

SINGLE HOMES

Site Specifications



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 troweled 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
- Luxury Vinyl Tile 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 Ditra Mat underlay
- Manufactured kitchen cabinets with granite counter tops and manufactured vanities with post form counter tops
- Ceramic backsplash in kitchen
- 2 panel swing Interior doors, modern-style baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells main floor to second floor only (as per plan)
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- Gas fireplace and trim with colonial oak beam mantle
- Microwave shelf in kitchen with dedicated electrical outlet

PLUMBING AND HEATING

- Forced air 96% efficiency gas furnace
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Programmable thermostat
- Gas fired vented tankless water heater (rented. EF 0.8)
- 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
- Master ensuite to have a free-standing soaker tub and shower stall (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
- Two exterior hose bibs
- 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

- 100 amp service for electrical panel with 48 circuit breaker panel
- 2 USB plugs in kitchen
- 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. • Pathways • April 27th, 2022

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



PHOENIX HOMES
SINCE 1988

INCOME SERIES

PRIMARY DWELLING

Site Specifications



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 troweled 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
- Luxury Vinyl Tile 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 Ditra Mat underlay
- Manufactured kitchen cabinets with granite counter tops and manufactured vanities with post form counter tops
- Ceramic backsplash in kitchen
- 2 panel swing Interior doors, modern-style baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells main floor to second floor only (as per plan)
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- Gas fireplace and trim with colonial oak beam mantle
- Microwave shelf in kitchen with dedicated electrical outlet

PLUMBING AND HEATING

- Forced air 96% efficiency gas furnace
- Sonora model, primary dwelling to have a fan coil unit with rented tankless water heater in lieu of furnace
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Programmable thermostat
- Gas fired vented tankless water heater (rented. EF 0.8)
- 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
- Master ensuite to have a free-standing soaker tub and shower stall (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
- Two exterior hose bibs
- 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 (available at Pathways Only)
- 2 USB plugs in kitchen
- 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. • Income Series • April 27th, 2022

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INCOME SERIES

Apartment Unit

Site Specifications



LANDSCAPING

- Planting as per City approved landscape plan
- Paved asphalt driveway
- Concrete patio slab walkway (24" x 30") at front entrance 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 toveled 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

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 and laundry room (as per plan) on concrete floor
- Manufactured kitchen cabinets with post form counter tops and manufactured vanities with post form counter tops
- Ceramic backsplash in kitchen
- 2 panel swing Interior doors, modern-style baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells main floor to second floor only (as per plan)
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Microwave shelf in kitchen with dedicated electrical outlet

Ontario New Home Warranty Program

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- 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
- 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
- Ductwork joints are all tape-sealed

ELECTRICAL

- Pony panel fed from main circuit breaker panel
- 2 USB plugs in kitchen
- 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

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