



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

- Double sill plates on foundation
- Engineered steel posts and beams (as per plan)
- Floor joists: pre-engineered system at maximum of 19.2" on centre
- Floor sheathing: Designed with 5/8" OSB tongue and groove sheathing, upgraded to 3/4" OSB on site (increases floor stiffness); screwed & glued to joists, sanded at joints
- Ceilings: 9' on main floor, 8' on 2nd floor
- Detached home external wall construction: 2"x6" kiln dried studs at 16" centers with 1-11/16" exterior insulated structural sheathing
- Townhome external wall construction: 2"x6" kiln dried studs at 16" centres with 7/16" exterior OSB sheathing
- Internal wall construction (typical): 2"x4" kiln dried studs at 16" centres with 1/2" drywall
- Perimeter basement walls: interior framed to floor, 2"x6" kiln dried studs at 24" centers
- Roof: trusses manufactured as per engineered designs with full height heel for better insulation & 7/16" OSB sheathing with 'H' clips
- Rear deck: 4'x7' pressure treated with steps to grade (modified in some cases due to design)

Exterior Finishes

- **Front elevation: 3' to 4' of brick skirt & pillars on each side of garage door with remainder in James Hardie Plank® Lap Siding**
- **Side and rear elevations: James Hardie Plank® Lap Siding**
- Soffit and fascia: aluminum, standard colour selections
- Porch posts: White PVC with base and cap or Cedar with clear coat
- Asphalt shingles: self-sealing, high grade architectural design
- Roof underlay: upgraded from standard felt to premium product
- Roof vents: "Maxx" style raised vents, high efficiency
- **Townhomes: Eavestroughs included**

Insulation and Vapor Barrier

- **Detached Home Exterior wall: R5.6 continuous, R20 fiberglass batt**
- Townhome Exterior Wall: R24 fiberglass batt
- Ceiling insulation: R60 blown fiberglass
- Cathedral ceilings: R31 fiberglass batt
- Exposed floors: R31 Spray Foam
- Garage ceilings with finished room above: R31 1/2 lb spray foam
- **Basement walls: R6 continuous insulation against foundation, Roxul R22 batt between studs**
- **Townhome basement floors: R5 underslab insulation**
- Headers: 2lb closed cell spray foam covered in Roxul batt
- Windows & Doors: spray foamed around perimeter
- 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 std styles with clear glass, insulated, steel clad, exterior colour painted with weather stripping & aluminium sill**
- Front door options: choice of 34" wide front door with 12" clear glass side light and transom OR 36" wide front door with 12" transom
- Front door hardware: satin chrome Weiser hardware and dead-bolt
- **Detached homes: Standard colour options for window & exterior door frames on ALL sides & transom windows included above garage door(s)**
- Patio door: double glazed sliding 6' wide with sealed thermal units and sliding screen door (as per plan)
- **Basement windows: egress, two-pane 56"x 32" with thermal sliders and screens (2 in detached homes, 1 in townhomes)**
- Garage door(s): embossed steel, sectional, insulated (R-12) overhead garage door(s) with choice of factory finished colours

Cabinets & Countertops

- **ALL countertops: Quartz/granite available as standard from builders' selection, comes with choice of standard edge profiles**
- Powder room: choice of cabinet with sink OR pedestal sink
- Cabinet finishes: 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
- Upper cabinets come with lower 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
- Laundry Room: 5' upper cabinet above washer and dryer (if Laundry Closet: 2x melamine shelves)

Flooring & Wall Ceramics

- **Hardwood flooring: choice of 4-1/8" red oak engineered hardwood in traditional or modern stain colours**
- **Laminate: choice of 7-1/2" 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)
- Carpet: 36oz poly broadloom with 9mm foam under pad on stairs, hallways to bedrooms, and in all bedrooms
- 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 traditional or modern styles**
- **Baseboards and trim: choice of traditional or modern styles**
- Main floor windows: window ledge mouldings
- 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: red oak stained to client selection, choice of traditional or modern styles
- White painted MDF caps on half walls
- **Paint colours: choice of 2, including 1 accent wall**
- Paint specs: 1 coat of primer and 2 coats of latex paint on all walls, ceilings, doors, and trim
- **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 & faucets: undermount porcelain sinks in all bathrooms with Moen single-lever faucets**
- Master ensuite vanity: comes with 2 sinks & faucets
- Master ensuite shower: 4'x3' acrylic base with 3 full height ceramic walls and 1 custom glass wall
- Master ensuite tub: choice of 5' drop-in acrylic soaker tub with 2 rows full wall tiles around tub OR upgrade master ensuite shower to 5'x3' acrylic base with 2 custom glass walls and 2 ceramic walls
- Main bathroom tub: 5' skirted acrylic soaker tub with shower head and full height ceramic wall tiles
- Constant pressure, variable temperature water valves in all showers
- Toilets: low flush, water conserving
- **Kitchen sink: Undermount double or single 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 heater: gas fired, tankless on-demand or condensing tank (rental included or option to buy)
- 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 3-piece bathroom rough-in included**
- **Water softening system (Fox Run only)**
- Sump pump (Fox Run only)

Heating, Cooling and Ventilation

- Furnace: dual stage, 96% high-efficiency, ECM, gas-fired, forced air
- HRV: 75% sensible efficiency, 3 high speed settings, 70-120 CFM
- **Air Conditioner: 16-SEER ENERGY STAR Certified**
- Fireplace: direct-vent gas fireplace on exterior wall with choice of black decorative surround OR painted white MDF mantle
- Bathroom exhaust fans: separately switched, vented to exterior
- Dryer: vented to exterior

Electrical

- Detached home service: 200-amp with 62 circuit breaker panel
- Townhome home service: 100-amp with 32 circuit breaker panel
- Switches & plugs: white Decora style
- **LED pot lights – exterior: 1 at front door, 1 per garage bay**
- **LED pot lights – interior: 5 in kitchen**
- **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: 2 included, client to specify locations**
- **Ceiling fan: reinforced receptacle in master bedroom for future ceiling fan**
- Bedrooms (all): ceiling fixture
- Bathrooms: ceiling fixture (except powder room) & vanity light above each sink
- 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): GFCI 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

Miscellaneous

- **ENERGY STAR Certification (version 17.1)**
- **Radon gas testing on sample of homes in each project**

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

TOWNHOMES ONLY: Exterior finishes including but not limited to elevation materials and window and door colours/configurations will be selected by the builder. 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