

SPECIFICATIONS

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
 - Radon gas under slab venting rough-in, capped in unfinished area for future connection

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
- 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"x 6"/8" mechanical walls. Studs as per plan
 - Basement exterior frost walls framed to floor with 2"x4" studs at 24" centers as per plan
- Party wall (between dwellings, all levels except basement and attic) two (2) separate 2"x 4" 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

- Contemporary full slab wood grain fiberglass front door with clear glass sidelight or peep hole as per plan
- E-Star Zone 2 casement and fixed windows as per plan, with operating limiters as per code
- Oversized thermal sliding windows in basement as per plan
- Metal insulated garage entry door with weather stripping
- Sliding or swing patio door at rear as per plan
- Steel sectional insulated overhead garage door
 - Garage door opener with keyless entry, one (1) remote and switch at garage man-door (one opener for each overhead garage door)
- Brick/designer stone, vinyl siding, fiber cement 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

APPLIANCES

- Stainless steel microwave/hood fan combo

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 insulation in garage ceiling with floors above
- R22 closed cell spray foam insulation in main floor rim board
- Spray foam insulation around window and exterior door frames
 - 6 mm polyethylene vapour barrier
- Strict air tightness requirements, verified by third party blower door test
 - 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 to be white latex flat finish. Latex semi-gloss for all bathroom and kitchen walls

ROUGH-IN

- Four (4) CAT6 network outlets located as per plan, terminated in structured media center
- 3-piece bathroom rough-in in basement (placed within 12" of predetermined future final fixture location)
- Laundry connections for future electrical washer and dryer as per plan
- Provision for dishwasher*
- Water line for fridge*
- Gas rough-in for future stove and BBQ*

ELECTRICAL SYSTEM

- 100 amp electrical breaker panel, located as per plan
- Four (4) exterior weather protected outlets
- Smoke and CO₂ detectors as required by code
- Front door chime system
- Decora style light switches and outlets
- Electrical outlet in basement beside panel
- Electrical outlet with USB connections in kitchen backsplash
- Switched outlet in soffit for holiday lights
- Draft protected outlets at exterior ceilings and walls
- Contemporary fixture package throughout includes additional fixture upgrades:
 - » Light fixture in dining room
 - » Overhead lights in all bedrooms
 - » Interior LED pot lights in foyer, lower hall and kitchen as per plan
 - » LED pot light over all shower enclosures and skirted bathtubs
 - » Brushed nickel vanity lighting over all bathroom vanities
 - » Exterior wall mounted light fixture at rear door
 - » Exterior pot lights in soffit at overhead garage door, porch and second floor front roof
 - » 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)
- Freestanding tub in primary bedroom ensuite as per plan
- Efficient-flush elongated bowl toilets
- Skirted tub in main bathroom as per plan
- 3' x 4' ceramic shower enclosures including prefab base and clear glass swing door in primary bedroom ensuite as per plan
- Pressure balanced mixing valves in all showers
- Undermount 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
- 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
- Wi-Fi connected smart digital thermostat
- All bathroom exhaust fans ventilated to exterior
- Microwave and hood fan combination with 6" round duct to exterior
- Ductwork power cleaned prior to occupancy

CERAMIC AND FLOOR COVERING

- Ceramic wall tile, full height to ceiling around skirted bathtubs and shower enclosures**
- Ceramic floor tile with underlay at foyer, mud room, finished laundry room, kitchen and bathrooms as per plan**
- Ceramic backsplash tile in kitchen below upper cabinets**
- Pre-finished oak hardwood flooring in main floor living areas as per plan (choice of one stain)**
- 40 oz polyester carpeting with 7 lbs density underpad in upper hall, staircases, bedrooms, lofts and finished basement areas (choice of one colour)**

LANDSCAPING

- Fully sodded lot in accordance with landscape plan
- Cedar deck and steps with cedar railing at ground floor patio door
- Granular between units where applicable
- Asphalt paved driveway
- Pre-cast patio stone walkway
- Streetscape planting in accordance with landscape plan

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 complete with filler to ceiling
- Soft close hardware on all cabinet doors and drawers
- 3/4" quartz countertops in kitchen and all bathrooms
- Full depth pantry as per plan, refer to cabinet layout
- Over-the-range microwave/hood-fan cabinetry
- Refrigerator cabinet space of 37" W x 72" H complete with 24" deep upper cabinet above
- Full vanities in all bathrooms including powder room
- Bank of drawers in ensuite vanity (if space permits) as per cabinet layout
- Satin finish lever style interior door hardware with privacy sets on primary bedroom and all bathroom doors
- Millwork bench with wall hooks above in entry/mud/laundry as per plan
- Finished rec room in basement as per plan

WARRANTY

- One year warranty with the Builder for defects in workmanship and materials, in accordance with Tarion New Home Warranty
- Two year coverage for major systems (electrical, plumbing, heating delivery/distribution) and water penetration through the envelope
- Seven year coverage for Major Structural Defects (MSD) as defined by Tarion "Major Structural Defect Warranty Interpretation Guideline"

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

* No connection included

** Selection from Builder's standard samples

• Denotes manufactured or assembled (partially or fully) in Canada

• Denotes energy efficiency

EFFECTIVE MAY 2026 Rev0