

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
- 4" perimeter drainage tile system
- 3" concrete basement floor with troweled finish
- Reinforced concrete garage floor with broom finish

FRAMING

- 9' framed ceiling heights at the ground/main 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"x6" studs at 16" centers
- 2"x4" interior walls and 2"x6"/8" mechanical walls. Studs as per plans
- 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; height as per plans

EXTERIOR FEATURES

- Front entry door system, contemporary design, full lite frosted glass insert complete with two full clear side lite panels, insulated door with weather-stripping
- E-Star Zone 2 casement and fixed windows as per plan
- Oversized thermal sliders in basement as per plan
- Garage man-door, metal insulated with weather-stripping
- Sliding patio door at rear 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
- Brick, vinyl siding/cement board and contemporary stone pre-cast sills (as per plan)
- Prefinished soffits and fascia as per plan
- Pre-selected exterior designer elevation colour packages
- Architectural roof shingles with manufacturer's lifetime warranty
- Exterior house wrap, except garage
- Mail box and civic address numbers

INSULATION, DRYWALL AND PAINT

- Rigid insulation below footings and basement slab (R8.6)
- 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 with 1/2" gypsum and one-coat finish
- Smooth finish on ground/main and second floor 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 CAT6A and Five CAT6 network outlets wired to communication panel as per plan
- Communication panel and electrical panel located in mechanical room
- Central vacuum system rough-in to garage
- Provision for dishwasher
- Laundry connections for future electrical washer and dryer as per plan
- Gas line for future BBQ*
- Gas line for stove*
- Water line for fridge*

ELECTRICAL SYSTEM

- 200 amp electrical breaker panel
- Two exterior weather-protected outlets
- Smoke and CO₂ detector as required by code
- Front/rear door chime system
- Microwave and hood fan combination, 6" duct to exterior
- Decora-style light switches and outlets
- Electrical outlet in basement beside panel
- Draft-protected exterior ceiling and wall outlets
- One (1) USB (Type A & Type C) / Electrical Outlet located in Kitchen backsplash
- Exterior electrical outlet in soffit for future holiday lights
- Contemporary fixture package throughout includes additional fixture upgrades:
 - » Light fixture in dining 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 bathtubs
 - » Brushed nickel-like vanity lighting over all bathroom vanities
 - » Exterior light fixture at rear doors

- » Exterior pot lights in soffit over garage door and porch (2 at garage, 2 at porch)
- » Use of LED lightbulbs 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)
- Skirted tub in main bathroom (as per plan)
- Free standing tub in the ensuite (as per plan)
- Efficient-flush elongated toilet bowls
- 3 x 4 ceramic shower enclosures pre-fab base with clear glass swing door in ensuites (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 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; location as per plan
- 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
- 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 sized for central air conditioning
- Ductwork power cleaned prior to occupancy

CERAMIC AND FLOOR COVERING

- Full height ceramic wall tiles around skirted bathtub in main bathroom (from builder's standard samples)
- Ceramic floor tile at front entrance area, powder room, kitchen, main and ensuite bathroom, finished laundry (from builder's standard samples) as per plan
- Ceramic backsplash in kitchen (from builder's standard samples)
- Ceramic wall tiles in ensuite shower to ceiling
- Pre-finished oak hardwood flooring in main floor living area, as per plan (choice of one stain from builders standard samples)
- 35 oz polyester carpeting in upper hall, staircases, bedrooms and lower level living areas (choice of 1 colour per plan 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 cabinets with 36" uppers
- 3/4" Quartz countertops in kitchen and all bathrooms with undermount sink
- Full-depth pantry as per plan; refer to cabinet layouts
- Over-the-range microwave/hood-fan cabinetry
- Refrigerator cabinet space 37" W x 72" H
- Full vanities in bathrooms
- Pedestal sink or vanity in powder room (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
- Soft-close hardware on all cabinet doors and drawers

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

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 AUGUST 14, 2021

- * No connection included