

URBAN FLATS SPECIFICATION

Interior finishing

- ✓ Walls – Eggshell DLX1006-3 Delicate White;
Trim – Semi-gloss DLX1001-1 Delicate White
- ✓ One coat prime and two coats finish
- ✓ Decorative 3" base & case trim
- ✓ Round interior door knobs (as per plan) with privacy locks on bathrooms & master bedroom(s)
- ✓ Satin nickel 12" free-slide wire shelving in clothes closets; 16" wire in linen & broom closets
- ✓ 42" vanity mirror in main bath & ensuite(s)
- ✓ MOEN Danika chrome bathroom accessories

Cabinets & Vanities:

- ✓ Two-tone flat thermo-foil doors & drawers with 36" upper cabinets; 24" cabinet above fridge
- ✓ 3/4" quartz countertops with eased edge throughout
- ✓ Pre-selected cabinet hardware throughout

Flooring & Wall Tile:

- ✓ Full height kitchen backsplash from builders select tile; one 6" row for tub/shower surrounds
- ✓ 7" Luxury vinyl plank flooring throughout plan with acoustical pad
- ✓ One row select tile for vanity backsplash

Appliance:

- ✓ 4-piece Whirlpool stainless steel appliance package including fridge, range, dishwasher & OTR microwave
- ✓ Whirlpool 1.8 cu. ft. Stacked Laundry Centre in white

- ✓ Standard appliance openings (finished):
 - Fridge: 34" W x 72 1/2" H
 - Range: 30 1/4" W
 - Dishwasher: 24 1/4" W
 - OTR: 29 7/8" W x 15 5/8" H x 15 5/32" D

Exterior finishing

- ✓ PVC double glazed, Solar Block U argon filled windows
- ✓ Solid 36" fire-rated hallway suite door with peep-hole
- ✓ Balcony doors:
 - Double glazed sliding door (as per plan)
 - Foot Locks on main floor
- ✓ Aluminum balcony railing & premium vinyl decking on decks
- ✓ Asphalt shingles with a min. 25 year manufacturer warranty

Behind the Paint

Insulation & Drywall:

- ✓ R20 batt insulation on exterior walls
- ✓ 5/8" fire-rated drywall where required
- ✓ Stipple ceiling texture
- ✓ Party walls:
 - R12 batt insulation on both sides of party wall; single layer drywall on each side of the party wall
 - Offset 2" x 4" walls with 1" air gap

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Behind the Paint

Heating & Ventilation:

- ✓ High efficiency forced air gas furnace
- ✓ Standard Honeywell T1PRO thermostat
- ✓ White PVC floor registers
- ✓ Suites individually metered for gas

Electrical:

- ✓ GFI protection for bathrooms and exterior weather-proof outlet as per plan
- ✓ Minimum 3 RG6 & CAT5E combo outlets as per plan; final connection to be complete by service provider
- ✓ White decora switches
- ✓ Combination smoke/carbon monoxide detectors as per code
- ✓ Pre-selected brushed nickel light fixture package and LED disc lights (as per plan)
- ✓ Suite individually metered for power

Plumbing:

- ✓ Water line to fridge
- ✓ Oval drop-in sink with MOEN Rinza single lever faucet & tub/shower trim in main bath & ensuite(s)
- ✓ Double compartment stainless steel undermount sink & MOEN Indi chrome faucet with pull-down spray
- ✓ 40 Gallon electric hot water tank

