



Site Specifications | Diamondview Estates

LANDSCAPING

- Planting as per City approved landscape plan
- Paved asphalt driveway
- Concrete patio slab walkway (24" x 30") at front entrance, side and rear as per Landscape Plan
- Nursery grown sod as required

FOUNDATION AND CONCRETE FLOORS

- 8" concrete foundation wall or concrete foundation
- 3" concrete basement floor with toweled finish
- 4" concrete garage floor with broom finish
- Drainage membrane on exterior concrete foundation walls (below finished grade)

STRUCTURAL

- Exterior walls 2" x 6" with 7/16" sheathing
- Interior walls 2" x 4" with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" OSB glued and screwed
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Engineered steel posts and beams (as per plan)

EXTERIOR FINISHES

- Clay brick or Designer stone (as per plan)
- Vinyl siding (as per plan)
- Aluminum soffit and fascia
- Low-E Argon vinyl windows (as per plan)
- Basement windows to be vinyl with thermal sliders and screens
- Steel sectional overhead garage door
- Steel clad insulated front entry door and dead bolt
- Side lights and transoms where applicable (as per plan)
- Sliding patio door with screen (as per plan)
- Front balconies (as per plan)
- Patio stones or Cedar decking and railing with PT structure at rear (as per grading plan)
- Architecturally designed streetscaping
- Self-sealing high grade architectural asphalt fiberglass shingles complete with manufacturer's lifetime warranty
- Metal Roof on Elevation R (as per plan)

INTERIOR FINISHES

- 9 foot ceilings on the main floor
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- Choice of Pre-Engineered Hardwood or Luxury Vinyl Plank on main floor (as per plan, from builder standard selection)
- Ceramic floor tile in foyer, ensuite bathroom, kitchen/eating area, powder room, main bathroom and laundry room (as per plan) with underlay
- Manufactured kitchen cabinets and primary ensuite vanity with quartz counter tops with all other bathrooms to have manufactured vanities with post form counter tops (as per plan, from builder standard selections)
- Ceramic backsplash in kitchen
- 2 panel swing Interior doors, modern-style baseboards, windows and door trim (as per plan)
- Oak railings and modern newel posts and spindles on stairwells main floor to second floor only (as per plan)
- Flat Ceilings throughout
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- Gas fireplace and trim with modern oak box beam mantle
- Microwave shelf in kitchen with dedicated electrical outlet
- Bi-pass closet doors (as per plan)

Ontario New Home Warranty Program

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

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

PLUMBING AND HEATING

- Forced air 96% efficiency gas furnace
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Programmable thermostat
- Gas fired vented tankless water heater (rented)
- Bathroom and kitchen exhaust fans vented to exterior
- Acrylic bathtubs with ceramic wall tile in main bath (as per plan)
- Thorough duct cleaning performed prior to delivery
- Primary ensuite to have a free-standing soaker tub and acrylic shower base with ceramic wall tile (where applicable, as per plan)
- Main and ensuite bathrooms to have vanity drawers (as per plan)
- Powder room with vanity & basin (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Constant temperature (pressure balance) water valves at all showers
- Double Stainless steel Undermount kitchen sink
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Water softener
- Fridge water line
- Two exterior hose bibs
- Sump and sewage pits with pumps (as required)
- Recirculation line for hot water heating
- Laundry tub as per plan
- Drain Water Heat Recovery Pipe
- Shut off valves at all fixtures, excluding shower and bath tub (as per plan)
- 3 year, Free Smart Home Essentials package (smart thermostat, one leak sensor, one hub, monthly HVAC monitoring services)

INSULATION AND VAPOUR BARRIER

- Exterior walls R-22 fiberglass batt including 2"x6" framed walls for walkouts and reverse-walkouts
- Ceilings R-60 blown fiberglass insulation, except vaulted ceilings R-31 batt insulation
- Garage ceilings R-40 fiberglass batt or equivalent (below finished areas)
- Exterior walls super 6 mil poly vapor barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement R-20 (to 8" above concrete floor)
- Ductwork joints are all tape-sealed

ELECTRICAL

- 200 amp service for electrical panel with 48 circuit breaker panel
- 2 USB plugs in kitchen
- Potlights in the kitchen (as per plan)
- Smoke detectors and CO detectors as per code
- Duplex outlet for future garage door opener
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at front entrance
- One exterior electrical plug in garage and at rear on ground fault with breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 3 CAT-6 Outlets
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

EXTERIOR COLOR PACKAGES

- Purchasers can choose from the Builders exterior colour packages.
- The final package decision is solely at the discretion of the Builder.

E & O.E. • Diamondview Estates • May 5th, 2023



PHOENIX HOMES

SINCE 1988

INCOME SERIES

Apartment Unit

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- Nursery grown sod as required

FOUNDATION AND CONCRETE FLOORS

- 8' concrete foundation wall or concrete foundation
- 3' concrete basement floor with troweled finish
- 4" concrete garage floor with broom finish
- Drainage membrane on exterior concrete foundation walls (below finished grade)
- 9 foot foundation pour

STRUCTURAL

- Exterior walls 2' x 6" with 7/16" sheathing
- Interior walls 2' x 4" with 1/2" drywall

EXTERIOR FINISHES

- All common walls and ceiling to have a 1 hr fire separation as per O.B.C
- Basement windows to be vinyl with thermal sliders and screens
- Steel clad insulated front entry door and dead bolt

INTERIOR FINISHES

- 40 oz nylon broadloom with 9mm underpad (as per plan)
- Ceramic floor tile in foyer, ensuite bathroom, kitchen/eating area, powder room, main bathroom (as per plan) on concrete floor
- Manufactured kitchen cabinets with quartz counter tops and manufactured vanities with post form counter tops (as per plan, from builder standard selections)
- Ceramic backsplash in kitchen
- 2 panel swing interior doors, modern-style baseboards, windows and door trim (as per plan)
- Oak railings and modern newel posts and spindles on stairwells throughout (as per plan)
- Flat ceilings throughout
- Paint - one colour (o -white) throughout
- Microwave shelf in kitchen with dedicated electrical outlet
- Bi-pass closet doors (as per plan)

Ontario New Home Warranty Program

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

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

PLUMBING AND HEATING

- Fan coil unit with rented gas fired vented tankless water heater
- Programmable thermostat
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Independent HVAC controls from Primary Dwelling
- Bathroom and kitchen exhaust fans vented to exterior
- Fibreglass bathtubs with ceramic wall tile in main bath (as per plan)
- Thorough duct cleaning performed prior to delivery
- Main and ensuite bathrooms to have vanity drawers (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Constant temperature (pressure balance) water valves at all showers
- Quality white bath fixtures
- Double Stainless steel kitchen sink
- Fridge water line
- Recirculation line for hot water heating
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Shut off valves at all fixtures, excluding shower and bath tub (as per plan)
- 3 year, Free Smart Home Essentials package (smart thermostat, one leak sensor, one hub, monthly HVAC monitoring services)

INSULATION AND VAPOUR BARRIER

- Basement R-20 (up to 8' above concrete floor)
- Ductwork joints are all tape-sealed

ELECTRICAL

- Pony panel fed from main circuit breaker panel
- 2 USB plugs in kitchen
- Potlights in the kitchen (as per plan)
- Smoke detectors and CO detectors as per code
- Duplex outlet for future garage door opener
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at front entrance
- One exterior electrical plug in garage and at rear on ground fault with breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 CAT-6 Outlets
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

E & O.E • Income Series • September 15th, 2023