.
- · Lowered window for wheel chair viewing.
- Automatic door openers.

#### FLOORING

· Vinyl & low pile carpet with less or no underpad.

#### **BATHROOMS**

- · Roll-in showers.
- · Built in shower benches.
- · Wheel-under sink
- Levered faucets.
- Insulated hot water pipes to prevent burns.
- Lowered/tilted mirrors.
- Grab bars.
- More space beside tub for easier movement.
- Hand held shower.
- · Raised or elongated toilets.
- · More space beside toilet for easier movement.

#### **RAMPS**

- · Internal & external residential ramps.
- Handrails.
- Slip resistant surface.

#### **KITCHENS**

- · Lowered & two-tier counters.
- Motorized overhead cabinets that move up & down for easier access.
- Pull out shelves.
- · Lazy Susan cupboard.
- · Open shelving.
- · Wall mounted peg board to hang pots etc.
- Lowered cooktop & wall oven with side-opening door.
- Wheel-under sink.
- 5' x 5' turning radius.

#### **CLOSETS**

- · Wider wheel-in closets.
- · Lower shelving.
- Lower hanging bar.

#### **GARAGES**

- Higher garage door for raised-roof vehicles.
- · More space for a wheel chair lift or ramp.
- Flush entry from garage.

#### STRUCTURAL

 Additional blocking in ceiling & walls for lifting equipment, handrails or speciality equipment.

#### **ELECTRICAL**

- Lowered light switches & raised outlets.
- Rocker switches for closed fist operation.

#### **STAIRS**

· Stair Lifts & Elevators.

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## WARRANTIES

#### **✓** 10 YEAR STRUCTURAL WARRANTY

Full 7 year structural Tarion Warranty on your complete Royal Home, which is extended 3 years by Royal Homes to provide a full 10 year structural warranty.

- ✓ FIVE (5) YEAR "NO LEAK" FOUNDATION WARRANTY
- **✓** SUPPLIERS WARRANTIES

Products and services included with your home may be covered by warranties directly from the suppliers.

These Specifications & Guidelines are subject to change without notice and do not form part of the Sales Agreement. All dimensions are nominal and may vary from the actual sizes.



# STANDARDS OF EXCELLENCE





YOUR LOT, YOUR DREAM, CUSTOM BUILT.

HOME & FOUNDATION
SPECIFICATIONS & GUIDELINES

ROYAL-E GREEN STANDARDS FOR ENVIRONMENTAL FRIENDLINESS & ENERGY EFFICIENCY

ROYAL-E GREEN OPTIONAL UPGRADES

BARRIER-FREE OPTIONS

WARRANTIES

RoyalHomes.com 1.800.265.3083

## + FI HOME & FOUNDATION SPECIFICATIONS & GUIDELINES

#### **FOUNDATION**

- · Foundation excavation.
- Perimeter walls are poured concrete.
- Foundation walls are damp proofed & drainage membrane is installed.
- 4" (min.) drainage stone under floor.
- 3" (min.) thick poured concrete floor
- · Control joints are placed in floor & walls.
- 4" perimeter drainage tile covered in crushed stone.
- · Supply & installation of sump well & lid.
- Foundation backfilled to rough grade with subsoil from excavation.
- Thermal sealed Low E sliding windows with screens.
- Sill plate & gasket supplied & installed.
- R20 insulation with 2"x4" studs at 24" centres.
- Optional full basement finishing.

#### WALLS, CEILINGS AND ROOF

- Exterior walls 2"x6" kiln dried studs at 16"centres.
- Interior walls 2"x4" kiln dried studs at 16" centres.
- Roof trusses/rafters engineered to snow loads in your region.
- Wood exterior wall sheathing.
- Drywalled interior screwed (not nailed) & completely finished.
- · California ceilings throughout (except baths & closets).
- 1/2" plywood sheathing on roof.
- Premium roof shingles with limited lifetime warranty.

#### **FLOORS**

- We use Open Web Joists on all our 2nd floor systems.
- · Choice of carpet in living room & bedrooms.
- · Superior high density pad under carpet.
- · Choice of vinyl flooring in kitchen, dinette, dining room, fover, bathroom, laundry.
- Optional premium hardwood, ceramic tile, laminate & bamboo flooring.

#### **STAIRS**

- To 2nd floor closed stained oak stringers with carpeted treads, risers & oak handrail.
- •To basement closed stringers, unfinished basement grade wood stairs.

#### **DOORS AND WINDOWS**

- Painted steel clad, insulated entry doors with deadbolt locks.
- Thermal sealed Low E & Argon Filled glass patio doors.
- Thermal sealed Low E, Argon Filled, easy-clean vinyl windows awning, double hung or casement style
  - Raised panel interior doors & sliding by-pass closet doors painted white

#### **KITCHEN**

- Choice of custom wood or thermofoil flat panel cabinet doors.
- Choice of laminate countertop.
- · Range hood fan with charcoal filter & light.
- Double compartment stainless steel sink with single lever, washerless faucet.

#### **BATHROOM**

- Designer bathroom accessories & fixtures.
- One-piece acrylic tub & shower enclosure with cap & pot light.
- Single handle, washerless faucets & pop-up drains.
- · Choice of custom wood & thermofoil flat panel vanity cabinetry.
- Exhaust ventilation through Heat Recovery Ventilator (HRV)
- · Choice of laminate countertop.
- · Choice of mirror or medicine cabinet.
- Insulated bathroom walls.

#### **PLUMBING**

- Water supply lines.
- · ABS drain piping.
- On site connection to your pressurized water line.
- · Optional on site basement plumbing.

#### **ELECTRICAL**

- 200-amp breaker style panel.
- Copper wiring.
- Designer overhead light fixtures.
- Heavy duty dryer & stove receptacles.
- · Door chime.
- Combination smoke/CO detectors on each level including basement.
- · Smoke alarm in each bedroom.
- Designer soffit pot or exterior lights & weatherproof exterior receptacles.
- Telephone & television outlets.
- Designer light switches & receptacles.
- Basement lights.
- · General electrical hook-up & permit.
- Low voltage lights where practical.

#### TRIM AND PAINT

- Deluxe oversize, white painted baseboard, doorframes &
- All interior walls painted white, optional designer colours available.

#### **FINISH HARDWARE**

- Designer finish interior & exterior door hardware including knobs & locksets.
- Privacy locksets for all bathrooms.

#### **INSULATION**

- R50 insulation in ceilings.
- R22 insulation in exterior walls.
- Full height R20 insulation in basement

#### **ENERGY SEALING AND HEATING**

- · Complete exterior house wrap.
- Unique airlock covering for electrical outlets & light fixture boxes.
- Closed cell sill plate gasket between home & foundation.
- Window frames foam sealed in place.
- · Seals on all exterior doors.
- · Heat Recovery Ventilator (HRV), ductwork & timers in bathrooms & kitchen.
- Full ductwork & gas or propane furnace.
- Optional upgrades; heat pump or air conditioner, forced air oil, electric or ground source heating system.
- Optional Energuide Rating or R2000 package.

#### **SOFFITS & FASCIA**

- Pre-finished aluminum soffits & fascia.
- Seamless aluminum eavestrough & downspouts.

#### **PLANS**

- Choose a Royal Homes plan or customise with your own ideas & lifestyle needs.
- · Complete set of custom plans provided for obtaining building permit.

#### SITE SERVICES

·Additional site services are available.

#### royal-e GREEN STANDARDS:

- Wood Construction a renewable resource.
- Sealing for the building envelope.
- · Low-voltage lighting where practical.
- Total recycling in-plant.
- • Engineered to economize material use & reduce waste.
- Insulation at R50 in ceiling, R22 in walls & full height R20 in basement.
- Insulation composed primarily of recycled glass & paper.
- Sealed window & door openings.
- · Carpet & tile selections with recycled components.

#### **UPGRADES AND OPTIONS**

In addition to these Standard Guidelines, there are many upgrade options available which can be seen at our Design Centres and on our Website at RoyalHomes.com

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### GREEN OPTIONAL UPGRADES

- ✓ ENERGUIDE, ENERGY STAR & R2000 DESIGN & RATING.
- ✓ HIGH EFFICIENCY FURNACE & AIR CONDITIONING.
- ✓ ZONE CONTROLLED HEATING.
- **✓** FORMALDEHYDE FREE INSULATION.
- **✓** BAMBOO FLOORS.
- **✓** BAMBOO WOOD CABINET DOORS.
- ✓ ENVIRO LUMBER PRODUCTS.
- **✓** GEO-THERMAL HEATING SYSTEMS.
- ✓ GREEN ROOF APPLICATIONS.
- **✓** MOULD RESISTANT DRYWALL.
- ✓ IN-FLOOR BASEMENT HEATING.

**✓** BACKUP GENERATOR.

✓ UNDERFLOOR BASEMENT INSULATION.





## royal-e

naturally. royal-e is a cultural thread within Royal