

# Design Specs

## 1. Exterior Walls

- 1.1 Factory painted Hardi – plank with brick veneer high lights around front entrance.
- 1.2 ½ “ Plywood covered with Tyvek barrier
- 1.3 5 ½ “ Wood studs with R24 fiberglass batt insulation
- 1.4 5/8” Type X gypsum drywall over 6 mil poly vapour barrier

## 2. Interior Walls

- 2.1 Two layers of drywall: first layer -1/2” regular & second layer – 5/8” Type X with firestop chaulking at all penetrations
- 2.2 3 5/8” steel studs at 24” on centre with R12 sound batt insulation between studs
- 2.3 ½” to ¾” air space
- 2.4 3 5/8” steel studs at 24” on centre with R12 sound batt insulation between studs
- 2.5 Two layers of drywall: first layer – 1/2” regular followed by a sound resilient channel & second layer – 5/8” Type x with firestop chaulking at all penetrations.

## 3. Typical Floor System

- 3.1 Floor finish – Ceramic tile, Carpet or Engineered hardwood flooring
- 3.2 Applicable underlay – Carpet underlay - Engineered Hardwood flooring underlay
- 3.3 3 ½” Poured concrete over 16” Hambro system joists
- 3.4 R 24 Blown –in Insulation
- 3.5 Sound Resilient channel and 5/8” Type X drywall

## 4. Exterior Windows and Doors

- 4.1 Exterior windows to be vinyl; styles as per plan
- 4.2 Exterior door to patio to be two leaf “ Garden Door” as per plan
- 4.3 Suite entrance door to be solid core wood door with dead bolt

## 5. Plumbing

- 5.1 All fixtures to be white in colour and faucets to be chrome.
- 5.2 Kitchen sink to be Kindred 2031/7/3 full double stainless steel.
- 5.3 Kitchen faucet to be Delta 335 single control faucet with spray.
- 5.4 Vanity basins to be American Standard Aqualyn China.
- 5.5 Basin faucet to be Delta 520 Single Lever with mechanical pop-up drain.
- 5.6 Toilets to be American Standard Cadet III elongated bowl and #600 elongated seat.
- 5.7 Bathtub in main bath to be Maax acrylic 5’ tub enclosure with cap and shower rod.
- 5.8 Showers as shown will be Maax acrylic 4’ enclosures with cap with panel doors. All showers and tub faucets to be Delta 1300 series, chrome
- 5.9 All bathtub and showers to have pressure balanced valves.

## 6. Ventilation

- 6.1 Fresh air ventilation system supplied within each suite  
Fresh air supplied to living room and bedrooms  
Air exhausted from bathrooms and kitchen

## 7. Heating & Cooling System

- 7.1 Ductless split AC and Heat Pump system installed with wall mounted controls
- 7.2 Electric baseboard heat sized for the applicable rooms complete with wall mounted controls.

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### 8. Electrical

- 8.1 100 Amp Standard installation in compliance with National Building and Electrical Codes
- 8.2 Individually metered
- 8.3 Standard suite wiring with applicable outlets as required. GFI outlets in washrooms and balcony. Plugs and switches – white in colour
- 8.4 Pre-wired for cable, satellite, high definition – digital tv, high speed internet and telephone service.
- 8.5 Lighting fixture allowance for each suite. Purchaser to provide fixtures for installation by electrical contractor.

### 9. Rough In

- 9.1 Central vacuum roughed in for each suite.

### 10. Interior Finishes

- 10.1 Drywall to be ½” regular painted with three coats – eggshell interior latex for final two coats. Trim and doors to be three coats – white semi-gloss interior latex for final two coats. Ceilings to be white.
- 10.2 Interior trim to be 3 ¼ “ MDF colonial style casing for windows, doors and doorways; 5” MDF colonial style baseboard; 1” x 6” window ledges made from MDF – built out.
- 10.3 Crown moulding in living room and dining room areas.
- 10.4 Rounded corners throughout where possible.
- 10.5 Interior doors to be 800 Series with three hinges
- 10.6 Door hardware to be lever handles chrome finish with passage sets, privacy sets for bathroom and bedrooms.
- 10.7 Closet shelving to be “Rubbermaid” type as per plan.
- 10.8 Flooring based on a Suite Allowance as detailed or:  
Carpet in bedrooms: Berber 32 Oz with 7 oz underlay  
Ceramic Tile;  
Engineered Flooring:
- 10.9 Vanity mirrors; washroom accessories and grab bars are supplied.

### 11. Cabinetry

- 11.1 The cabinets will be frameless style cabinets with melamine interiors and solid maple wood or white MDf cabinet doors and drawer fronts. The door hardware will be "European" style hardware, with a choice of door handles.
- 11.2 Each suite will include applicable cabinets as shown on the drawings.
- 11.3 The countertops will be formica finish.
- 11.4 Any upgrades will be dealt with between the kitchen supplier and the purchaser.
- 11.5 The vanities in the bathrooms will be white melamine interiors with white MDF raised panel doors and a formica finish countertop.

### 12. Balcony

- 12.1 Balcony deck will be reinforced poured concrete with railings at 42” height and spacing according to applicable codes.
- 12.2 Decks will be sloped slightly to allow for water run off.

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### 13. Safety Systems

- 13.1 The building will meet all national fire regulations and the approval of the Provincial Fire Marshall's office.
- 13.2 Parking garage and each floor will have a sprinkler system
- 13.3 All applicable fire alarm and interconnected alarm systems will be installed.
- 13.4 According to code, two emergency exits will be provided to each floor.
- 13.5 The parking garage will be well illuminated and its interior air quality monitored with a CO2 sensor as required by code.

### 14. Building Amenities

- 14.1 The first floor will have an attractive main lobby with seating.
- 14.2 The second floor will have an activity room, the contents which will be decided by the condominium board of directors from the \$6,000 allowance provided by the Developer.
- 14.3 The third floor will have a furnished guest room for overnight guests.

### 15. Elevator

- 15.1 The elevator will be a 3000 lb capacity – 100 feet per minute telescopic holeless elevator with a front opening doors and will service the parking garage level and the three residential levels
- 15.2 The interior and door finishes will be the standard residential finishes for buildings of this type.
- 15.3 The elevator will be equipped with high ceilings and detachable blankets for ease of moving furniture.