

SPECIFICATIONS

URBAN TOWNS



STRUCTURE

- ★ R-60 blown insulation in attic (R-40 in cathedral)
- ★ R-32 insulation in garage ceiling under second floor
- ★ R-24 insulation in exterior wall with 1/2" gypsum drywall
- ★ R-24 insulation to 6" above basement floor (external wall only)
- ★ R-10 rigid insulation under basement slab
- ★ Foam injection around the windows and exterior doors
- ★ Spray foam at basement headers and at perimeter of garage drops
- ★ Pre-engineered floor system
- ★ Waterproofing: Platon system membrane on exterior foundation walls
- ★ High performance 3/4" T&G OSB subfloor, nailed, sanded, screwed and glued
- ★ Exterior sheathing on kiln dried 2" X 6" studs at 16" centers on external walls and 2" X 6" studs and 2" X 4" studs on internal walls
- ★ Fully drywalled garage with one coat finish
- ★ Party wall between units
 - Poured 20" concrete footings
 - Poured 8" concrete foundation walls with steel reinforcement
 - Poured 4" reinforced concrete garage floor with broom finish
 - Poured 3" concrete basement floor with troweled finish
 - Prefabricated roof trusses at 24" centers
 - 6 mil polyethylene vapour barrier
 - Cement parging to exposed portion of foundation wall (externally)
 - 2" X 4" basement studs framed full height at 24" centers (external walls only)

- 4" diameter perimeter drainage system with clear stone coverage
- Roof sheathing: 7/16" OSB sheathing with "H" clips

MECHANICAL & PLUMBING SYSTEMS

- ★ 96% high efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills
- ★ Dedicated HRV* (Heat Recovery Ventilator)
- ★ Drain Water Heat Recovery Unit
- ★ Digital programmable thermostat
- ★ High efficiency condensing tankless hot water heater (rental)
- ★ Pex-type water pipes
- ★ Shut off valves under all sinks and toilets
 - All ducts are cleaned prior to occupancy
 - Heating ducts sized for future air conditioning
 - 100 amp electrical breaker panel & copper wiring

ROUGH-IN

- ★ Gas ready package includes BBQ and stove rough-in with 120v outlet at stove
- ★ Smart wiring package includes 4 RG-6 quad shielded cable ports, 4 RJ-45 Cat-5E telephone outlets, 1 network connection centre, and a 2" PVC conduit from basement to attic for future wiring
- ★ Future dishwasher and central vacuum rough-in
 - Water line rough-in for fridge
 - Central air rough-in

BATHROOMS

- ★ Faucet collection by Delta
- Bank of drawers or medicine cabinet in master bedroom ensuite* (as per plan)
- Rectangular drop in basin in vanities*
- Water pressure equalizer (scald guard) in all showers
- Vanity in powder room or pedestal sink (as per plan)
- Chrome paper holder, towel ring, bar and white plumbing fixtures
- Upgraded lighting in all bathrooms
- Low flush water-saver toilet complete with elongated bowl and soft close seat
- Upgraded vanity size beveled mirrors

KITCHEN

- ★ Canopy style chimney hood fan exhausted to the outside
- ★ 2 pendant lights over island or breakfast bar
- ★ European designed cabinetry with taller 36" upper cabinets in kitchen
- ★ Potlights in kitchen (as per plan)
- Pots and pans drawers
- Double bowl stainless steel sink with vegetable spray
- Ceramic backsplash
- Breakfast bar (as per plan)

INTERIOR FINISHING DETAILS

- ★ LED light bulbs in all compatible fixtures
- ★ Hardwood flooring in living, dining, great room and main floor hall (as per plan)
- ★ Quartz or granite countertops throughout
- ★ Soft close drawers throughout (as per plan)
- ★ 9ft ceilings on main floor (Kitchen/Great Room level)
- ★ Ceramic flooring in entrance, kitchen and bathrooms

- ★ Smooth ceilings throughout
- ★ Solid oak modern style railings
- 40 oz. quality nylon broadloom with tough-back chip foam underpad
- Laundry tub supplied with swinging spout and double handles
- Brushed nickel-type finish of high-quality interior door hardware, including privacy sets for bathroom and master bedroom
- Cambridge style bifold/slider closet doors (as per plan)
- Trim and doors to be white semi-gloss finish
- Painted caps on half-walls
- Upgrade large colonial trim, baseboard, windows and door casing
- Stoop mouldings on all windows
- Linen closet with 5 shelves (as per plan)
- Décora light switches and plugs
- All bedrooms have ceiling light fixtures
- Chandelier in foyer (as per plan)
- Capped outlet in dining room for future chandelier (as per plan)
- Smoke detector on each floor and CO detector on bedroom floor
- Electrical outlet in garage for automatic door opener
- Oak floor nosing underneath balustrades & painted wood stringers
- Upgrade Diamond Matte wall paint - choice from standard samples

EXTERIOR

- ★ Low-E Argon Zone 3 casement windows
- ★ Limited lifetime warranty asphalt shingles
- Brick, vinyl siding, aluminum fascia as indicated on drawing (exterior colour package pre-assigned by builder architect)
- Front entrance grip set with deadbolt
- Sealed porches and garage floor
- Front door chime
- 1 hose bib
- Steel insulated sectional garage door including windows
- Insulated exterior fiberglass door with weatherstripping

LANDSCAPING

- Architecturally designed streetscaping and landscaping
- Fully sodded lot
- Asphalt paved driveway
- Precast patio stone walkway from driveway to front door

WARRANTY COVERAGE

Homes are covered by a builder warranty and the 7-year Tarion Warranty Program, prepaid by vendor.

- ★ Signature Standards
 - ★ Energy Star Efficient
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* May not apply to pre-built inventory or previously sold homes. Specifications & materials are subject to availability, substitution & modification without notice E & O.E. January 11, 2021.
