

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 1/2" 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
- 8 foot ceilings for lower unit, lower floor and upper unit, upper floor with dropped ceilings or bulkheads where required for mechanical ductwork and plumbing

Exterior Finishes

- Clay brick (as per plan)
- 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
- Self-sealing high grade architectural asphalt shingles complete with manufacturer's lifetime warranty

Interior Finishes

- Suite entry doors are painted insulated steel
- 9 foot ceilings for lower unit, upper floor and upper unit, lower floor with dropped ceiling and bulkheads where required for mechanical ductwork and plumbing.
- Manufactured kitchen and vanities. Vanities to have post formed counter tops and kitchen to have granite counter top with the color selected by the builder (as per plan)
- 2 panel style swing doors, modern style baseboards and window & door trim (as per plan)
- By-pass sliders (as per plan)
- Smooth ceilings throughout unit (as per plan)
- Paint - one colour (off-white) throughout
- Ceramic floor tile in kitchen/eating area, powder room, main bathroom, foyer, ensuite and laundry room (as per plan), with Ditra Mat underlay where required
- 36 oz broadloom with 9mm underpad (as per plan) one colour throughout
- Stairwells have carpet flooring and wood rails
- MDF caps (as per plan)

Plumbing and Heating

- Forced air, fancoil heating system (rented)
- Gas fired vented tankless water heater (rented)
- Programmable thermostat
- Air conditioning within residential units (rented)
- Heat recovery ventilator (rented)
- 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
- Water line for fridge
- Electrical connection at laundry and range location
- 3 year, Free Smart Home Essentials package (smart thermostat, one leak sensor, one hub, monthly HVAC monitoring services)

Insulation and Vapor Barrier

- Exterior walls R-22 fiberglass batts
- Ceilings R-60 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 24 circuit breaker
- Smoke detectors and CO2 detectors as per code
- 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 5 phone/data 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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