

BYRON HOUSE SEMI DETACHED HOMES



HIGHLIGHTS AT A GLANCE

A PRIME RESIDENTIAL LOCATION

- In the heart of Westboro
- With roof top deck offering views north to the Gatineaus and overlooking Tramway park
- Steps to the activity of Richmond Road
- Recreation and business at hand.
- Minutes to shopping, activities, restaurants and services
- Great walking and biking
- Ready access to transportation routes
- A very special location!!

CONTEMPORARY ARCHITECTURE . . . WITH FLOURISH

- A strong handsome exterior
- Architectural stone on parts of the front and side elevations
- Brick on some other parts of front and side elevations
- Low Maintenance by design
- Modified Bitumen rolled roofing
- Bright, large, south facing windows
- Overlooks Westboro with seasonal vistas
- Rear Deck and Garden
- Covered entranceway
- A second parking space
- Paving stone walk and driveway trim

CONTEMPORARY FINISH

- Open kitchen with contemporary cabinetry and brushed steel handles
- Hardwood in living, dining and kitchen
- Hardwood stairs from ground level to sleeping floor
- Smooth ceilings
- Deep, rectangular profile contemporary baseboards and door casings
- Flat panel doors with brushed chrome lever hardware
- Contemporary wood handrail and balusters
- Ceramic flooring as noted
- Selected lighting fixtures
- Selected upgrade plumbing fixtures
- High efficiency natural gas furnace
- Air conditioning

SPECIFICATIONS

BUILDING EXTERIOR

- Architectural precast stone at selected parts of front and side elevations of building
- Brick on selected parts of front and side elevations
- Fiber cement siding on selected parts of side and rear elevations
- Modified Bitumen rolled roofing with interior roof drain and scuppers
- Pre-finished flashings
- Insulating "Low E" "Argon Gas" double glazed low maintenance windows with operators as selected by vendor
- Insulated metal entrance door with window pane, brushed chrome handset and deadbolt

STRUCTURE

- Reinforced concrete foundation walls
- Concrete garage and basement floors
- Exterior structure to be 2"x6" wood studs with exterior sheathing
- Engineered roof trusses with roof sheathing

ACCOUSTICAL AND INSULATION

- Party Walls- two staggered walls comprising: (1st wall) one layer of 1/2" Type X (fire rated) drywall and one layer 5/8" Type X (fire rated) drywall fastened to 2" x 4" wood studs on 16" centers, batt insulation in wall cavity, a 1" separation space, a fire stop, (2nd wall) 2" x 4" wood studs on 16" centers staggered from the first wall, batt insulation in wall cavity, one layer of 5/8" Type X (fire rated) drywall and one layer 1/2" Type X (fire rated) drywall.
- Exterior walls - will have 6 mil continuous poly vapour barrier, and R-20 batt insulation.
- Roof will have R32 insulation
- Exterior basement walls will have R12 insulation

INTERIOR FINISHES

- Smooth ceilings throughout, not stippled
- Ceiling height of 9' on living floor and 8' on ground and sleeping floor
- Highlight ceiling in Master Bedroom
- Dropped ceilings, bulkheads, ducts and risers where required
- Contemporary trim finishes
- Architecturally selected rectangular base boards door casings and window surrounds
- Gas fireplace with decorative tile surround and beam mantle

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INTERIOR FINISHES (cont.)

- Flat panel contemporary hinged passage and closet doors as per plans
- Satin Nickel lever passage sets
- Hardwood oak strip floors in Family Room, Great Room, Living, Dining and Kitchen
- Ceramic tile in Entrance Way, Bathrooms and Powder room as shown on plans
- "Berber" carpet on sleeping floor Bedrooms and Hallway(s)
- Stained oak hardwood stairs, treads and railing from ground to third floor
- Paint grade (unfinished) stairs on stairway from ground floor to unfinished basement
- Contemporary Kitchen and Bathroom cabinetry from builder's selection with brushed metal hardware
- Granite countertops in Kitchen
- Granite countertops Main Bathroom and Ensuite
- Extended upper Kitchen cabinetry
- Cabinetry designed for over the range exhaust or microwave exhaust (by purchaser)
- Full bank of drawers in Master vanity
- Full bank of drawers in Main Bathroom as per plan
- Full width mirrors over Bathroom vanities and Powder Room pedestal sink

MECHANICAL AND PLUMBING

- Gas fired hot water tank (rental)
- High Efficiency gas fired furnace
- Air conditioning
- Exhausts for bathrooms and electric dryer
- Custom ceramic and glass shower in Master Ensuite
- Soaking tub and shower in Main Bathroom
- Upgraded plumbing fixture package selected by builder including, pullout faucet in kitchen, double under mount stainless steel kitchen sink, rectangular under mount porcelain basins, 5' soaking tub in selected locations, Delta Rhythm chrome single lever, pressure balance combination shower and faucet, Delta Rhythm chrome single lever faucets, white Bathroom fixtures
- Hook-up and drain for washer on Sleeping (Third) Floor
- Frost-free hose bib in Garage and Rear Garden
- Water meter

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ELECTRICAL

- 100 Amp electrical service, circuit breaker panel
- Kitchen outlets on special circuits
- Roughed in outlet for dishwasher, to be supplied by purchaser and installed by others
- Outlet for electric range
- Electrical fixture package
- Wall switches to control bed side wall plugs, in lieu of ceiling fixtures
- Decora style white wall switches and plugs, locations provided by code
- Outlets for microwave/exhaust (to be supplied by purchaser), washer and dryer
- Front door chime
- Smoke detectors as specified by code
- Outlet in Garage ceiling and on Garage wall
- Exterior outlets at Front Entrance and Rear Garden
- Exterior lighting at Front Door, and Garage
- Exterior light fixture at Rear Garden Door

PAINTING

INTERIOR

- All painted surfaces receive one primer coat and two finish coats
- Baseboards, doors and trim white semi gloss
- Ceilings flat white latex
- Bathroom and Powder Rooms semi-gloss
- All other surfaces flat or low sheen latex
- A selection of one light colour from builder's samples

EXTERIOR

- Few if any exterior surfaces are anticipated to require painting. Those that do shall be painted or stained as required by applicable codes. Certain materials, i.e. cedar or pressure treated wood are left unfinished due to their nature. Material pre-painted or pre-treated by the manufacturer i.e. enclosed components of windows that are not exposed when closed, or lintels, may be left without further treatment or paint, at Builder's discretion

MISCELLANEOUS

- Power garage door operator with keypad and remote control
- Central-vac rough in
- 5 telephone outlets
- 4 cablevision outlets

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SITE SERVICES

- Grading, water supply, storm sewers, and sanitary sewers including sump pump (as determined by Civil Engineer) to each house of, standards of, and in accordance with, engineering plans and specifications approved by City of Ottawa.

LANDSCAPING:

- Complete grass landscaping
- Paving stone front walks.
- Asphalt driveways with concrete paving stone trims.
- Complete grass landscaping

WARRANTY

- Tarion Corporation, formerly Ontario New Home Warranty Program

CODES

- All construction to meet or exceed Ontario Building Code or the requirements of any authority having jurisdiction

CHANGES

- The right to make changes to plans and specifications at any time whatsoever is expressly reserved to the builder without notice and/or consultation.
- Dimensions are approximate and may vary from plans.
- Dimension and location of any items including but not restricted to: electrical outlets, switches and fixtures, mechanical chases, ducts, bulkheads, dropped ceilings, etc. may vary; the right to make such variations at any time whatsoever is expressly reserved to the builder without notice or consultation. Wood and material dimensions may be nominal.
- Variations in the colour and texture of both natural and man-made materials may be present at time of completion or may subsequently occur.
- Exterior materials and their colour and texture are selected by the Vendor.
- Existing on-site growth i.e. trees, bushes etc. are of course subject to construction operations, codes, health and landscaping considerations and City of Ottawa By-Laws. Consequently, no undertaking can be given that any or all natural growth remains in place. Landscaping will be completed as specified above.

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E&OE