

# GALLERY TOWNS STANDARD SPECIFICATIONS



## LANDSCAPING

- Asphalt paved driveway
- Interlocking paver walkway
- Fully landscaped development

## LOWER LEVEL

- Poured concrete footings & walls in accordance w/ architectural plans
- Poured concrete garage floor with reinforcing
- Drywall included

## FRAMING

- 9' ceilings on main floor
- 3/4" OSB tongue & groove subfloor sanded & screwed
- Pre-engineered joist system for solid squeak-free floors
- Exterior walls w/ 2"x6" kiln dried studs @ 16" o/c w/ 1" rigid insulation & 7/16" sheathing

## HEATING AND COOLING

- Fully ducted Heat Recovery Ventilator (HRV)
- High efficiency gas-fired tankless water heater (rental)
- All duct work cleaned prior to occupancy
- Programmable thermostat
- High velocity system complete with 2 zone

## PLUMBING FEATURES

- White plumbing features
- Water-saver toilets
- Single lever faucets in all vanities, showers & tubs
- Scald-guard temperature control valves on all showers
- Laundry tub w/ brass faucets (if in lower level)
- Kitchen double undermount stainless steel sink w/ one handle c/w pull-down spray
- All tub surrounds tiled to ceiling
- Frost-free hose bib in garage
- Choice of bathroom vanity styles; countertop, tiling & flooring colors, all from builder's samples
- Chrome tissue holder & towel bar in all bathrooms
- Shut-off valves for kitchen & bathroom sinks
- Plumbing selected to all units
- Gas line included
- Water line for fridge

## EXTERIOR FEATURES

- Maintenance-free engineered stone, genuine clay brick & vinyl siding as per elevation
- Maintenance-free soffit & fascia as per elevation: color to be architecturally controlled
- Balcony w/ glass railing & maintenance-free floor
- 30 year laminated architectural design asphalt roof shingles
- Solid vinyl triple-glazed casement Low E Argon thermopane windows throughout
- Raised sectional insulated steel roll-up
- pre-finished garage doors
- Insulated fiberglass exterior door w/ weatherstripping as per elevation with quality satin chrome hardware & deadbolt
- Black civic address numerals
- BBQ outlet included



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## INTERIOR FINISHES

- Microwave hoodfan combo
- Smooth ceilings throughout (no stipple)
- Quartz countertops throughout
- Professionally designed custom-crafted cabinetry throughout includes quick release European hinges w/ soft close hardware throughout
- 40" high upper kitchen cabinetry
- Pot lighting in kitchen (as per plan)
- Vanities w/ quartz countertops & full width bevelled edge mirrors
- All cabinetry w/ choice of style & colors from builder's samples
- Upper laundry cabinets in main or upper floor laundry rooms
- Hardwood flooring in living, dining & study (if applicable)
- Ceramic tile flooring in front entrance, kitchen, all bathrooms & upper floor laundry rooms
- Ceramic tile kitchen backsplash
- Quality 40 oz. carpet w/ upgraded underpad
- Interior trim painted white w/ one colour paint on walls chosen from six builder's samples
- Modern style oak railings w/ solid oak nosing, railing & spindles to be stained (choice of stains from builder's standard samples)
- Choice of Colonial or Classique style interior doors
- Satin chrome hardware throughout
- Swing style doors on closets (except where noted)
- Premium trim package includes 4" baseboards & window sill stoop mouldings

## WARRANTY

- Homes are covered by TARION WARRANTY CORPORATION.
- Homes will be registered by the vendor with the fee to be paid by the purchaser as an adjustment on closing.
- Plans, specifications, & materials are subject to availability, substitution & modification, with notice.
- Purchaser to have a choice of interior finishes (unless already ordered or installed).

## ENERGY EFFICIENCY

- R-29 lower level exterior walls
- R-27 exterior wall insulation
- R-60 attic insulation
- Exterior perimeter foundation wall insulated using TUFF-N-DRI w/ WARM-N-DRI board
- Caulking around all windows & doors where they contact exterior surfaces
- Well sealed vapour barriers
- Fully drywalled garage w/ one coat mud on tape

## ELECTRICAL / MECHANICAL

- White Decora light switches throughout
- Illuminated light switches in all bathrooms
- Ceiling light in all bedrooms including primary bedroom Dining room ceiling light outlet capped
- Exterior vented fan in kitchen w/ over the range microwave
- Rough-in for central vacuum dropped to lower level 100 amp service
- All copper wiring throughout
- Electrical outlet in garage
- Second electrical outlet for future garage door opener Weather-proof outlet
- Interconnected smoke detector on each floor level combined w/ car bon monoxide detector on bedroom level
- Exterior light fixture package incl. soffit lights (as per plans)
- High Tech Package: Category 6 data outlets used throughout plus conduit running from attic to lower level for future wiring
- Electrical selected to all units



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