



# Specifications

## Foundations and Concrete Floors

- Concrete foundation walls: minimum 8" with reinforcing steel bars
- Drain tile: 4" perforated, around perimeter of foundation
- Basement floor: 3" concrete with trowel finish
- Garage floor: 4" concrete with broom finish
- Platon drainage system on exterior foundation walls of living areas (waterproofing)
- Cement parging on external exposed foundation walls

## Structural

- Triple sill plates on foundation
- Engineered steel posts and beams (as per plan)
- Floor joists: pre-engineered system at maximum of 19.2" centers
- Floor sheathing: Designed with 5/8" OSB tongue and groove sheathing, upgraded to 3/4" OSB on site (increases floor stiffness); nailed and screwed to joists, sanded at joints
- Ceilings: 9' on main floor, 8' on 2nd floor
- External wall construction: 2"x6" kiln dried studs at 16" centers with 7/16" exterior OSB sheathing
- Internal wall construction (typical): 2"x4" kiln dried studs at 16" centers with 1/2" drywall
- Perimeter basement walls: interior framed to floor, 2"x4" kiln dried studs at 24" centers
- Roof trusses: manufactured as per engineered designs with full height heel for better insulation
- Roof sheathing: 7/16" OSB with 'H' clips
- Rear deck: 4'x7' pressure treated with steps to grade (reduced in some cases due to design)

## Exterior Finishes

- **Front elevation: 3' to 4' of brick with remainder in James Hardie Plank® Lap Siding**
- **Side and rear elevations: James Hardie Plank® Lap Siding**
- Soffit and fascia: aluminum, maintenance free, standard colour selections
- Porch posts: Hardie Trim® with base and cap detail
- Asphalt shingles: self-sealing, high grade complete with manufacturer's limited lifetime warranty
- Roof underlay: upgraded from felt to synthetic
- **Roof vents: "Maxx" style raised vents, high efficiency**

## Insulation and Vapor Barrier

- Exterior wall: R24 fiberglass batt
- Ceiling insulation: R60 blown fiberglass
- Cathedral ceilings: R31 Fiberglass batt
- Garage ceilings: when finished room above, R31 1/2 lb spray foam
- Basement walls: R6 continuous insulation against foundation, Roxul batt between studs
- Headers: 2lb closed cell spray foam covered in Roxul batt
- Vapor barrier: 6 mil. polyethylene, continuous
- Caulking: all exterior walls at 2"x6" wall plates and at double studs

## Windows & Exterior Doors

- Windows: ENERGY STAR certified (Low-E & Argon gas), thermal seal, double glazing, screens on operable windows
- Front door: 2/3 clear glass, steel clad, insulated and colour painted with weather stripping and aluminum sill
- Front door options: choice of 34" wide front door with 12" colour painted side light and transom OR 36" wide front door with 12" transom
- Front door hardware: satin chrome Weiser hardware and dead-bolt
- **Standard colour options for front window & door frames at no additional cost**
- Patio door: double glazed sliding 6' wide with sealed thermal units and sliding screen door (as per plan)
- **Basement windows: 2x egress windows: two-pane 56" x 32" with thermal sliders and screens**
- **Garage door(s): embossed steel, sectional, insulated (R-12) overhead garage door(s) with choice of factory finished colours**

## Cabinets & Countertops

- **Cabinet finishes: white oak or birch in 30+ stain options, thermoplastic MDF in white matte, or white polyester shaker-style**
- **Cabinet hardware: all drawers and cabinets (excluding corner cabinets) come with Blum soft-close hardware**
- **Cabinet mouldings: matching light valance**
- **Kitchen: 36" upper cabinets, bulkhead trim, deep cabinet above fridge, 3 pots & pans drawers & 4 regular drawers**
- Microwave shelf or under cabinet bracket in kitchen with dedicated electrical outlet
- **Kitchen countertops (including island): granite available as standard from builders' selection, comes with choice of 3 standard edge profiles**
- Bathroom countertops: laminate
- Powder room: choice of cabinet with sink OR pedestal sink
- **Laundry Room: 5' upper cabinet above washer and dryer**

## Flooring & Wall Ceramics

- Carpet: 36oz poly broadloom with 9mm foam under pad on stairs, hallways to bedrooms, and in all bedrooms
- **Hardwood flooring: choice of 4" white oak or maple engineered hardwood with traditional or modern stain colours**
- **Laminate: choice of 4-1/2" laminate in traditional or modern colours**
- **Ceramic flooring: in kitchen, mud/laundry room, front entrance and all bathrooms (with 5/8" plywood underlay or with Schluter®-DITRA underlay)**
- **Master ensuite bathroom shower waterproofing: Schluter®-KERDI-SHOWER-KIT**
- Kitchen back splash: ceramic tile in kitchen up to hood fan and up to upper cabinets (where applicable)

## Interior Finishes

- **Interior doors: choice of colonial or modern styles**
- **Baseboards and trim: choice of colonial or modern styles**
- Main floor windows: window ledge mouldings
- Baseboards and casings: caulked prior to painting
- **Swing doors on all closets**
- Door hardware: satin chrome finish, door knobs on interior doors, privacy sets on all bathrooms and master bedroom
- Mirrors in all bathrooms
- Handrails, posts and spindles: white oak stained to client selection, choice of colonial or modern styles
- White painted MDF caps on half walls
- **Paint colours: choice of 2, including 1 accent wall**
- Paint specs: 3 coats of latex paint on all interior walls in kitchen/breakfast area and bathrooms as well as all trim and doors; 1 primer and 2 satin finish coats for all other walls
- **Ceilings: smooth ceilings throughout (no stipple)**
- Linen closets and pantry: 5 shelves (where applicable)
- Closets: single rod with shelf in all closets

## Plumbing

- Bathroom fixtures: standard white
- Sinks: porcelain in all bathroom vanities with Moen single lever faucets
- **Master ensuite vanity: comes with 2 sinks**
- **Master ensuite shower: 4'x3' acrylic base with 3 ceramic walls and 1 custom glass wall**
- **Master ensuite tub: choice of fiberglass soaker tub with 2 rows full wall tiles around tub OR upgrade master ensuite to 5'x3' acrylic base with 2 custom glass walls and 2 ceramic walls**
- **Main bathroom tub: 5' acrylic with shower head and full height ceramic wall tiles**
- Constant pressure, variable temperature water valves in all showers
- **Waste water heat recovery (except estate lot bungalows)**
- Toilets: low flush, water conserving
- **Kitchen sink: Undermount double stainless steel with single lever Moen faucet and pull-out vegetable spray**
- Dishwasher: rough-in plumbing with separate shut-off valve
- Shutoff valves for ALL plumbing fixtures
- Hot water tank: gas fired, on-demand (rental)
- Hose bibs: 2 exterior frost free hose bibs – 1 in garage and 1 at rear
- Laundry area: washer and dryer connections with hot and cold water taps
- **Basement bathroom rough in: 3-piece rough-in (Urban lots only)**
- **Water softener & ferrox treatment system (Estate lots only)**
- Sump pump (Estate Lots only)
- Water well with submersible pump (Estate lots only)
- Septic tank and bed as per approved engineer report (Estate lots only)

## Electrical

- Service: 100-amp with 32 circuit breaker panel and copper wiring throughout
- Switches & plugs: white Decora style
- **LED pot lights – exterior: 1 at front door, 1 per garage bay**
- **LED pot lights – interior: 4 in kitchen, plus 1 over the sink on a separate switch**
- **Range hood fan: stainless steel chimney style, vented to exterior**
- **Pendant lights: 2 capped outlets over kitchen island, on separate switch**
- Washer, dryer and stove: heavy duty 220volt receptacle for dryer and stove, and a 110volt outlet for a washer
- Dishwasher: Rough-in wiring on separate circuit breaker
- **USB outlets: 1 in kitchen and 1 in master bedroom**
- **Ceiling fan: controlled electrical outlet in master bedroom for future ceiling fan**
- Bedrooms (all): ceiling fixtures
- Smoke detectors and/or CO2 detectors with strobes on each level and in all bedrooms
- Electric door chimes
- **Laundry room: occupancy sensor**
- **Main bathroom(s): GFC nightlight**
- Dining room: capped ceiling outlet
- **"Smart Wires" prewire: 5 locations with 1 RG6 and 1 CAT6, and 2 telephone CAT5 connections wired to 8-port gigabit switch mounted in a "SmartHome Panel"**
- Central VAC: rough-in in finished walls
- Garage: electrical outlet(s) for future garage door opener(s)
- Exterior waterproof outlets: 1 at front and 1 at rear, on ground fault breaker
- **Driveway lamp posts: 2 black posts at end of driveway (Estate Lots Only)**

## Heating and Ventilation

- Furnace: single stage, 96% high-efficiency, ECM, gas-fired, forced air
- HRV: 75% sensible efficiency, 3 high speed settings, 70-120 CFM
- **Fireplace: direct-vent gas fireplace on outside wall with choice of black trim kit OR painted white MDF mantle**
- Bathroom exhaust fans: separately switched, vented to exterior
- Dryer: vented to exterior

## Miscellaneous

- **ENERGY STAR Certification**
- **"Haven" Fire Suppression System in Kitchen**

## Landscaping

### Urban Lots:

- Tree planting as per City approved landscape plans
- Driveway: asphalt paved
- Walkway: Patio slab at front entrance as per landscape plan
- Yard: Fully sodded front, side, and rear with nursery grown sod

### Estate Lots:

- 100' set back from property line
- 25' rear and sides graded to natural grade
- Septic system at front of house
- 12' wide driveway
- 20' wide culvert at entrance
- 20' deep driveway pad for each Garage door

All colour and finishing selections are to be made from builder's samples. Purchaser can choose from the Builder's exterior colour packages. The builder reserves the right to make the final selection in order to achieve desirable streetscapes. The purchaser understands that variations in colour and shade uniformity may occur and that colours, patterns, and availability of samples displayed in the Sales Presentation Center and Model Homes may vary from those available at time of colour selection. Plans, Specifications & Materials are subject to Availability, Substitution & Modification without Notice E & OE