

## 471 Edison Ave

### Specifications

#### Foundation

- 8" poured concrete wall
- 3" poured concrete floor, insulation under basement slab
- 4" poured concrete garage floor.

#### Framing

- floor joist system for floors or nominal lumber
- 2 x 6 stud walls on all exterior walls
- pre engineered roof trusses
- ground floor walls to be 9' 0"

#### Roofing

- 2 ply membrane on all roof areas, warranty for 10 years
- pre finished flashings

#### Windows/Doors

- Elite Windows or equivalent, clad exterior, white screens and hardware, maintenance free, low E argon glass with insulated spacer bar (Yves Tessier 613-859-3044)

#### Exterior Finishing

- masonry as per elevations
- steel and hardy board or stucco accents as per elevations
- pre finished flashings

#### Insulation

- R12 insulation and 6 mill poly in basement walls, complete to basement floor
- R20 insulation and 6 mill poly in all 6" walls
- R50 open cell spray insulation and 6 mill poly in ceilings

#### Drywall

- ½ " drywall throughout, smooth finish, sanded and ready for paint
- 5/8" drywall on required walls as per fire code regulations

continued page #2

page #2

#### Interior Trim

- 5 ½" paint grade baseboards, profile to be determined
- 2 ½" paint grade casing and trims on all doors and windows, profile to be determined
- interior doors to be solid core, paint grade, profile to be determined

#### Heating/Cooling

- High efficiency gas forced air furnace
- ECM motor (DC energy saving) on air handler for air conditioning
- power humidifier
- electronic air cleaner
- programmable thermostat
- rental hot water heater - direct vent
- AC as per specifications

#### Plumbing

- ABS and pex piping throughout
- plumbing fixtures as per "Mondeau" schedule (contact Roger Chenier 819-776-3153)

#### Electrical

- 100 amp service to each unit
- white decora plugs and switches as per code
- recessed lighting throughout as required - fixtures are Eurofase Pro 20 #TH-P11A-02, white directional halogen trims
- valence lighting in kitchen - to be fluorescent strip lighting
- light fixture allowance of \$500 excluding recessed lights

#### Kitchens/Vanities

- kitchen and vanities as per "Lifestyle Interiors" schedule (Cathy Macdonald 613-839-3932)
- natural birch kitchen cabinet doors in shaker style
- bathroom vanities to be natural birch finish shaker style, granite counters in kitchen, master and guest bath unless otherwise noted.
- countertop in kitchen, master and guest to be granite w 2" backsplash ( Ubatuba or Atlantic Black) Solid Decorun 613-229-3605
- all upper cabinets in kitchen to be increased in height to 8'0"

continued page #3

page #3

#### Flooring

- site finished 2 1/4" oak flooring throughout, natural finish
- ceramic tile floors in bathrooms, laundry, entries - material allowance of \$3/sq' including taxes
- ceramic tile walls in bathroom showers and bathtubs - material allowance of \$3/sq' including taxes
- ceramic tile at (Euroceramics 613-244-4315, Olympia 613-736-9570, Tile Centre 613-725-3732)

#### Stairs/Railings

- natural oak stair
- natural oak railings with wood spindles, posts and handrail (Railings at Ottawa Valley Handrail 613-727-0680)

#### Painting

- flat latex on ceilings, egg shell latex on walls, semi gloss latex on all doors and trims
- allowance of two wall colours

#### Landscaping

- all landscaping as per plans, brick pavers, asphalt, patios, retaining walls
- fence to be finished in pressure treated pine, unpainted

#### Specialties

- gas fireplace in family room (Fireplace Centre 613-913-7302 - Phil Morris)
- ceramic tile on face and hearth of fireplace (labour and material allowance of \$1,000.00)
- paint grade trims on fireplace
- complete central vacuum provided
- roughing for security system
- CAT 5 wiring for communication, internet and cable in all rooms excluding bathrooms
- brass or brushed aluminum finish hardware throughout orbital ball Defiant
- single cylinder deadbolts on entrance doors
- full width mirrors in bathrooms
- brick paver and asphalt driveway and walkways
- bath accessories allowance of \$100 (towel bars, paper hangers, etc.)
- ONHWP warranty as required
- address to be custom numbers on custom backboard
- vendor to provide survey

continued page #4

page #4

- jacuzzi tub in master bathroom

#### Energy Provisions

- ECM motor on furnace
- insulated low E argon glass in windows
- insulation under basement floor slab (R - 12)
- insulation in basement walls to floor
- R50 insulation in ceiling
- direct vent fireplaces
- high efficiency gas furnace
- high efficiency air conditioning
- insulated garage door

#### Note

- all additional work will be charged a 15% management and overhead fee
- all additional work does not include GST