

# TOWNHOMES

## 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
- Architecturally designed streetscape

### Foundation and Concrete Floors

- 8" concrete foundation wall
- 3" concrete basement floor
- 4" concrete garage floor with broom finish
- 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
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing T & G OSB board screwed
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Party walls double 2"x 4" framing (to O.B.C. standards)

### Exterior Finishes

- Brick or vinyl siding on front elevation – only as per plan
- Maintenance free vinyl siding on sides and rear elevations
- Self-sealing high grade asphalt shingles complete with 30 year manufacturer's warranty
- Maintenance-free aluminum soffit and fascia
- Maintenance-free 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
- Sliding patio door with screen (as per plan)

### Insulation and Vapor Barrier

- Exterior walls R-22 fiberglass batt including 2"x6" framed walls
- Ceilings R-60 blown fiberglass insulation
- Garage ceilings R-31 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
- Exterior basement R-20 ci to 8" above concrete floor
- R-12 fiberglass batts in party wall
- Ductwork joints are all tape-sealed

### Electrical

- 200 amp service for fuse panel with 32 circuit breaker panel
- Smoke alarm and CO2 detectors as per code
- Electrical 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 breaker
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Rough-in for central vac
- Rough in for future car charging station in garage
- LED light bulbs in all compatible fixtures

### Exterior Colour Package

- Colour selections are based solely at the discretion of the Builders' Architect.

### Interior Finishes

- 9 foot ceilings on 1st floor & 8 foot ceilings on 2nd floor
- Finished basement areas where applicable, min. 7' -6" (note mechanical bulkheads may be less where required)
- Quality broadloom with 9mm underpad (as per plan) one colour throughout from builder samples
- Ceramic flooring on ditramat underlay in front entrance & ensuite
- Vinyl flooring (one colour throughout) with ¼" luan mahogany underlay in powder room, main bathroom, kitchen/eating area (as per plan)
- Manufactured kitchen cabinets with granite counter tops and manufactured vanities with post form laminate counter tops or pedestal sinks (as per plan)
- Colonial style swing doors, baseboards and window & door trim (as per plan)
- Stairwells with oak hand rails and spindles (as per plan)
- Stippled ceilings, excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Bulkheads for mechanical as required

### Plumbing and Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Programmable thermostat
- Heat Recovery Ventilator, 75% efficiency
- Gas fired vented tankless water heater (rented, EF 0.8)
- Ductwork sized for future air conditioner
- Bathroom and kitchen exhaust fans vented to exterior
- Fibreglass bathtubs with ceramic wall tile in main bathroom (as per plans)
- Thorough duct cleaning performed prior to delivery
- Master ensuite to have a fibreglass shower stall and bathtub with ceramic wall tile as per plans.
- Main bathroom and ensuite to have a medicine cabinet (as per plan)
- Powder room to include pedestal sink (where applicable)
- Single lever faucets throughout
- Low flush water conserving toilets
- Constant temperature (pressure balance) water valves at all showers
- Drain Water Heat Recovery as per code
- Quality white bath fixtures
- Stainless steel undermount kitchen sink
- Rough-in for stacked washer and dryer
- Rough-in for dishwasher
- One exterior hose bib at rear yard, and one hose bib in garage
- 2 piece rough-in in basement (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

E & O.E. • Pathways • August 7, 2018



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## SINGLE HOMES

# Site Specifications



pathways  
at FINDLAY CREEK

### 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 troweled finish
- 4" concrete garage floor with broom finish
- 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
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" T & G OSB board screwed and glued
- 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)
- Maintenance free vinyl siding (as per plan)
- Maintenance-free aluminum soffit and fascia
- Maintenance-free 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)
- Maintenance-free front balconies (as per plan)
- Precast steps or Cedar deck and railing with PT structure at rear (as required)
- Architecturally designed streetscaping
- Self-sealing high grade architectural asphalt shingles complete with manufacturer's lifetime warranty

### Interior Finishes

- 9 foot ceilings on the main floor
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- 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
- Colonial style swing Interior doors, baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells or oak handrail and oak wall cap (as per plan), main floor to second floor only
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- High efficiency gas fireplace and trim with oak beam mantle or MDF top (as per plan)
- Microwave shelf in kitchen with dedicated electrical outlet
- Decorative interior plaster columns (as per plan)

### Plumbing and Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Programmable thermostat
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Gas fired vented tankless water heater (rented. EF 0.8)
- Ductwork sized for future air conditioner
- 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
- Master ensuite to have a soaker tub with ceramic tile border and shower stall (where applicable, as per plan)
- Main and ensuite bathrooms to have vanity drawers and/or medicine cabinet (as per plan)
- Powder room with vanity & basin or pedestal sink (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 Undermount kitchen sink
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Rough-in for central vac
- Two exterior hose bibs
- Laundry tub as per plan
- Drain water heat recovery as per code

### Insulation and Vapor 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-31 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 as per SB-12)
- Ductwork joints are all tape-sealed

### Electrical

- 200 amp service for fuse panel with 48 circuit breaker panel
- 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 breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Rough-in for central vac
- Decora switches & plugs throughout
- Rough in for future car charging station in garage
- LED light bulbs in all compatible fixtures

### Exterior Colour Package

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

### 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

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# 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 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
- 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
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" T & G OSB board screwed and glued
- 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)
- Maintenance free vinyl siding (as per plan)
- Maintenance-free aluminum soffit and fascia
- Maintenance-free 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)
- Maintenance-free front balconies (as per plan)
- Precast steps or Cedar deck and railing with PT structure at rear (as required)
- Architecturally designed streetscaping
- Self-sealing high grade architectural asphalt shingles complete with manufacturer's lifetime warranty

### Interior Finishes

- 9 foot ceilings on the main floor
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- 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
- Colonial style swing Interior doors, baseboards, windows and door trim (as per plan)
- Carpet grade stairs
- Oak railings and spindles on stairwells or oak handrail and oak wall cap (as per plan), main floor to second floor only
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- High efficiency gas fireplace and trim with oak beam mantle or MDF top (as per plan)
- Microwave shelf in kitchen with dedicated electrical outlet
- Decorative interior plaster columns (as per plan)

### Plumbing and Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Sonora model, primary dwelling to have a fan coil unit with tankless water heater in lieu of furnace.
- Energy Efficiency Heat Recovery Ventilator (HRV)

- Programmable thermostat
- Gas fired vented tankless water heater (rented. EF 0.8)
- Ductwork sized for future air conditioner
- 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
- Master ensuite to have a soaker tub with ceramic tile border and shower stall (where applicable, as per plan)
- Main and ensuite bathrooms to have vanity drawers and/or medicine cabinet (as per plan)
- Powder room with vanity & basin or pedestal sink (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 Undermount kitchen sink
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Two exterior hose bibs
- Laundry tub as per plan
- Drain water heat recovery as per code
- Dual gas meters (1 for primary dwelling, 1 for apartment unit)

### Insulation and Vapor 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-31 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 fuse panel with 48 circuit breaker panel
- 200 amp service for fuse panel with 48 circuit breaker panel (available at Pathways only)
- 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 breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Rough-in for central vac
- Decora switches & plugs throughout
- Rough in for future car charging station in garage (available at Pathways only)
- LED light bulbs in all compatible fixtures

### Exterior Colour Package

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

### 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



## 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 thickness ( 9' foundation pour)
- 3" concrete basement floor with toweled finish
- 4" concrete garage floor with broom finish
- System "Platon" drainage membrane on exterior concrete foundation walls (below finished grade)

### Structural

- Exterior walls 2" x 4" at 16" o/c
- Exterior basement walls framed to floor
- Interior basement walls 2" x 4" at 16" o/c with 1/2" drywall

### Exterior Finishes

- All common walls and ceiling to have a 1hr 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

- 8 foot ceilings, bulkheads as required
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- Ceramic floor tile in foyer, vinyl floor in bathroom, kitchen/eating area, 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
- Colonial style swing Interior doors, baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells or oak handrail and oak wall cap (as per plan)
- Carpet grade stairs
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Microwave shelf in kitchen with dedicated electrical outlet

### Plumbing and Heating

- Independent HVAC controls from Primary Dwelling
- Programmable thermostat
- Energy Efficiency Heat Recovery Ventilator (HRV)
- Fan coil unit with gas fired vented tankless water heater (rented. EF 0.8)
- 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 bathroom to have vanity drawers and/or medicine cabinet (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
- Rough-in for washer and dryer
- Rough-in for dishwasher

### Insulation and Vapor Barrier

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

### Electrical

- Pony panel fed from main circuit breaker panel
- Smoke detectors and CO detectors as per code
- Duplex outlet for future garage door opener (as per plan)
- 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 breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

### 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

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