

# SPECIFICATIONS

## BACK2BACK TOWNHOMES



### FOUNDATION AND CONCRETE FLOORS

- Steel reinforced 8" concrete foundation walls
- Cement parging to exterior of exposed concrete walls
- Drainage layer system to exterior foundation walls
- Perimeter 4" drainage tile system
- 3" concrete basement floor with troweled finish
- Reinforced concrete garage floor with broom finish
- Soil gas control at foundation wall and floor intersections

### FRAMING

- 9' framed ceiling heights at the second floor level
- 8' framed ceiling heights at the ground and third floor levels
- Pre-Engineered floor joist and roof truss system
- Steel beams and teleposts as per plan
- 3/4" tongue and groove sheathing subfloor; glued, screwed and sanded
- Exterior wall (except garage) 2"x6" studs at 16" centers
- 2"x4" interior walls and 2"x6"/8" mechanical walls. Studs as per plan
- Basement exterior frost walls framed to floor with 2"x4" studs at 24" centres as per plan
- Party wall (between dwellings, all levels except basement and attic) two separate 2"x4" stud walls at 16" centres with sound deadening insulation and 5/8" fire-resistant gypsum board each side. Party walls at basement level to be 8" steel reinforced poured concrete; heights as per plan

### EXTERIOR FEATURES

- Front entry door system, contemporary design, clear glass insert c/w clear glass sidelight as per plan. Insulated door with weather stripping
- E-Star Zone 2 casement and fixed windows as per plan
- Oversized thermal sliding windows in basement as per plan
- Metal insulated garage entry door with weather stripping
- Sliding patio door or terrace swing door at balcony as per plan
- Steel sectional insulated overhead garage door with insulated glass inserts
- Garage door opener c/w keyless entry, one (1) remote and switch at garage man-door
- Second floor balcony with composite decking
- Brick / designer stone, vinyl siding, cement board panels/siding and precast sills, as per plan and elevation
- Prefinished aluminum soffits and fascia as per plan
- Pre-selected exterior designer elevation colour packages
- Architectural roof shingles with manufacturer's limited lifetime warranty
- Exterior house wrap, except garage
- Mailbox and civic address numbers

### INSULATION, DRYWALL AND PAINT

- R8.6 rigid insulation below footings and basement slab
- R22 insulation in all exterior walls, except garage
- R12 insulation in basement frost walls, with additional R12 continuous insulation behind frost walls
- R60 insulation in attic where height permits
- R32 in garage ceiling with floors above
- Expandable foam injection around windows and exterior doors
- 6 mm polyethylene vapour barrier
- Fully drywalled garage, taped with two coats of mud, unsanded
- Smooth finish on ceilings throughout
- Interior wood trim and doors to be white semi-gloss finish
- Wall paint is to be white latex flat finish. Latex semi-gloss for all bathroom and kitchen walls

### ROUGH-IN

- One CAT6 network outlets located as per plan, terminated with network connectors beside electrical panel
- Electrical panel located as per plan
- Laundry connections for future electrical washer and dryer as per plan
- Provision for dishwasher\*
- Water line for fridge\*

### ELECTRICAL SYSTEM

- 100 amp electrical breaker panel
- One exterior weather-protected outlet
- Smoke and CO<sub>2</sub> detectors as required by code
- Front door chime system
- Microwave and hood fan combination with 6" round duct to exterior
- Decora style light switches and outlets
- Electrical outlet in basement beside panel
- Draft-protected outlets at exterior ceilings and walls
- Contemporary fixture package throughout includes additional fixture upgrades:
  - Overhead lights in all bedrooms
  - Interior LED pot lights in foyer, lower hall and kitchen as per plan
  - LED pot lights over all ensuite shower enclosures and skirted bathtubs
  - Brushed nickel vanity lighting over all bathroom vanities
  - Exterior pot lights in soffit at overhead garage door, porch and balcony
  - Use of LED lightbulbs in compatible fixtures

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### PLUMBING FIXTURES AND ACCESSORIES

- Drain Water Heat Recovery (DWHR) unit
- PEX type interior water piping
- White bathroom fixtures
- Gas-fired tankless hot water heater (rental)
- Skirted tub in main bathroom as per plan
- Efficient-flush elongated toilet bowls
- 3 x 4 ceramic shower enclosures prefab base and clear glass swing door in primary bedroom ensuite as per plan
- Pressure-balanced mixing valves in all showers
- Unmount sinks in all bathroom vanities as per plan
- Chrome towel bars and tissue holders
- Bathrooms equipped with single-lever faucets
- Kitchen equipped with single-lever, pull-out spray faucet
- Designer undermount double-bowl stainless steel kitchen sink
- Shut-off valves under all sinks and toilets
- Laundry tub with faucet as per plan
- One frost-free lawn service faucet at garage

### HEATING AND VENTILATION

- 96% high efficiency gas-fired forced-air furnace system with electronic ignition and 2-stage burner with variable speed ECM fan
- Builder's standard central air conditioner, sized to unit type
- Heat Recovery Ventilator (HRV) interconnected to furnace
- Automatic flow-through style humidifier on furnace, sized to unit type
- Programmable digital thermostat
- All bathroom exhaust fans ventilated to exterior
- Ductwork power cleaned prior to occupancy

### CERAMIC AND FLOOR COVERING

- Ceramic wall tile, full height to ceiling around skirted bathtubs & shower enclosures (from builder's standard samples)
- Ceramic floor tile with underlay at foyer, powder room, kitchen, bathrooms and laundry room as per plan (from builder's standard samples)
- Ceramic backsplash tile in kitchen below upper cabinets (from builder's standard samples)
- Ceramic wall tiles in ensuite shower to ceiling
- Pre-finished oak hardwood flooring in second floor living area as per plan (choice of one stain from builders standard samples)
- 35 oz polyester carpeting w/ 7 lbs density underpad in upper hall, staircases and bedrooms (choice of 1 colour per plan from builder's standard samples)

### INTERIOR FINISHING

- Contemporary styled 1-3/8" interior doors, swing doors on all closets
- Contemporary 2-1/2" MDF window and door casing
- Contemporary 4-1/2" MDF baseboards
- MDF square edge stool mouldings at window sills (except kitchen)
- Solid oak handrails and spindles as per plan
- Oak nosing under all floor-mounted railings
- Oak capped half walls as per plan
- Quality crafted cabinets with 36" uppers in kitchen
- Soft close hardware on all cabinet doors and drawers
- 3/4" quartz countertops in kitchen and all bathrooms, seams as required for installation
- Over-the-range microwave/hood-fan cabinetry
- Refrigerator cabinet space 37" W x 72" H
- Full vanities in bathrooms including powder room
- Bank of drawers in ensuite vanity (if space permits) as per cabinet plan
- Satin finish lever style interior door hardware with privacy sets on primary bedroom and all bathroom doors
- Drywalled bench w/ oak cap and hooks on wall above in foyer as per plan

### LANDSCAPING

- Fully sodded lot in accordance with landscape plan
- Granular between units where applicable
- Asphalt paved driveway
- Pre-cast patio stone walkway
- Streetscape planting in accordance with landscape plan

### APPLIANCES

- Stainless steel microwave/hood fan combo

### WARRANTY

- One year warranty with Builder
- Seven year warranty with Tarion Warranty Program

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#### PLANS, SPECIFICATIONS AND MATERIALS ARE SUBJECT TO AVAILABILITY, SUBSTITUTION AND MODIFICATION WITHOUT NOTICE:

- 'As per plan' refers to working drawings submitted for building purposes or supplier's plans at time of construction which may vary from models, brochure elevation and plans
- Specifications may not apply to pre-built spec and inventory prior to this release
- No credit for the deletion of any standard item

#### THE BUILDER RESERVES THE RIGHT TO:

- Choose between alternatives listed in the specifications
- Substitute materials of an equal or better quality for those specified
- Exercise architectural control for all exterior finishes and has final approval of all colours

EFFECTIVE JANUARY 2024 Rev2

\* No connection included