

SITE SPECIFICATIONS



Landscaping

- Architecturally designed streetscape
- Planting as per City-approved landscaping plans
- Asphalt walkways
- Nursery grown sod (as required)
- Ground Level asphalt parking and drive lanes
- Precast concrete pavers at patio areas on lower units (as per plan)
- Parking area and entrances lit
- Retaining walls as required by grading plan

Foundation and Concrete Floors

- Concrete frost walls and concrete floor slab at lowest level
- System "Platon" drainage membrane on exterior concrete foundation walls (below finished grade)

Structural

- Exterior walls 2" x 6" at 16" o/c with 7/16" sheathing
- Interior walls 2" x 4" and 2" x 6" at 16" with ½" drywall
- Party wall 2" x 4" @ 16 O.C., R-12 batt insulation & 5/8" firecode drywall as per plan (double staggered studs) and to O.B.C. standards.
- Engineered wood floor joist (as per engineered joist drawings) on 1st and 2nd floors
- Floor sheathing 3/4" T & G wafer screwed & glued to floor joists
- 9' ceiling height for all floors with dropped ceilings or bulkheads where required for mechanical ductwork and plumbing

Exterior Finishes

- Clay brick (as per plan)
- Self-sealing asphalt shingles with manufacturer's warranty
- Maintenance free vinyl siding
- Maintenance free aluminum soffit and fascia
- Maintenance free Low - E Argon PVC windows (as per drawings)
- Balcony decks & aluminum railings (as per drawings)
- Sliding patio doors with screen (as per drawings)
- Exterior colour selections are based solely at the discretion of the Builder's architect

Interior Finishes

- Suite entry doors are painted solid core wood doors
- 9 foot ceilings throughout with dropped ceiling or bulkheads as required
- Manufactured kitchen and vanities with post formed counter tops (as per plan)
- Colonial style swing doors, baseboards and window & door trim (as per plan)
- Stippled ceilings excluding kitchen, bathrooms, storage/mechanical area, and laundry area (as per plan)
- Paint - one colour (off-white) throughout
- Vinyl flooring (one colour throughout) with underlay in kitchen/eating area, powder room, main bathroom, foyer, ensuite and laundry room (as per plan)
- 36 oz broadloom with 9mm underpad (as per plan) one colour throughout
- Stairwells have carpet flooring and wood rails

Plumbing and Heating

- Forced air, fancoil heating system
- Programmable thermostat
- Gas fired vented tankless water heater (rented)
- Air conditioning within residential units
- Bath and kitchen exhaust fans vented to exterior
- Fiberglass bath tub with ceramic tub enclosure or shower stall (as per plan)

- Single lever faucets
- Low flush water conserving toilets
- Bath fixtures in white
- Double stainless steel kitchen sink (as per plan)
- Individual Gas and Hydro metering for residential units
- Shared common water metering
- Shared metering for all common areas utilities
- Rough-in for stacked washer and dryer
- Rough-in for dishwasher
- Electrical connection at laundry and range location

Insulation and Vapor Barrier

- Exterior walls R-22 fiberglass batts including 2"x6" framed walls
- Ceilings R-50 blown fiberglass insulation (top floor units only)
- Exterior walls super 6 mil poly vapor barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement units exterior walls R-20 (to 8" above concrete floor)
- R-12 fiberglass batts in party walls
- Ductwork joints are all tape-sealed

Electrical

- Electrical panel with 32 circuit breaker
- Smoke detectors and CO2 detectors as per code
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- One exterior electrical plug at patio or balcony on ground fault breaker
- Builders lighting fixture package
- Rough in wiring for future dishwasher
- Rough-in for 2 phone/data outlets and 3 Cable T.V. outlets
- LED light bulbs in all compatible fixtures

Changes

- The Builder reserves the right to make minor changes to plans and specifications with written notice
- Dimensions are approximate and may vary from plans due to site conditions and location in building
- Dimensions and location of mechanical chases, ducts, bulkheads, dropped ceilings, etc. may vary due to site conditions; the right to make such variations is expressly reserved to the Builder without notice
- Variations in the colour and texture of both natural and manmade materials may occur

Phoenix Homes is registered with TARION which provides the following coverage:

- 1 year Builder's warranty
- 2 years - plumbing, heating and electrical systems and building envelope
- 7 years - Major structural defects

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