

The Townhomes on North River Road

HIGHLIGHTS AT A GLANCE

AN EXCEPTIONAL RESIDENTIAL LOCATION

- Overlooking the Rideau River
- On Rideau River Park/Parc Riverain
- A quiet cul de sac
- Part of an established community
- North River Road and Drouin
- Recreation and business at hand
- Minutes to shopping, activities, the market and universities
- Away from the bustle
- Ready access to transportation routes
- A downtown hidden gem!!

TRADITIONAL ARCHITECTURE . . . WITH CONTEMPORARY FLOURISH

- Handsome design
- A strong, subtly detailed, exterior
- Architectural stone at the ground floor front elevation
- Brick on second and third floor front elevations
- 25 year quality asphalt shingles
- Bright, large, south facing windows
- A terrace to watch the passing scene
- Broad front lawns as shown on plans
- Urban gardens for the *Park Series*
- Oversized gardens for the *Garden Series*
- 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 living 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

January 8, 2007
E&OE

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SPECIFICATIONS

BUILDING EXTERIOR

- Architectural precast stone at ground floor, front and side elevations of building
- Architectural selected brick on upper front and side elevations
- Architectural siding on side and rear elevations
- Quality 25 year rated asphalt shingles
- Pre-finished eaves trough and down spouts
- Pre-finished flashings
- Insulating "Low E" "Argon Gas" double glazed maintenance free 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 have R14 insulation

INTERIOR FINISHES

- Smooth ceilings throughout, not stippled
- Ceiling height of 9' on living floor and 8' on sleeping and ground floors
- Highlight ceiling in Master Bedroom
- Dropped ceilings, bulkheads, ducts and risers where required for Mechanical servicing
- Contemporary trim finishes
- Architecturally selected rectangular base boards
- Architecturally selected rectangular door casings
- Architecturally designed window surrounds
- Gas fireplace with mantle
- Smooth: passage doors, hinged doors, sliding doors and bifold doors as per plans
- Brushed chrome lever passage sets
- Hardwood strip floors in Living, Dining and Kitchen
- Ceramic tile in Entrance Way, Bathroom and Powder Rooms as shown on plans
- "Berber" carpet in Family Room, Bedrooms, Hallway(s), stairway from living to sleeping floor
- Stained hardwood stairs and treads from ground to living floor
- Paint grade stairs from ground floor to basement (unfinished)
- Contemporary Kitchen and Bathroom cabinetry from builder's selection with brushed metal hardware
- Granite countertops in Kitchen
- Granite countertops Main Bathroom and Ensuite - optional in the Garden Series
- Extended upper Kitchen cabinetry
- Cabinetry designed for over the range microwave exhaust (by purchaser)
- Full bank of drawers in Master vanity
- Medicine cabinet 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
- Exhausts for Bathrooms and electric dryer
- Soaking tub in Master Ensuite Bathroom - optional in Park Series
- Custom ceramic and glass shower in Master Ensuite - optional in the Garden Series
- Upgraded plumbing fixture package selected by builder including, pullout faucet in Kitchen, double stainless steel kitchen sink, 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
- Frost-free hose bib in Garage and Rear Garden
- Water meter

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 on Balcony, and at Front Entrance and Rear Garden
- Exterior lighting at Front Door and Garage
- Exterior fixture at Rear Garden Door

PAINTING

- 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

MISCELLANEOUS

- Central-vac rough in
- 5 telephone outlets
- 4 cablevision outlets

SITE SERVICES

- Water supply, storm sewers, and sanitary sewers to standards of, and in accordance with, engineering plans and specifications approved by City of Ottawa.
- Storm water management system to standards of, and in accordance with engineering plans and specifications approved by City of Ottawa
- Weeping tiles as required together with weeping tile sumps in Units 1, 4, 5, and 8

LANDSCAPING:

- As designed by Landscape Architect and as approved by the City of Ottawa
- Paving stone front walks.
- Asphalt driveways with concrete paving stone trims.
- Planting and fencing in accordance with approved by the City of Ottawa
- Exterior terraces and decks - pressure treated wood surface

WARRANTY

- Taron 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, steps, 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.

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