

FEATURES & SPECIFICATIONS



EXTERIOR FEATURES

- Architecturally designed by the award-winning firm of Douglas Hardie Architect Inc.
- Quality clay brick entrances (as per plan)
- Maintenance-free vinyl siding
- Maintenance-free aluminum soffit, fascia and trim
- 25-year self-sealing asphalt shingles with **"Ice and Water shield" at eave protection**
- Quality, maintenance-free **casement windows** (except basement), with double glazed thermal glass, screens on all operating sections
- Double glazed white vinyl patio doors with sliding screen (as per plan)
- **Oversized basement windows**
- Vent for dryer exhausted to outside
- 5x7 ft. pressure-treated wood rear deck (as per plan) including stair & rails c/w rear privacy screens at deck level (as per plan) and 8 ft grade divider (as per plan)
- Exterior light fixture located at front and rear doors
- Black mailbox and decorative address numerals
- Quality deadbolt and antique brass grip set on front entry door
- Quality dead bolts on garage and rear doors
- Steel **insulated** garage door

STRUCTURE

- Cement parging to exposed concrete foundation walls
- Poured concrete footings, poured concrete foundation walls 8" thick and floor 3" thick
- **"Platon system"** (or equivalent) on foundation walls
- 4" diameter perimeter drainage system

LANDSCAPING

- **Architecturally designed streetscapes, landscaped island, distinctive entrance, surrounded by mature trees, meticulously prepared by a landscape architect**
- Lots sodded to approx 7.5m from rear wall (as per plan)
- Visitors' parking available on site
- Poured concrete, pre-cast steps, pressure treated wood entries (may vary per model type) c/w interlock walk-way from driveway to front entry (as per plan)
- Landscaped in accordance with city approved plans prepared by landscape architect

FRAMING

- 2" x 8" and/or 2" x 10" and/or pre-engineered floor joist system at ground floor and second floor; sub-floor 5/8" tongue and groove sheathing, nailed and screwed
- 1/4" underlay for cushion flooring (except on concrete sub floor)
- 5/8" underlay for ceramic flooring (except on concrete sub floor)
- Exterior wall 2" x 6" studs @ **16" centers**
- Exterior basement wall framed with **2" x 4" studs to floor**
- Party wall between units (except basement and attic) consists of two independent 2" x 4" stud walls with air space, insulation for sound attenuation and draft protected outlet gasket and caulking at top and bottom of plates at double studs (per Ontario Building Code)
- Prefabricated engineered roof trusses
- 7/16" roof sheathing with "H" clips

INTERIOR FINISHES

- Colonial trim, including baseboards, doors and window trim
- Solid oak handrails and railings with turned spindles and ½ walls with oak caps, as per plans, with choice of stain from builder's samples
- Colonial interior passage and bifold closet doors (as per plan)
- Ceramic tile flooring in vestibule, bathroom, powder room and **Kitchen counter backsplash** from builder's samples
- Pre-selected designer light fixtures
- Resilient cushion flooring with plywood underlay in kitchen and above grade laundry room (as per plan)
- 40 oz. quality broadloom in your choice of one colour from builder's samples
- 1/2" foam underpad
- Quality kitchen and vanity cabinets in your choice of colour and style from builder's samples (as per plan)
- White kitchen range hood fan vented to outside
- Post-formed counter tops in kitchen, main bath & powder room
- Privacy locks on all bathrooms
- White ceramic towel bar and tissue holder in bathrooms
- 24" x 36" glass mirror above vanity in bathrooms and pedestal sink in powder room
- Dishwasher opening and rough-in for future installation
- Polished brass interior door hardware
- Stipple ceilings throughout except kitchen, bathrooms, powder room and laundry room (as per plan)
- Walls painted in off-white flat finish except bathroom and kitchen walls and ceilings to be semi-gloss (colour pre-selected by builder)
- Wood trim and doors to be white semi-gloss (colour pre-selected by builder)
- Smoke detectors in accordance with Ontario Building Code

ELECTRICAL AND HEATING

- 100 amp service with circuit breaker panel
- Copper wiring throughout
- Electrical outlet in garage and ceiling outlet for future garage door opener
- Bedroom lighting switched to wall outlet
- White Decora style outlets and rocker light switches
- Heavy-duty electrical outlets for connection of stove and clothes washer/dryer (appliances not included)
- Door chime at front and rear doors
- Pre-wired for Bell (5 outlets) and cable (3 outlets), as per plans
- Two-speed white kitchen range hood fan vented to exterior (high CMF)
- Bathroom fans vented to exterior
- High-efficiency forced-air natural gas furnace
- High-efficiency gas hot water heater (rental)
- Dining room ceiling capped outlet for future installation of fixture by purchaser of chandelier
- All heating ducts power cleaned prior to occupancy
- Central vac rough-in
- Heating ducts sized for future installation of central air by purchaser of central air
- Front and rear weather-protected exterior electrical outlet
- Electrical wiring system will accommodate use of **High-speed CAT. 5 telecommunications equipment**

ENERGY FEATURES

- Exterior walls R20 batt insulation
- Attic R40 blown insulation
- Basement R12 insulation
- 6 mil poly cover over all insulation
- All above-floor exterior openings fully caulked and sealed
- Weather stripping to all entry doors
- Quality air barrier house wrap

PLUMBING FIXTURES AND ACCESSORIES

- Quality bathroom fixtures in white
- Polished chrome bar lighting in all bathrooms
- **Acrylic bathtubs** (or equivalent)
- Double stainless steel sink in kitchen complete with vegetable sprayer
- Chrome single-lever, washer-less faucets and shower control (except laundry)
- Hook-ups for washing machine
- Exterior frost-free hose bibs at front and rear
- Ceramic tile for all standard tub enclosures, approx. 12" from ceiling
- **Pressure balance regulators** on all shower heads
- All toilets to feature low volume water tank
- Gas fireplace with ceramic surround, and hearth and oak mantle (as per plan)

ADDITIONAL INFORMATION

- One-year Builder's Warranty
- All homes to be registered in the Ontario New Home Warranty Program, which carries a seven-year warranty
- A selection of standard extras is available so that each home may be personalized to individual tastes (subject to construction cut off dates)
ALL CHANGES MUST BE FINAL 45 DAYS PRIOR TO THE EXCAVATION OF THE FOUNDATION or as determined by Diamond Developments Ltd.
- All exterior materials, elevations and colours are subject to architectural control
- Drop ceilings, bulkheads, false walls, vertical chases and enclosures may not be indicated on the plan, and may change without notice and will be placed where required, at the sole discretion of the vendor
- Kitchen layouts, HWT, furnace and laundry locations may vary from plans
- Diamond Developments Ltd. reserves the right to substitute materials of equal or better quality without notice.
- Where the purchaser is given a choice of materials or colours, the purchaser agrees to confirm such choices to the vendor within seven days of being requested to do so by Diamond Developments Ltd., and in the event such confirmation is not received by Diamond Developments Ltd. within the prescribed time, Diamond Developments Ltd. shall irrevocably make such choices on behalf of the purchaser, and such choices shall be binding on the purchaser.
- All plans, prices and specifications are subject to change without notice at the sole discretion of Diamond Developments Ltd.

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