

DANIELS DISTINCTION FEATURES

- Ceilings heights are as follows:
 - Single storey ground floor models E, E2 and J units are approximately 9'.
 - Two storey upper floor models F, G, G2 and K are approximately 8'9" on the second floor and 8' on the third floor.
 - Where bulkheads are present or drop ceilings are required the height of the ceiling will be less than heights noted above.
- Plumbing drainage stacks in finished areas wrapped with insulation to reduce noise.
- Two storey upper units are equipped with Drain Water Heat Recovery unit connected to showers.
- Concrete garage floor with steel reinforced grade beams.
- All ceramic tile in tub and shower enclosure walls installed on tile backer board.
- Pressure balance valve in all tub and shower enclosures.
- Heavy-duty 2" x 6" exterior wall construction with R22 batt insulation in exterior walls complete with continuous rigid insulation on the exterior.
- All wood-sub floors screwed down and joints sanded.
- All air ducts to be cleaned prior to occupancy.
- Comprehensive air-seal package to all windows, exterior doors, and garage ceiling (when under habitable rooms).
- Concrete Slab on Grade Insulated with R10 rigid insulation under the entire slab with R10 cold break at slab edge.
- R60 insulation to attic in upper units.
- R31 foam insulation installed to garage ceilings and underside of floors when exposed to the exterior and under habitable rooms.
- Windows, full height glass door inserts, sidelights and patio sliding doors shall have low E coating and Argon gas.
- Heating and air conditioning are provided by a high efficiency high velocity air handler and a 13 SEER air conditioner complete with sealed ductwork where required by the manufacturer.
- All homes are equipped with a Fresh Air Recovery Unit. Units G, G2, F, K with Energy Recovery Ventilators (ERV), and Units E, E2, J with Heat Recovery Ventilators (HRV).
- Power vented gas fired water heater with a storage tank on a lease basis.
- Draft resistant electrical boxes on exterior walls, ceilings, and common party wall(s).
- Media Centre enclosure for concealing communication and cable wiring complete with an electrical duplex receptacle inside (location determined by VENDOR).

EXTERIOR FINISHES

- Architecturally selected and colour coordinated exteriors with brick and premium cement board siding (as per model and elevation selected).
- One exterior outlet to front porch or lower front patio and one exterior outlet to the rear terrace deck (as per model selected).

- Asphalt roof shingles in architecturally selected colours with a 25-year manufacturer's rating.
- Low-maintenance pre-finished aluminum fascia, eaves troughs, down spouts, and soffits.
- Exterior insulated steel front entry door installed as follows:
 - Single storey ground floor models E, E2 and J receive a full height and full width glass insert complete with a fixed window on one side and an operable window on the other side.
 - Two storey upper floor models F, G, G2 and K receive 6" wide full height glass insert.
 - All exterior entry doors are complete with satin nickel tarnish resistant deadbolt and lever hardware.
- Low maintenance vinyl casement windows throughout (as per model and elevation selected). All operable windows have white screens and hardware.
- Exterior entry package including black electrical fixture, address number, and front door chime.
- Sectional steel garage doors with decorative inserts, heavy-duty springs, and long-life rust resistant door hardware.
- Exterior water service tap – one to lower patio for ground floor units and one to garage space (as per model selected).
- Rear terraces (above garages) on upper floor units are finished with Pressure Treated decks and privacy screens complete with aluminum picket railings (as per model and elevation selected).
- Insulated metal door from garage to unit.
- Fully developed landscaped community includes irrigation system, rubberized surfaced play areas, walking promenades, hard and soft landscaped surfaces, two season greenhouse, and garden plots.



INTERIOR FINISHES

Kitchen Features

- Double compartment stainless steel spillway sinks with single lever faucet.
- Hood fan over stove, ducted to exterior (dedicated wiring for future microwave hood fan).
- Kitchen appliance sizes are pre-determined and vary based on model selected.
 - All units (except Model J): 30" refrigerator, 30" stove, 24" dishwasher.
 - Model J: 24" refrigerator, 24" stove, 24" dishwasher.
- Kitchen cabinetry (selected by VENDOR).
- Laminated countertops (selected by VENDOR).
- Ceramic tile backsplash (selected by VENDOR).

Bathroom Features

38. Vanities (selected by VENDOR).
39. Powder rooms with pedestal sink complete with single lever faucets (as per model selected).
40. White bathroom fixtures throughout with single lever faucets.
41. Mirrors in bathrooms and powder rooms are the full width of cabinet or pedestal sink (as per model selected).
42. Water-saving toilets and showerheads throughout.
43. Lockable drawer or box in ensuite bathroom or main bathroom (location determined by VENDOR).
44. Laminated countertops (selected by VENDOR).
45. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish.
46. Shower enclosures includes clear glass and chrome frames complete with white acrylic shower base where shower is separate from tub (as per model selected).
47. Model E2 ensuite receives separate shower and an alcove soaker tub complete with integrated skirt and tiled surround approximately 18" above the tub.

ELECTRICAL / COMMUNICATIONS / PLUMBING

48. 100-amp electrical service complete with arc fault interrupters and white panel. Electrical service includes 220V receptacles for stove and dryer.
49. All units shall be equipped with two rough-in conduits from the electrical panel to the garage for one future electric vehicle charging installation (conduits for EVEMS - Electric Vehicle Energy Monitoring System and Electric Vehicle Charger).
50. Interconnected smoke detectors complete with visual alarm (strobe light) and battery back-up, one per floor and one in each bedroom (location determined by VENDOR).
51. Carbon monoxide detector installed to the bedroom level hallway ceiling, interconnected to the smoke detectors (location determined by VENDOR).
52. Interior light fixtures (selected by VENDOR). Fixtures provided for kitchen/breakfast area, hallways, bathrooms, and bedrooms. Living/dining or great rooms shall be complete as per the following (as per model selected):
 - Models E, E2 and J shall receive ceiling fixture.
 - Models F, G, G2 and K shall receive capped ceiling box in the dining room and switched receptacle in the living room.
53. Pot lights over vanities in main and ensuite bathrooms (Models F, G, G2 and K only).
54. Dual outlets (one Cat5 and one Cat6) in living/dining rooms of all models and a 2nd Cat5 to one of the bedrooms. Locations determined by VENDOR.
55. Plumbing for water lines and drain for hooking up washer in laundry area. Dryer venting including ductwork, outside venting sleeve, booster fan and lint trap for dryer.
56. All bathrooms vented to outside with mechanical fan.
57. Two electrical outlets in garage, one on wall and one on ceiling for future garage door opener.

GENERAL

58. Single or double door(s) with full height glass insert(s) and sidelight(s) to rear terrace (as per model selected).
59. White vertical blinds to windows, (as per model selected). Roller blinds to patio doors and lower unit front doors.
60. Fully broad loomed stairs with painted stringers in finished areas, complete with natural finished oak wall mounted handrail and/or natural finished oak handrail with pickets (as per model selected).
61. All closet sliders are clear mirror with white metal frame. Closets have prefinished white shelving.
62. Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout; all interior wood trim and doors to be semi-gloss (colour selected by VENDOR).
63. Smooth paint finish to ceilings in kitchen / breakfast, laundry, and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
64. White Decora style switches and receptacles.
65. White, front loading, ENERGY STAR washer and dryer.
66. Interior trim package includes modern slab interior doors complete with satin nickel lever hardware, Modern profile baseboard and casings.
67. Flooring items are selected by the VENDOR and installed as per following:

Ceramic tile flooring installed to:

- All kitchens except for Model E and E2
- All front entries except for Models E, E2 and J
- Garage entries as per model selected
- All bathrooms and powder rooms
- Laundry and mechanical rooms as per model selected

Laminate flooring installed to:

- Living/Dining room in all models
- Model E and E2 kitchens
- 35 oz. Broadloom with 12mm high density chip foam under pad on all internal stairs and in bedroom areas.

PLEASE NOTE: Illustrations are artist's concept. Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with HCRA Directive titled "Floor Area Calculations - Condominium Homes," dated February 1, 2021. Actual living area will vary from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the future furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E. - April 2022.

Daniels
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