

SPECIFICATIONS

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Foundation & Concrete Floors

- Steel-forced 8" concrete foundation walls
- Drainage layer system to exterior foundation walls
- Perimeter 4" draining tile system
- 3" concrete basement floor with trowled finish
- 4" concrete garage floor
- Soil gas control at foundation

Framing

- 9' framed ceiling heights at ground floor level
- 8' framed ceiling heights at the second floor level
- 8' framed ceiling heights at the lower level
- Pre-engineered floor joist and roof truss system
- Steel beams and teleposts as per plan
- 3/4" tongue and groove sheathing subfloor; glued
- Exterior wall 2"x 6" studs at 16" centres
- Interior walls 2"x 4" and 2"x 6" / 8" mechanical walls. Studs as per plan.
- Basement exterior walls with 2"x 4" studs at 24" centres as per plan

Exterior Features

- Low-E argon, double pane, Select Series, white windows – size and operation as per plan
- Front entrance white steel door – size, operation and design as per plan
- Metal insulated garage entry door with weather stripping
- Full glass garden swing door as per plan
- Residential vinyl siding, vinyl shake, vinyl board & batten and masonry stone as per plan and elevation
- Masonry stone sourced from The Shaw Group as per plan and elevation
- Prefinished aluminum soffits and fascia as per plan
- Architectural fiberglass roof shingles with manufacturer's limited lifetime warranty
- One choice of pre-selected exterior designer elevation colour packages
- Exterior house wrap
- Civic address numbers
- Front deck composite with aluminum rails, dimensions as per plan
- Rear deck pressure treated with black spindles, dimensions as per plan

Insulation, Drywall & Paint

- R-10 basement slab
- R-24 insulation in all exterior walls
- R-50 insulation in attic
- R-32 in garage ceiling with floors above
- Expandable foam injection around windows and exterior doors
- 6 mm polyethylene vapour barrier
- Fully drywalled garage, taped two coats of mud
- Smooth finish on 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

Electrical System

- 200 amp electrical breaker panel
- Two 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
- Draft protected outlets on exterior ceiling and walls
- Contemporary fixture package throughout includes additional fixture upgrades:
 - Overhead lights in all bedrooms
 - Interior LED pot lights in kitchen - number of pot lights plan dependent
 - LED pot light over all shower enclosures
 - Vanity lighting over all bathroom vanities
 - Exterior pot lights in soffit over garage and front entrance when applicable
 - Exterior light fixture at side and rear door when applicable
 - Use of LED light bulbs in compatible fixtures
 - Keyless and/or marine lights in garage and storage areas as per plan
 - Up to six Cat5e communication drops roughed in to power panel locations

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Cabinetry and Countertop

- Melamine cabinetry, white interior, slow close and full extension doors and drawers throughout
- Choice of door profile, colour and hardware from builder's standard samples
- Full vanities installed at standard height with standard doors
- Kitchen lower cabinets installed at comfort height
- Kitchen includes 1 x 3 drawer bank
- Kitchen upper cabinets installed at 84" upper alignment to drywalled bulkhead
- Over range hood wall cabinet included
- 2cm solid surface countertop in kitchen and all bathrooms choice from builder's standard samples.
- No backsplash included

Plumbing Fixtures & Accessories

- PEX type interior water piping
- Shut-off valves under all sinks and toilets
- One frost-free tap outside at rear and one in garage
- Undermount white basins and chrome single-lever fixtures in all bathrooms
- Freestanding tub in primary bedroom ensuite as per plan*
- One-piece all acrylic shower or tub/shower enclosures in all bathrooms as per plan
- Standard height, round front efficient flush toilet bowls
- Undermount stainless steel single or double bowl kitchen sink with single lever pullout chrome faucet

Heating & Ventilation

- One ductless heat pump located on main floor living/dining area as per plan
- Electric baseboard heat throughout
- Heat Recovery Ventilator (HRV) interconnected to furnace
- Programmable digital thermostat
- All bathroom fans, dryer and range hood direct vent to exterior

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

Flooring, Tile & Staircase

- 13" x 13" ceramic tile in all bathrooms and laundry
- 25 oz polyester carpeting with 7 ½ lb density, 3/8" thick underpad in all bedrooms and basement staircase
- 12 mm waterproof laminate in all other areas except utility and storage areas
- All flooring choices of one colour from builder's standard samples
- Birch hardwood main staircase with stained to match laminate, solid birch handrail, round black spindles, and 4" newel post of choice in contemporary or craftsman design

Interior Finishing

- 2 Panel smooth interior doors throughout
- Daylon lever handles through in choice of colour
- 2 ½" MDF flat stock window and door casing except garage
- 3 ¾" MDF flat stock baseboard not including garage
- All closets to include single rod with one MDF shelf above
- Linen, primary walk-in closet, walk-in pantry as per plan, designed with MDF shelves – baseline layout provided
- Choice of one wall colour from builder's designer white series
- Choice of one trim colour from builder's designer white series

Landscaping

- Disturbed areas to be landscaped including topsoil as per development covenant requirements with sod and/or mulch
- Asphalt driveway

Appliances

- No appliances included

Warranty

- Two-year limited warranty with Builder
- Ten-year limited warranty with Atlantic Home Warranty Program

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 for all colours

*Freestanding Tub not standard in all models