

SPECIFICATIONS

SINGLE-FAMILY HOMES & SEMIS



FOUNDATION AND CONCRETE FLOORS

- Steel reinforced 8" thick concrete foundation walls
- Cement parging to exterior of exposed concrete walls
- Drainage layer system to exterior foundation walls
- Perimeter 4" drainage tile system
- Concrete basement floor 3" with troweled finish
- Reinforced concrete garage floor with broom finish

FRAMING

- 9' framed ceiling heights at the ground floor level
- 8' framed ceiling heights at the second floor level
- Pre-Engineered floor joist and roof truss system
- Steel beams and teleposts as per plan
- Sub-floor 3/4" tongue and groove sheathing, glued, nailed, sanded and screwed down
- Underlay 5/8" added to sub floor under ceramic tile
- Exterior wall (except garage) 2"x 6" studs at 16" centers
- Interior walls 2"x 4" and 2"x 6"/ 8" mechanical walls. Studs as per plans
- Basement exterior walls framed to floor with 2"x 4" studs at 24" centres, as per plan

EXTERIOR FEATURES

- **Front entry door system, insulated door with weather-stripping contemporary design, full lite frosted glass insert complete with full lite clear side lite panels, where plan permits**
- Low e-argon casement and fixed windows as per plan
- Oversized low e-argon thermal sliders in basement as per plan
- Garage man door, metal insulated with weather-stripping
- Sliding patio door as per plan
- **Steel sectional insulated overhead garage door with insulated glass inserts**
- **Exterior finishes:**
Brick designer stone (as per plan), vinyl siding, vinyl shakes and cement board (as per plan), contemporary stone (as per elevation)
- **Architectural roof shingles with manufacturer's lifetime warranty**
- Exterior house wrap, except garage
- Mail box and civic address numbers

INSULATION, DRYWALL AND PAINT

- R22 insulation in all exterior walls, except garage
- R12 insulation in basement walls, R12 continuous 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 with 1/2" gypsum and one coat finish**
- **Smooth finish on first and second floor's ceilings**
- Interior wood trim and doors to be white semi-gloss finish

ROUGH-IN

- **Five cat 5 telephone outlets as per plan, includes basement**
- **Five cablevision outlets as per plan, includes basement**
- **Communication panel and electrical panel located as per plan**
- Central vacuum system rough-in to basement
- Provision for dishwasher
- 3-piece bathroom rough-in in basement (pre-determined location)
- Laundry connections for future electrical washer and dryer as per brochure
- Copper and electrical line set with no final connections for future air conditioner
- Gas line for future BBQ
- **Gas line for stove***
- **Water line for fridge***

ELECTRICAL SYSTEM

- **100 amp electrical breaker panel**
- Outlet for future garage door opener
- Two exterior weather-protected outlets
- Smoke and CO₂ detectors as required by code
- Front/rear door chime system
- **Stainless steel chimney hood fan**
- Decora style light switches and outlets
- Electrical outlet in basement beside panel
- Draft protected exterior ceiling and wall outlets
- **Exterior electrical outlet in soffit for future holiday lights**
- **Contemporary fixture package through-out includes additional fixture upgrades:**
 - » **Light fixture in dining room**
 - » **Capped switched outlet in living room**
 - » **Overhead lights in all bedrooms, including Master**
 - » **Interior LED pot lights in kitchen and main hall as per plan (10)**
 - » **LED pot light over all ensuite shower enclosures and main bath tubs**
 - » **Brushed nickel-like vanity lighting over all bathroom vanities**
 - » **Exterior light fixture at back door**
 - » **Exterior LED pot lights in soffit over garage door and at front porch (4 total)**
 - » **Use of LED light bulbs in compatible fixtures**

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)**
- **Freestanding tub in master ensuite bathroom (as per brochure)**
- **Efficient-flush elongated toilet bowls**

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- **Skirted tub in main bathroom (as per brochure)**
- **3 x 4 ceramic shower enclosures pre-fab base with clear glass pivot door in master bedroom ensuite (as per plan)**
- Pressure balanced mixing valves in all showers
- China sinks in all bathroom vanities; as per brochure
- **Full vanity cabinets in powder room as per brochure**
- **Chrome towel bars and tissue holders**
- **Bathrooms equipped with single lever contemporary faucets**
- **Kitchen equipped with contemporary single lever, pull out spray faucets**
- **Designer undermount double-bowl stainless steel kitchen sink**
- Shut off valves under all sinks and toilets
- Laundry tub with faucet; location per brochure
- Two frost-free lawn service faucets; at garage and rear exterior

HEATING, VENTILATION AND FIREPLACE

- **96% high efficiency gas fired forced air furnace system with electronic ignition and 2-stage burner with variable speed ECM fan**
- **Heat Recovery Ventilator (HRV) interconnected to furnace**
- Programmable digital thermostat
- Exhaust fans in all bathrooms vented to exterior
- Ductwork sized for future central air conditioning
- **Duct sealing**
- **Ductwork power cleaned prior to occupancy**
- **Clean face gas fireplace with contemporary rock/burner package (4" black tile surround) and 60" oak beam mantle over fireplace**

CERAMIC AND FLOOR COVERING

- Full height ceramic wall tiles around skirted bathtub in main bathroom
- Ceramic floor tile at front entrance, powder room, kitchen, bathrooms, mud room/finished laundry as per plan
- Ceramic kitchen backsplash
- **Pre-finished oak hardwood flooring in the main floor living areas, as per plan (choice of one stain from builder standard samples)**
- **35 oz polyester carpeting in all bedrooms, upper hall, staircases and finished Rec Room in basement (choice of one colour from builder's standard samples)**
- 7 lbs density underpad

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**
- Solid oak handrails and spindles as per plan
- **Oak nosing under all floor mounted railings**
- Oak capped half walls as per plan
- **Quality crafted kitchen and bathroom cabinets with 36" uppers in kitchen**
- **Soft close hardware on all cabinet doors/drawers**
- **3/4" quartz countertops in kitchen and powder room with undermount sink**
- **Full depth pantry (as per plan); refer to cabinet layouts**
- **Microwave cabinet/shelf with finished interior**
- Refrigerator cabinet space 37" W x 72" H
- **Full vanities in all bathrooms**
- **Bench with oak cap and drywalled front in mudroom/entry, complete with hooks on wall above (as per plan)**
- **24" laundry room upper cabinets (as per plan)**
- Bank of drawers in ensuite vanity (if room permits) as per cabinet plan
- **Satin finish lever style interior door hardware with privacy sets in main bathroom, powder room, master bedroom and ensuite bath**
- **Finished Rec Room in basement as per plan**

LANDSCAPING

- Fully sodded lot in accordance with landscape plan
- Asphalt paved driveway
- Pre-cast patio stone walkway
- Streetscape planting in accordance with landscape plan

APPLIANCES

- **Builder will provide a stainless steel canopy chimney hood fan**

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 inventory prior to this release and Energy Star features are subject to change pending the requirements at time of unit registration
- 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 OCTOBER 1, 2020

* May not apply to built spec/inventory homes