

## —SPECIFICATIONS

## ZEN URBAN FLATS

**FOUNDATION**

- Steel reinforced concrete foundation walls
- Cement parging or approved builder finish to exterior of exposed concrete walls
- Drainage layer system to exterior foundation walls
- Perimeter 4" drainage tile system

**FRAMING**

- 9' high framed walls (ceiling heights throughout may be dropped / bulkheads added to accommodate the mechanical systems)
- Pre-Engineered floor joist and roof truss system
- Steel beams and teleposts as per plan
- Tongue and groove sheathing subfloor; glued, screwed and sanded
- Exterior walls 2"x6" studs at 16" centers
- Interior walls 2"x4" studs and mechanical walls 2"x6"/8" studs, at 16" centers
- Party wall (between dwellings, all levels except attic) two separate 2"x4" stud walls at 16" centres with sound deadening insulation and layer of fire-resistant gypsum board each side

**EXTERIOR FEATURES**

- Insulated metal front entry door with weather-stripping
- E-Star Zone 2 casement and fixed windows as per plan
- Sliding patio door at balcony / terrace as per plan
- Brick, 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 package
- Architectural roof shingles with manufacturer's limited lifetime warranty
- Exterior house wrap
- Civic address building and unit numbers

**INSULATION, DRYWALL AND PAINT**

- R22 insulation in all exterior walls above grade
- R60 insulation in attic where height permits
- Expandable foam injection around windows and exterior doors
- 6 mm polyethylene vapour barrier
- 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**

- Four CAT5E telephone outlets as per plan
- Four cable outlets as per plan
- Communication box for telephone and cable
- Laundry connections for stacked washer and dryer as per plan
- Water line rough-in for fridge

**ELECTRICAL SYSTEM**

- 100 amp electrical breaker panel located as per plan
- One exterior weather-protected outlet at balcony / terrace
- Smoke and CO2 detectors as required by code
- Front door chime system
- Microwave and hood fan combination with 6" round duct to exterior
- Decora light switches and outlets
- Brushed nickel vanity lighting over all bathroom vanities
- Arc fault breaker for bedroom outlets
- LED pot lights throughout as per plan
- LED pot light over all ensuite shower enclosures and skirted bathtubs
- Use of LED lightbulbs in all compatible fixtures
- All front entry exterior lights connected to public photo cell

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**PLUMBING FIXTURES AND ACCESSORIES**

- PEX type interior water piping
- White bathroom fixtures
- Efficient-flush elongated toilet bowls
- Gas-fired high efficiency tankless water heater (rental)
- Skirted tub in main bathroom as per plan
- Undermount sinks in all bathroom vanities as per plan
- Chrome towel bars and tissue holders
- 3 x 4 ceramic shower enclosure with prefab base and clear glass sliding door in primary bedroom ensuite as per plan
- Pressure-balanced mixing valves in all showers
- Bathrooms equipped with single-lever faucets
- Kitchen equipped with single-lever, pull-out spray faucet
- Designer undermount stainless steel kitchen sink
- Shut-off valves under all sinks and toilets

**HEATING, VENTILATION AND AIR CONDITIONING**

- Hydronic air handler with high efficiency fan motor & exterior AC condensing unit
- Programmable digital thermostat
- Energy Recovery Ventilator connected to bathroom exhausts
- 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 entrance and bathrooms as per plan (from builder's standard samples)
- Ceramic backsplash tile in kitchen below upper cabinets (from builder's standard samples)
- Vinyl plank flooring in living/dining, kitchen, breakfast, den and bedrooms as per plan (from builder's standard samples)
- Vinyl plank flooring in mechanical / electrical rooms and closets where space permits (from builder's standard samples)

**INTERIOR TRIM, RAILING, CABINETS AND HARDWARE**

- Contemporary styled 1-3/8" interior doors, swing doors on closets as per plan
- 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 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 34" W x 70" H
- Full vanities in all bathrooms as per plan
- Satin finish lever style interior door hardware with privacy sets on primary bedroom and all bathroom doors

**LANDSCAPING**

- Streetscape planting in accordance with landscape plan

**APPLIANCES**

- Builder (6 piece) appliance package: stainless steel refrigerator, stove, dishwasher, microwave/hood fan combo, stacked washer and dryer (white)

**WARRANTY**

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

**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 MAY 2024