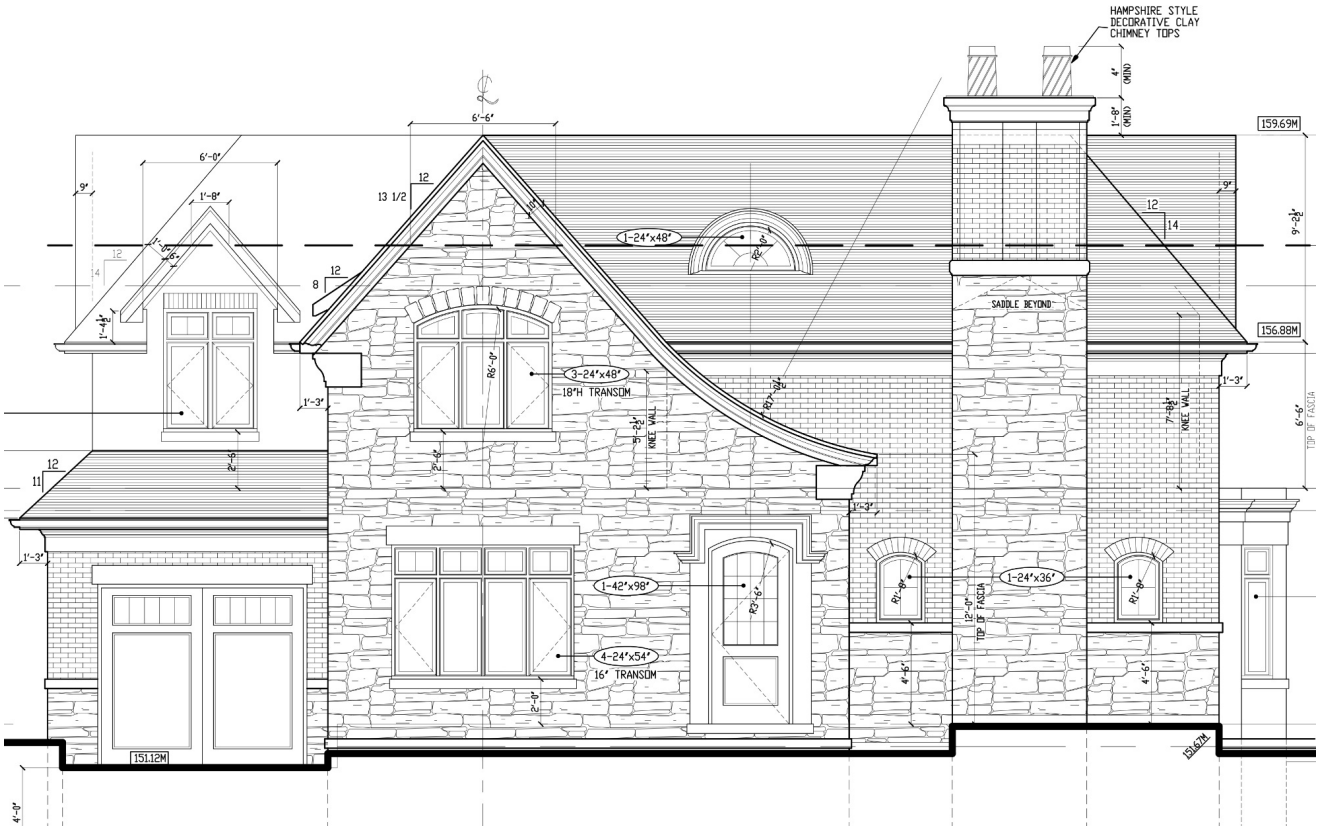
Ivy Glen
Homes



450 HEATH STREET EAST

Prepared by: IVY GLEN HOMES

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COMPANY SUMMARY

Ivy Glen Homes designs and builds custom homes with a focus on enduring quality, timeless style and seamless service. Over the past years we have focused principally on the neighbourhoods of Leaside and Bennington Heights and have developed a strong relationship with local businesses, suppliers and community members. Our primary focus in the Leaside/Bennington Heights community has given us a strong understanding of what Leaside & Bennington Heights home owners expect from a home builder as a developer and partner in the community.

Our projects have included a range of home types, architectural styles and client needs. The common threads are our clients' discerning tastes and our commitment to deliver the best results possible for their most personal investment.

450 HEATH STREET EAST
QUALITY FEATURES

INCLUDED:
CONSTRUCTION OF A NEW HOME AS PER ARCHITECTURAL DRAWINGS TOTALLING APPROX. 3487.56 SQFT. PLUS FINISHING THE BASEMENT.
LOT SIZE 50' X 120'
COMPLETE HOME CONSTRUCTION AS PER ARCHITECTURAL DRAWINGS AND SCHEDULE OF FINISHES
1 YEAR BUILDER WARRANTY ON ALL MATERIAL AND LABOUR (SAME TERMS AS 1 YEAR TARION WARRANTY)
GRADING AS PER APPROVED GRADING PLAN
ALL CITY INSPECTIONS
NEW SOD ON ENTIRE PROPERTY.
ENGINEERED FLOOR JOIST SYSTEM NAILED, GLUED AND SCREWED TO 5/8" SPRUCE PLYWOOD FLOOR
2 X 6 AND 2 X 4 CONSTRUCTION, R-22 AND R-20 BATT INSULATION IN ALL EXTERIOR WALLS AND R-50 BATT INSULATION IN CEILING ATTIC. CEILING HEIGHTS TO BE 9'-6" ON MAIN FLOOR 9'-0" SECOND FLOOR AND 9'-0" IN BASEMENT.
ALL LUMBER TO BE KILN-DRIED ONLY

SCHEDULE OF FINISHES

EXTERIOR FEATURES
FRONT ELEVATION

FRONT MAIN ENTRANCE DOOR 42" X 96"X 2-1/4" THICK SOLID MAHOGANY, STAINED AND SEALED DOOR AND FRAME WITH CAMBERED ARCH TOP.
ALUMINUM CLAD ENERGY STAR RATED WINDOWS WITH SCREENS AND GRILLES
MODULAR SIZE BRICK VENEER
INDIANA LIMESTONE AS PER ELEVATION
PRECAST STONE FRONT DOOR/ENTRY SURROUND AS PER PLANS
ROOF TO BE AS PER DRAWINGS COVERED WITH IKO35-YEAR ASPHALT SHINGLES COMPLETE WITH ICE AND WATER SHIELD 3 FEET AROUND PERIMETER OF ROOF.
ALUMINUM 4" GUTTERS AND DOWNPIPES.
CONCRETE VERANDA WITH FRONT STEPS AS PER FRONT ELEVATION TO BE FINISHED IN FLAGSTONE
SIX POT LIGHTS IN SOFFIT
FRONT FASCIA AND SOFFIT TO BE WOOD AND VENTED AS REQUIRED
CAULKING FOR ALL WINDOWS, DOORS AND CONTROL JOINTS, CAULKING COLOR TO BE MATCHED WITH DOOR OR WINDOW
EXTERIOR WATER PROOF OUTLETS
DELTA MEMBRANE ON ENTIRE FOUNDATION
EXTERIOR HOSE BIB WITH INTERIOR SHUT OFF

BAYVIEW HEIGHTS DRIVE ELEVATION

ENTRANCE DOOR 42” X 96”X 2-1/4” THICK SOLID MAHOGANY.
MODULAR SIZE BRICK VENEER AS PER PLAN WITH NATURAL CEMENT COLOUR MORTAR
INDIAN LIMESTONE SKIRT AS PER ELEVATION.
ALL VENTS AND EXHAUST OUTLETS TO BE CAULKED
ALUMINUM CLAD CASEMENT ENERGY STAR RATED WINDOWS WITH SCREENS AND GRILLES.
WOOD FASCIA AND SOFFIT WITH EAVES TROUGHS AND DOWNSPOUTS
GRADING AS PER PLAN
35 YEAR ASPHALT SHINGLES
SIDE

REAR ELEVATIONS

MODULAR SIZE BRICK VENEER AS PER PLAN WITH NATURAL CEMENT COLOUR MORTAR.
ALUMINUM CLAD CASEMENT ENERGY STAR RATED WINDOWS WITH SCREENS AND GRILLES
REAR HOSE OUTLET COMPLETE WITH INTERIOR SHUT-OFF VALVE.
ALUMINUM 4” GUTTERS AND DOWN PIPES
REAR FASCIA AND SOFFIT TO BE ALUMINUM AND VENTED AS REQUIRED
GRADING AS PER PLAN
35 YEAR ASPHALT SHINGLES
INCLUDES 1 BARBECUE LINE
1 EXTERIOR WATER PROOF OUTLETS

MAIN FLOOR FEATURES

MAIN ENTRANCE FOYER

MARBLE TILE FLOORING IN FRONT FOYER.
7-1/4” POPLAR WOOD BASEBOARDS, 3” POPLAR WOOD CASING WITH BACK BEND AND 1”QUARTER ROUND MOULDINGS
5” PLASTER CROWN MOULDINGS
6" COFFERED CEILING AS PER PLANS
FULL HEIGHT MDF WALL PANELING
SOLID INTERIOR CLOSET DOORS BEING 1-3/4” THICK X 28” X 93”. POLISHED NICKEL HARDWARE HANGING ROD AND SHELVES
RAISED PANEL ARCHWAY
ELECTRIC HEATED FLOORS

STAIRWAY

STAIRWAY TO BE 1-3/4” THICK OAK TREADS WITH 1-3/4” THICK POPLAR WOOD STRINGERS AND RISERS.
PAINT GRADE SQUARE PICKETS WITH OAK HANDRAIL (MAIN FLOOR TO SECOND FLOOR AND BASEMENT RAILING).
BANISTERS TO BE 2-3/4”SOLID OAK
STAIRS AND BANISTER TO BE STAINED AND VARNISHED TO THE SAME COLOR AS HARDWOOD FLOORS
36" TALL WAINSCOTING

UPPER HALL

FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD SITE SAND AND STAIN
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
36" TALL WAINSCOTING
RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. POLISHED NICKEL HARDWARE
SKYLIGHT TO BE 4'X 4' WITH FLARED OPENING TO MAIN HALL
SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ON CEILING

DINING ROOM

FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND.
5" PLASTER CROWN MOULDINGS
6" COFFERED CEILING
36" TALL WAINSCOTING
RAISED PANEL ARCHWAYS
ELECTRICAL AS PER LAYOUT

LIVING ROOM/MUSIC ROOM

FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
36" TALL WAINSCOTING
DIMENSIONS AS PER PLAN
ELECTRICAL AS PER LAYOUT
RAISED PANEL ARCHWAY

LIBRARY

FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
7-1/4" WALNUT WOOD BASEBOARDS, 3" WALNUT WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
FULL HEIGHT WALNUT WALL PANELING AND BUILT-IN CABINETRY
DIMENSIONS AS PER PLAN
ELECTRICAL AS PER LAYOUT

MUDROOM/W.I.CL.

FLOOR TO BE PORCELAIN/GRANITE/MARBLE FLOOR
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS
SOLID INTERIOR DOORS BEING 1-3/4" THICK X30" X 93" DOOR.
MDF BUILT BENCH WITH COAT HOOKS ABOVE AND CUBBY STORAGE BELOW
BANK OF 4DRAWERS

FAMILY ROOM

FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
5" PLASTER CROWN MOULDINGS IN ENTIRE MAIN FLOOR
DIMENSIONS AS PER PLAN
MDF WOOD BUILT FIREPLACE MANTLE WITH BUILT-IN CABINETRY ON BOTH SIDES TO WALL.
ELECTRICAL AS PER LAYOUT
1 GAS FIREPLACE (MONESSEN BELMONT 36" BLDV400) MODEL
8" DROPPED BOX BEAM CEILING

POWDER ROOM

MARBLE TILE FLOORING.
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
5" PLASTER CROWN MOULDINGS
VANITY WITH MARBLE COUNTER TOP
TOTO ULTIMATE ONE PIECE TOILET
PANASONIC CEILING FAN
RAISED PANEL SMOOTH INTERIOR POPLAR DOOR WITH MDF PANELS BEING 1-3/4" THICK AND 93" IN HEIGHT.
POLISHED NICKEL HARDWARE
GFCI OUTLET INSTALLED BESIDE VANITY

KITCHEN

48" SUB ZERO FRIDGE WITH PANEL FACE
48" WOLF RANGE
WOLF MICROWAVE
MIELE CRYSTAL DISHWASHER
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
MOULDING THROUGHOUT ROOM TO BE PLASTER SMOOTH COVE STYLE WITH 5" PROFILE, PAINTED WHITE
ELECTRICAL AS PER LAYOUT
KITCHEN TO HAVE 42" TALL UPPERS TO THE CEILING
ALL CABINET DOORS AND DRAWS TO HAVE BLUE MOTION SOFT CLOSING HARDWARE.
KITCHEN COUNTERTOP TO BE QUARTZ/GRANITE/CESAR STONE/MARBLE
KITCHEN SINK TO BE UNDER MOUNTED OR FARMERS, LARGE STAINLESS STEEL SINK
ROUGH IN FOR GAS RANGE, VENTILATION HOOD, FRIDGE WITH ICEMAKER, DISHWASHER PER DRAWING LOCATIONS
2 PLUGS IN KITCHEN ISLAND
ONE GAS LINE FOR STOVE OR COOK TOP
STONE BACKSPLASH
FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
UNDER COUNTER LIGHTING IN KITCHEN

MASTER BEDROOM

CEILING VAULTED TO 11'-0"
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
ELECTRICAL AS PER LAYOUT
DOUBLE DOOR ENTRANCE TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. SATIN NICKEL HARDWARE
CENTRE LIGHT FIXTURE WITH POT LIGHT SURROUND
RAISED PANEL ARCHWAY
APPLIED MOULDING WALLS

MASTER BEDROOM DRESSING ROOM

DIMENSIONS AS PER LAYOUT
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD
ELECTRICAL AS PER LAYOUT
BUILT-IN SHELVES TO BE PAINTED MDF WITH BANK OF 8 DRAWERS
WALNUT WOOD ISLAND

MASTER BEDROOM EN-SUITE

ELECTRICAL AS PER LAYOUT
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
CUSTOM MADE VANITY
2 UNDER MOUNTED SINKS AND QUARTZ/CESAR STONE/MARBLE/GRANITE COUNTERTOPS
RUBINET FAUCETS
TOTO ULTIMATE ONE PIECE TOILET
SEPARATE SHOWER AREA COMPLETE WITH 3/8" FRAMELESS GLASS SHOWER ENCLOSURE PORCELAIN/MARBLE GRANITE FLOOR AND SURROUND.
SHOWER FAUCET TO HAVE SLIDER BAR WITH ADJUSTABLE HEAD + 12" DIA. RAIN HEAD + 4 BODY SPRAYS
SHOWER BENCH
VICTORIA ALBERT FREE STANDING SOAKER TUB
ELECTRIC FLOOR HEAT
EXHAUST FAN

BEDROOM #2

DIMENSIONS AS PER LAYOUT
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DOORS TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. SATIN NICKEL HARDWARE
CLOSETS AS PER LAYOUT COMPLETE WITH HANGER ROD AND TOP SHELF, CUBBY STORAGE.
CENTRE LIGHT SUPPLIED MY HOME OWNER INSTALLED BY BUILDER
ATTIC HATCH WITH STYROFOAM INSULATION TRIMMED AND PAINTED
FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD

BEDROOM #2 BATHROOM

DIMENSIONS AS PER PLAN
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
ENTRANCE DOOR TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. SATIN NICKEL HARDWARE
FLOOR TO BE PORCELAIN/GRANITE/MARBLE FLOOR
TUB/SHOWER SURROUND TO BE EITHER PORCELAIN/GRANITE/MARBLE TILES
ELECTRICAL AS PER LAYOUT
VANITY WITH UNDERMOUNT SINK
COUNTER MADE OF QUARTZ/CESAR STONE/MARBLE/GRANITE
TOTO ULTIMATE ONE PIECE TOILET
SINGLE SLIDER BAR WITH ADJUSTABLE SHOWER HEAD AND TUB SPOUT.
ELECTRIC FLOOR HEAT

BEDROOM #3 & #4

DIMENSIONS AS PER LAYOUT
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DOORS TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. SATIN NICKEL HARDWARE PROVIDED.
CLOSETS AS PER LAYOUT COMPLETE WITH HANGER ROD AND TOP SHELF, CUBBY STORAGE
CENTRE LIGHT SUPPLIED MY HOME OWNER INSTALLED BY BUILDER
FLOOR TO BE 3-1/4" X ¾" OAK HARDWOOD

SHARED BATH

DIMENSIONS AS PER PLAN
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
ENTRANCE DOOR TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 93" IN HEIGHT. SATIN NICKEL HARDWARE
FLOOR TO BE PORCELAIN/GRANITE/MARBLE FLOOR
TUB/SHOWER SURROUND TO BE EITHER PORCELAIN/GRANITE/MARBLE TILES
ELECTRICAL AS PER LAYOUT
VANITY WITH 2 UNDER-MOUNT SINK
COUNTER MADE OF QUARTZ/CESAR STONE/MARBLE/GRANITE

TOTO ULTIMATE ONE PIECE TOILETS
SINGLE SLIDER BAR WITH ADJUSTABLE SHOWER HEAD AND TUB SPOUT.
ELECTRIC FLOOR HEAT

BASEMENT LAUNDRY

STAINLESS STEEL SINGLE LAUNDRY SINK COMPLETE WITH FAUCET.
LAUNDRY CABINETS AS PER LAYOUT COMPLETE
ROUGH IN FOR DRYER VENT
ELECTRICAL AS PER LAYOUT
COUNTER MADE OF QUARTZ/CESAR STONE/MARBLE/GRANITE
PORCELAIN TILE FLOOR
FLOOR DRAIN
HANGING BAR
ENTRANCE DOOR TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS WITH BEING 1-3/4" THICK AND 93" IN HEIGHT.
RADIANT FLOOR HEAT

LOWER LEVEL HALL

DIMENSIONS AS PER LAYOUT
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
ELECTRICAL AS PER LAYOUT
FLOOR TO BE LAMINATE
RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 80" IN HEIGHT.
RADIANT FLOOR HEAT

LOWER LEVEL BATH

DIMENSIONS AS PER PLAN
7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
ENTRANCE DOOR TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS WITH MDF PANELS BEING 1-3/4" THICK AND 93" IN HEIGHT.
PORCELAIN/GRANITE/MARBLE FLOOR
SHOWER SURROUND TO BE EITHER PORCELAIN/GRANITE/MARBLE TILES
ELECTRICAL AS PER LAYOUT
SINGLE VANITY WITH 1 UNDERMOUNT SINK
COUNTER MADE OF QUARTZ/CESAR STONE/MARBLE/GRANITE
TOTO ULTIMATE ONE PIECE TOILET
SINGLE SLIDER BAR WITH ADJUSTABLE SHOWER HEAD.
RADIANT FLOOR HEAT

LOWER LEVEL MECHANICAL ROOM

DIMENSIONS AS PER LAYOUT
FLOOR TO BE CONCRETE
FLOOR DRAIN AS PER LAYOUT
200 AMP ELECTRICAL PANEL
HIGH EFFICIENCY FURNACE (AS PER APPROVED HVAC PLANS)
HRV SYSTEM
MEDIA FILTER
HUMIDIFIER, AND WATER METER
ELECTRICAL AS PER LAYOUT
HOT WATER HEATER SUPPLIED BY HOME OWNER INSTALLED BY BUILDER (POSSIBLE RENTAL)

LOWER LEVEL HOBBY ROOM

DIMENSIONS AS PER LAYOUT
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DOORS TO BE RAISED PANEL SMOOTH INTERIOR POPLAR DOORS BEING 1-3/4" THICK AND 80" IN HEIGHT.
FLOOR TO BE LAMINATE
CLOSETS AS PER LAYOUT COMPLETE WITH HANGER ROD AND TOP SHELF
RADIANT FLOOR HEAT

LOWER LEVEL PLAY/TV ROOM

FLOOR TO BE LAMINATE
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DIMENSIONS AS PER PLAN
ELECTRICAL AS PER LAYOUT
1 GAS FIREPLACE (MONESSEN BELMONT 36" BLDV400) MODEL
MDF WOOD BUILT FIREPLACE MANTLE WITH BUILT-IN CABINETRY ON BOTH SIDES TO WALL
RADIANT FLOOR HEAT

LOWER LEVEL GAMES ROOM

FLOOR TO BE LAMINATE
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DIMENSIONS AS PER PLAN
ELECTRICAL AS PER LAYOUT
WET BAR WITH BAR FRIDGE
RADIANT FLOOR HEAT

LOWER LEVEL MEDIA ROOM

FLOOR TO BE BERBER CARPET
INSTALL 7-1/4" POPLAR WOOD BASEBOARDS, 3" POPLAR WOOD CASING WITH BACK BEND AND 1"QUARTER ROUND MOULDINGS.
DIMENSIONS AS PER PLAN
ELECTRICAL AS PER LAYOUT

MDF WOOD BUILT-IN CABINETRY
APPLIED WALL PANELING
RADIANT FLOOR HEAT

LOWER LEVEL WINE CELLAR

PORCELAIN TILE FLOORING
COMPLETE WALNUT WOOD SHELVING AND CABINETRY
DIMENSIONS AS PER PLAN
LOW VOLTAGE TAPE LIGHTING
SOLID WALNUT ENTRY DOOR

GENERAL PLUMBING

DRAINS AS PER PLAN
ALL WATER LINES TO BE PLASTIC AND DRAINS TO BE ABS
ALL PLUMBING FACETS & WATER LINE NEED SHUT OFF VALVE
ALL TOILETS TO BE 1 PIECE TOTO ULTIMATE

ELECTRICAL

200 AMP SERVICE PANEL INSTALLED IN MECHANICAL ROOM
LINE VOLTAGE 50 POT LIGHTS (LOCATION TO BE DETERMINED ON ELECTRICAL LAYOUT)
WHITE DECORA PLUGS AND SWITCHES
SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS- ON EACH FLOOR
EXHAUST FANS IN ALL BATHROOMS – AS PER CODE
ARC FAULT BREAKERS WHERE REQUIRED
PLUGS INSTALLED TO CODE
RANGE CABLE AND RECEPTACLE
DRYER CABLE AND RECEPTACLE
3 EXTERIOR WATER PROOF OUTLETS
SEPARATE CIRCUIT FOR DISHWASHER, FRIDGE, DRYER
ONE DOOR CHIME INSTALLED
VALANCE LIGHTING IN KITCHEN
WATERTIGHT POT LIGHTS FOR SHOWER AND BATHTUBS
OUTLET FOR SUMP PUMP AND VACUUM SYSTEM
2 ISLAND PLUGS IN KITCHEN

MECHANICAL

LENNOX HIGH EFFICIENCY GAS FIRED FURNACE WITH FRESH AIR INTAKE AND EXHAUST.
HOT WATER TANK
HRV 64% EFFICIENCY
3.0TON LENNOX CENTRAL AIR CONDITIONING UNIT
PROGRAMMABLE THERMOSTAT
HUMIDIFIER
MEDIA FILTER
GAS LINE ROUGH IN COMPLETE WITH SHUTOFF FOR COOK TOP/RANGE, GAS BB

FINISHES-PAINT

PAINT SHALL BE 1 COAT OF PRIMER WITH 2 COATS OF FINISH (FLAT LAYTEX) ON ALL WALLS
ALL CEILINGS TO BE SMOOTH FINISH
STAIN STAIR TREADS, RAILINGS AND NOSING.
ALL TRIM, DOORS, BUILT-INS AND WAINSCOTING TO RECEIVE PREMIUM LATEX SEMI-GLOSS FINISH WITH 2 COATS.
DRY WALLED FLAT CEILING PAINTED WITH CEILING WHITE, 2 COATS. WALLS TO BE PAINTED

HARDWARE

DOOR HINGES TO BE 3-1/2" ON MAIN FLOOR AND 3-1/2"ON SECOND AND BASEMENT
DOOR STOPPER TO BE BASEBOARD MOUNTED

LAUNDRY/VANITY/KITCHEN FINISHES

TO BE MDF CONSTRUCTION, AND MELAMINE BOXES
BLUE MOTION HARDWARE
BLUME HARDWARE

CONSTRUCTION

10" POURED CONCRETE FOUNDATION
2" X 6" EXTERIOR WALLS
TRUSSES TO BE PRE-MANUFACTURED AND ENGINEERED
FLOOR SYSTEMS TO BE ENGINEERED FLOORING
SUB FLOOR TO BE 5/8" SPRUCE PLYWOOD T & G
FLOOR TO NAILED, GLUED AND SCREWED
ALL WOOD TO BE KILN DRY
FOUNDATION TO HAVE WATERPROOFING APPLIED
DIMPLE WRAP TO BE APPLIED AROUND FOUNDATION
R 50 BATT INSULATION IN ROOF
BASEMENT TO BE INSULATED AS PER CODE REQUIREMENTS
WEEPER SYSTEM AT FOOTING LEVEL TO DRAIN INTO PUMP PIT AND HAVE A PUMP DISCHARGE TO SIDE OF HOUSE
SUMP PUMP WITH BACK-UP BATTERY

PLEASE FEEL FREE TO CONTACT ME ON MY CELL (416) 898-6150 TO DISCUSS

THANKS,

VINCE LE DONNE