



IRIS GROVE COMMUNITY
Schedule A

QUALITY APPOINTMENTS OF CONSTRUCTION

- Exterior finishing features: Artisan Stone, Metal feature cladding with designer clay brick, concrete pre-cast sills, pre-cast concrete, designs may include bricked arches, soldier course, covered porches, aluminum wrapped cladding features, fiberglass ornamental / structural columns as per applicable elevation/plans
- Architectural priority has been given to elevations to have transitional treatments and a semi-modern custom home design
- All elevations are under strict architectural control, for all exterior colours and cladding selections, which are preselected by vendor
- Exterior cladding is designed to be extremely low maintenance
- (+/-) 9' ceilings on 1st floor, (+/-) 8' ceilings for 2nd floor loft and basement
- 2x6 Exterior wall construction with a continuous air barrier and increased R22 insulation for improved energy efficient
- All sub floors sheathing will be 5/8" tongue and groove subflooring, secured with glue, nails and screws
- Elite engineered I-Joist floor system
- Foundation walls are wrapped rubber membrane with weeping tile to prevent leakage and minimize humidity
- All foundation walls will be brush coated for smooth finish
- Quality energy efficient vinyl casement windows with Low E glazing and large window transoms as per elevation and plan
- Large 36" x 20" Low E, argon filled vinyl basement windows
- Maintenance free aluminum and/or vinyl soffit fascia, 5" eavestrough and downspouts as per applicable elevation
- R-60 insulation in attic with full height R20 basement blanket insulation, garage ceiling R31 spray foam insulation applied as required per plan
- Quality roof shingles with manufacturer's limited lifetime warranty
- All exterior window and door frames openings sealed with professional quality exterior caulking and spray foam
- Durable steel insulated garage doors 12'x8' or 10'x8' or 8'x8' with windows, elevation rendering of carriage style garage doors are available for upgrade purchase
- Homes feature insulated, Classic style single and double 8-foot metal entry doors with large glass inserts as per plan
- Exterior details include, decorative exterior cladding treatments, exterior coach lights, front door grip set with deadbolt lock and civic address number
- All garage walls are finished with drywall, taped and primed
- 100 AMP electrical services with circuit breaker panel, entire home wired with copper wiring and ESA approved layouts
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, kitchen, hallways and dining room. (as per builder's lighting plan)
- Ground Fault Interrupter receptacle installed for all bathrooms and kitchen, split receptacles above counters
- Rough in electrical wiring for future dishwasher including hydro panel breaker
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- 2 Standard Rough-in for Cat 6 locations
- Weatherproof exterior receptacles at front porch and rear patio door
- White Decor style switches and receptacles throughout
- Ceiling receptacles for future garage door opener
- Dedicated electrical outlets for stove, dryer with heavy duty wiring
- Rough-in central vacuum piped to garage

HIGH EFFICIENCY HEATING/ COOLING SYSTEM

- 96 Percent High Efficiency, 2 pipe furnace with ECM motor
- All air ducts are designed to accommodate A/C
- Programmable Nest thermostat conveniently located on main floor
- HRV system with filter installed
- Furnace and Hot Water tank may be relocated at vendor's discretion
- Balanced heating system distribution
- All interior air ducts professionally cleaned prior to closing
- All washrooms and laundry rooms are equipped with exhaust fans

Please note: 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 materials for that provided for herein with material that is equal or better quality than that provided for herein. The determination of whether or not 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 property may vary from, Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.

PREMIUM CABINETRY FEATURES

- Exceptional kitchen layouts with tall 36" Upper Cabinets, ergonomic design and sensational standard cabinet door styles from builder samples
- Kitchen cabinetry features bank drawers, spacious storage and under-counter area for dishwasher, large kitchen island with breakfast bar as per plan
- Arborite counter tops for kitchen, laundry room and all washrooms as per layout. (from vendor's standard samples)
- Hood fan cabinet above stove from vendor's samples, 6" vent pipe, vented directly to exterior
- Elegant cabinetry featured in Ensuite and all washrooms with colour coordinated kickplate as per plan, pedestal sink for powder room as per plan

INTERIOR TOUCHES AND FINISHINGS

- Washable flat paint with 1 colour selection for all walls and semi-gloss white for all doors and trim
- 2 3/4" casing on all door and window openings
- 2 3/4" casing on all main floor archways
- 4" baseboards on 1st floor, 2nd floor and basement
- 2-panel Carreras 80" doors on main floor as per plan and 80" doors for second floor loft and basement
- Satin nickel lever door handles/hinges on all interior doors
- All washrooms include locking Satin nickel hardware
- Natural finish Oak Stairs on first floor as per plan
- Natural finish Wood pickets and elegant square posts as per plan
- Smooth ceiling in kitchen, laundry room and all washrooms. Stipple ceiling with (+/-) 4" smooth boarder in all remaining finished areas
- Designer 7 1/2" wide plank Laminate flooring throughout 1st, except tiled areas as per plan, from builder samples
- Wide selection of imported quality 12"x12" ceramic floor tiles in all bathrooms, kitchen, foyer and laundry room as indicated per plan, as per Builder's sample

ELITE PLUMBING FIXTURES

- Single lever Chrome Moen faucets and American Standard toilets installed as per plan
- Quality Neptune Lemans tub installed in all bathrooms as per plan
- Large standalone tub with tub deck mounted Moen faucet in Ensuite washroom as per plan
- Large double basin top mount stainless steel kitchen sink with single lever faucet as per layout (from vendor's samples)
- Laundry Tub and washing machine pipe connections as per plan
- Water mixing valve for scold protection installed on hot water tank
- Two exterior water hose bibs (One in garage and one at rear of unit)
- Electronic water meter reading system as per regional requirements
- Elegant pedestal sink or cabinet sink in powder room, as per plan
- 3/4" water service connection to home

ADDITIONAL EXTRAS

- Base coat asphalt installed on driveway
- Smooth finish garage slab with relief cuts, steel grade beams and wire mesh
- Sodded property with concrete paver at front walkway and rear patio pavers as per grading plan – Juliet Railing will be installed for unit which require decks
- LVL rim joist installed in deck area for future installation as per plan
- Steel insulated garage entry door to home with self closer (grade permitting)
- 50 gal. hot water tank system installed on a rental basis (tankless system available from vendor's supplier)
- Natural Gas service to home
- Superior after sales customer service, impeccable standing with Tarion New Home Warranty Program, which includes a 7 Year Tarion Warranty with the home.

All selections of colours and finishing are to be made from vendor's available standard samples. Selections and alterations to vendor's standard sample may occur at vendors' discretion. Alterations to walls, ceilings, boxes and room sizes may occur to accommodate elevations, mechanical, plumbing and structural systems. All room sizes on floor plan are approximate and may vary at vendor's discretion; all elevations are artist's concept only.





IRIS GROVE COMMUNITY Finished Basement and Loft Schedule A

LOFT OPTION

- (+/-) 8' ceilings on 2nd floor level
- Open to below area as per plan with railing and nosing
- Designer 7 ½" wide plank Laminate flooring throughout 2nd floor
- Upper Oak staircase with Natural finish, when purchased with loft model as per plan
- Natural finish wood pickets and elegant square posts with as per plan
- Complete 3 piece washroom on 2nd floor: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4" casing on all door and window openings
- 4" baseboards on 2nd floor with 80" doors
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- Smooth ceiling in washroom and Stipple ceiling with (+/-) 4" smooth border in all remaining finished areas
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder's lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans

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BASEMENT OPTION

- (+/-) 8' ceilings on Basement level
- Increased size egress basement windows for bedrooms as per plan with window wells as required by grading
- Natural finish wood pickets and elegant square posts with as per plan
- Carpet flooring installed on basement stairs and finished area with painted stringers
- Complete 3 piece washroom: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4" on all door
- 4" baseboards in basement with 80" doors (where possible)
- Smooth ceiling in washroom and Stipple ceiling with (+/-) 4" smooth border in all remaining finished areas
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder's lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans

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IRIS GROVE COMMUNITY Legal Second Dwelling Basement Package

FINISHED BASEMENT OPTION

- (+/-) 8' ceilings on Basement level
- Increased size egress basement windows for bedrooms, as per plan, with window wells, as required by grading
- Pine hand railing to basement, as required by OBC
- Laminate flooring installed in basement with painted pine stairs and finished area with painted stringers, as per plan
- Complete 3-piece washroom: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4" casing on all door openings
- 4" baseboards in basement with 80" doors (where possible)
- Smooth ceiling in washroom, stipple ceiling with (+/-) 4" smooth border in all remaining finished areas
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder's lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
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SECOND DWELLING PACKAGE

- Exterior side door entry to basement landing, with steps and patio slabs to front of garage
- Separately keyed lock on exterior side door
- Interior door separating the main floor to basement as per plan, where applicable, separately keyed
- Fire separation between units as required by Municipality, Includes; soundproofing to STC 50 Rating, ceiling resilient channel and insulation, duct dampers, as per plan, where required, as per ARU
- Municipal application fees included to have legal second dwelling approval
- 6-piece Appliance package – including washer/dry (stackable), fridge 30", standard stove, dishwasher and hood fan
- Exceptional 10' long Kitchen layout to accommodate appliances and sink. Kitchen layouts with upper cabinets, standard flat panel doors. Final layout to be determined at décor appointment
- Arborite countertops for kitchen counters (from vendor's standard samples)
- Kitchen cabinetry features under-counter area for dishwasher, stove / fridge opening and upper cabinets
- Hood fan cabinet above stove from vendor's samples, 6" vent pipe, vented directly to exterior
- Large single basin top mount stainless steel kitchen sink with single lever faucet (from vendor's samples)
- Additional finished square footage available for purchase, to customize the space to your needs
- Available in select models only: Mitchell, Cameron, Sturgeon and Chemong. Must be purchased with finished basement package.

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