

CARRIAGE TRADE COLLECTION

CUSTOM DESIGN

Our talented company of professionals give individual attention to architectural plans, interior design and detailing. We offer creative assistance in every aspect of decision taking. We include all the time it takes to help make dreams come true.

ENERGY EFFICIENCY

Many of the specifications that follow have been chosen to improve the energy and environmental performance of our homes. Our objective is to achieve the best of both quality and efficiency with industry leading standards.

SPECIFICATIONS

- steel reinforced poured concrete foundation with 9" x 7'11" (optional 8'4") walls, double plates system Platon exterior protection and parged reveal (*optional insulated concrete forms*)
- steel reinforced poured concrete floor in lower level (*R14 rigid foam insulation under floor*) and poured concrete section cut garage floor
- poured concrete front porch, screened porch and grill porch with broom finish (optional patterned concrete)
- lower level (basement) insulation – *R22 – 1 ½" rigid foam insulation and 2" x 4" frame walls with full height fiberglass insulation and Membrain Smart Vapour Barrier*
- truss joist floor system @ 16" c-c with 5/8 fir plywood sub-flooring glued, nailed and screw nailed
- 2"X6" spruce exterior frame walls, including garage walls, @ 16" c-c with brick masonry allowance of \$650.00 per M CSR size
- *windows, doors and belts are insulated with Icynene spray foam*
- main and second floor wall - *R27 with R22 fiberglass and R5 shiplap rigid foam sheathing. (garage walls R20), flexmark house wrap* and 6 mm poly vapour barrier
- ceiling insulation - *R60 with R20 fiberglass batt and R40 fiberglass blown insulation (sloped ceilings R50)* garage ceilings R20 with 6 mm poly vapour barrier
- truss roof @ 24" c-c with 3/8 fir plywood sheathing and *GAF Timberline Lifetime roofing shingles with optional Deck-Armor Premium Breathable Roof Deck*
- *Garaga Tri Force Insulated R12 (Optional R16)* steel sectional garage doors with automatic belt-driven openers

- Royal Architectural Series beaded panel soffit with aluminum eaves trough and fascia
- vinyl picture, casement and awning *dual glazed* windows with *low "E" glass #366 and argon* by North Star with selected divided lights (*optional triple glazed windows*)
- steel panel (*optional fiberglass panel*) insulated core exterior doors including French doors with divided lights *low "E" glass and argon* by Golden Windows Ltd.
- all drywall taped and smooth sanded (including garage) with high density ceilings and no cover ups. (ie spray texture, orange peel etc). Interior finish includes primer / sealer and 2 additional top coats
- choice of colours for all painted interior finishes (additional costs may apply for dark colours)
- pine exterior trim and entry detailing, interior trim in MDF and/or white wood
- integrated crown moldings on flat ceilings in foyer, dining room, gathering room and master bedroom
- 5 1/4" traditional baseboard and 3 1/2" step casing (selected rooms with backband and 7 1/4" baseboard)
- stair leading from main floor to lower and/or upper levels with iron pickets, oak handrails, treads, nosing and inset panel newel posts
- Trimlite 2 panel shaker interior (solid core) doors with Weiser lever sets and keyed deadbolts
- closets with 12" vinyl coated steel - single shelf and rod and master closet – double shelf and rod
- shelf and panel step-in pantry where applicable
- allowance for cabinets, granite surfacing and vanities with mirrors \$25,000.00 to \$40,000.00 including installation
- lighting allowance \$7,000 to \$10,000 including pot lights, pucklights and installation (*LED energy efficient lights are optional*)
- hardwood in foyer, kitchen/bistro and gathering room from samples provided by London Flooring Canada and McMillan & Company
- ceramic tile in side entry area, laundry room, and bathrooms from samples provided by London Flooring Canada and McMillan & Company
- carpet with high density underpad in all other areas from samples provided by London Flooring Canada and McMillan & Company
- ceramic tile bath and shower enclosures from samples provided by London Flooring Canada and McMillan & Company
- **bathrooms** - *Toto surface mount vanities, Toto Eco Drake elongated, comfort height low consumption water closets (4.8 Lpf/1.28Gpf)* with self closing seats and ISO bathroom hardware by Delta (towel bars and paper holders)
- **master bath** - Neptune Amaze (oval or rectangular) free standing soaker tub, shower with a tempered plate glass enclosure, Durock, Kerdi mat by Schluter, ceramic tile, barrier free entry and *Riobel controlled flow fittings* in chrome with pressure balance shower fittings
- **main and/or guest bath** - Mirolin Adora soaker tub/shower or Solo Serissa neo-angle shower with glass enclosure, Durock, Kerdi mat by Schluter, ceramic tile and *Grohe Eurostyle Cosmopolitan WaterCare fittings* in chrome with pressure balance shower fittings

- Kindred undermount stainless steel kitchen sink and half, **Grohe Concetto Dual Spray WaterCare pull-out fitting** in chrome and Kindred stainless steel laundry sink with single lever fitting
- **In-line tankless hot water heater rental**
- 2 exterior water services plus garage service, rough-in lower level bathroom and wet bar with Wirsbo water lines throughout
- Myers sump pump with Liberty well and battery back-up system including a secondary pump
- **Continental Linear gas fireplace** with drywall chase and white pine detailing
- rough-ins for advanced electronics ("Teledoor" system, category "5", co-ax and audio system), central vacuum (supervalves) security system
- 125/200-amp electrical service with comprehensive electrical layout, precise copper circuitry and solar panel rough-in
- **Lennox high efficiency heating (optional two stage and dual zone), automatic humidifier and 14 seer (410 A) air conditioning system with DC fan assembly**, 10 year parts and labour warranty, **high/low returns and a programmable WI-FI thermostat**. (optional radiant in-floor heating)
- **heat recovery ventilation system** (independent duct system) with humidistat and multi-point electronic controls (quiet effective ventilation)
- **"Triple H"** Coventry interlocking stone (30 x 30 cm) drive and walks with polymeric sand, allowance 1100 to 1200 sq. ft.
- grading and sodding (allowance 5,000 to 6,000 Sq. Ft) with 4" x 4" cedar window wells and 3-way soil for planting areas.
- building location plan (survey)

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