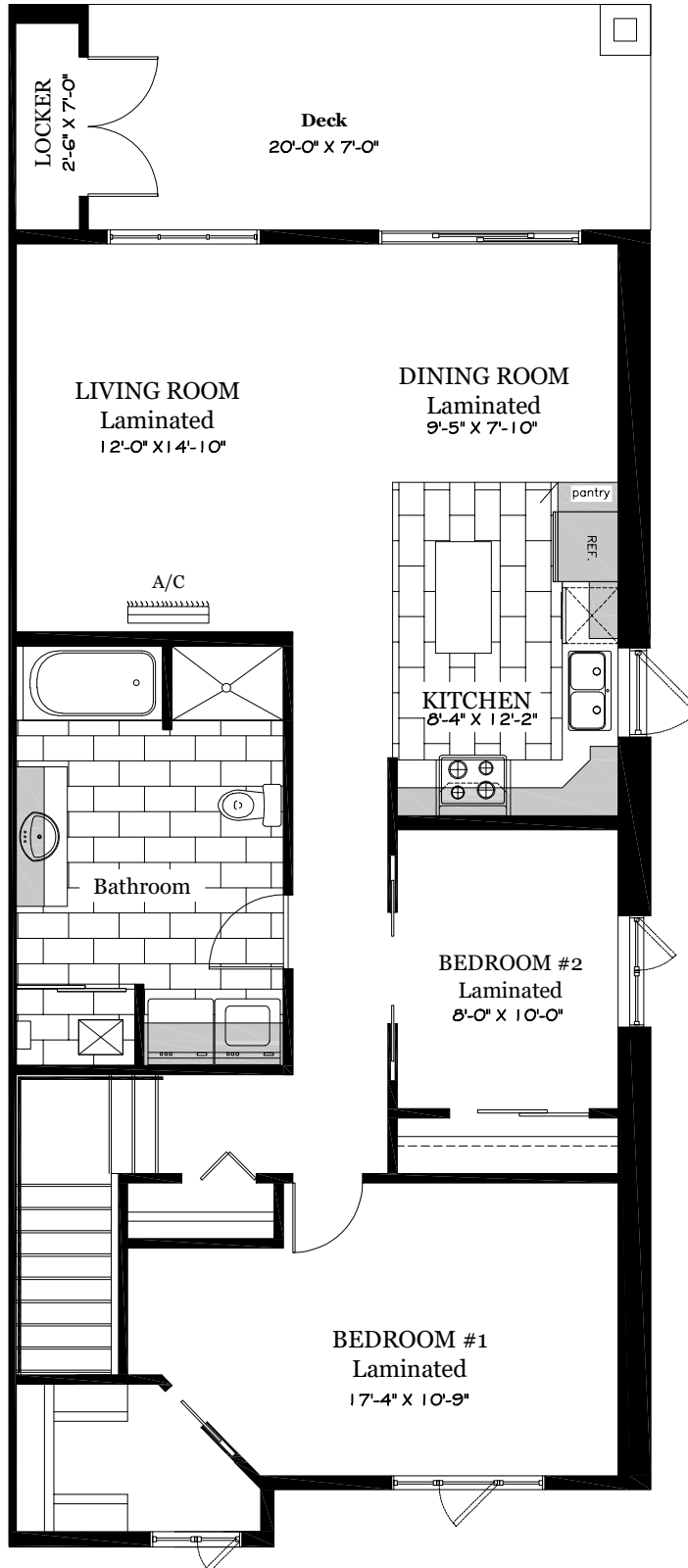
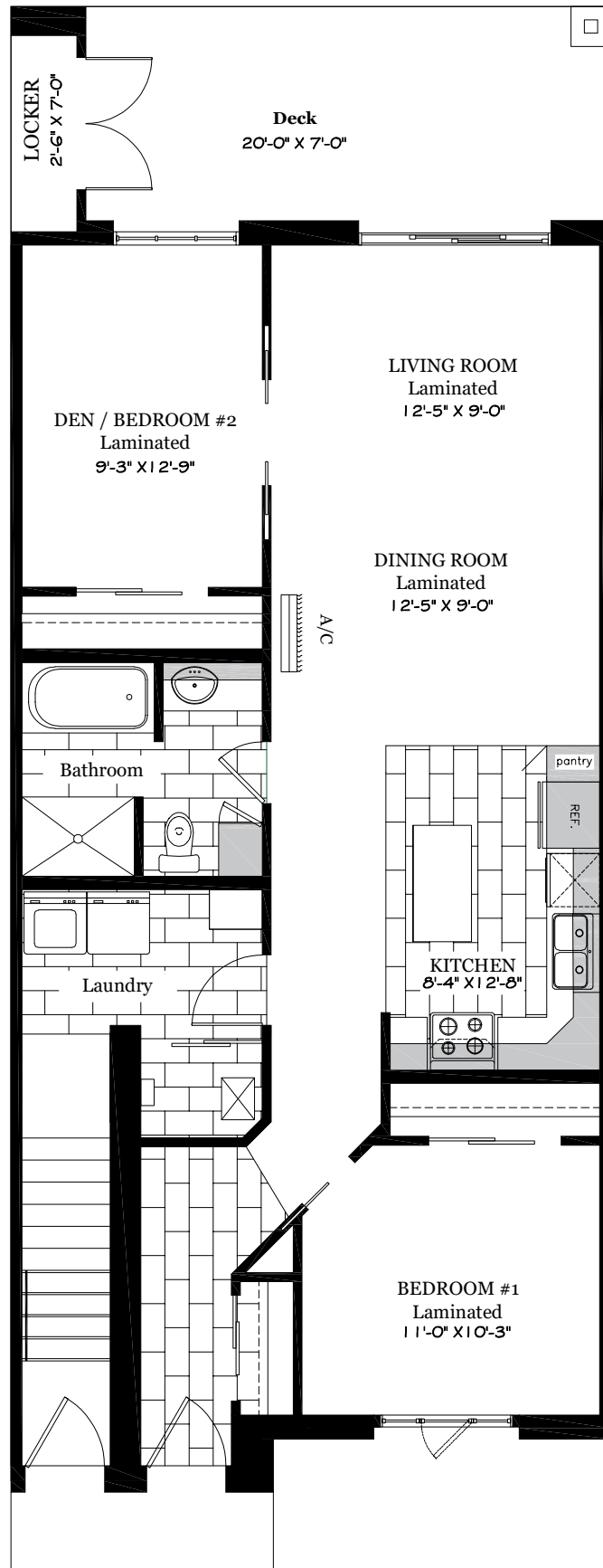


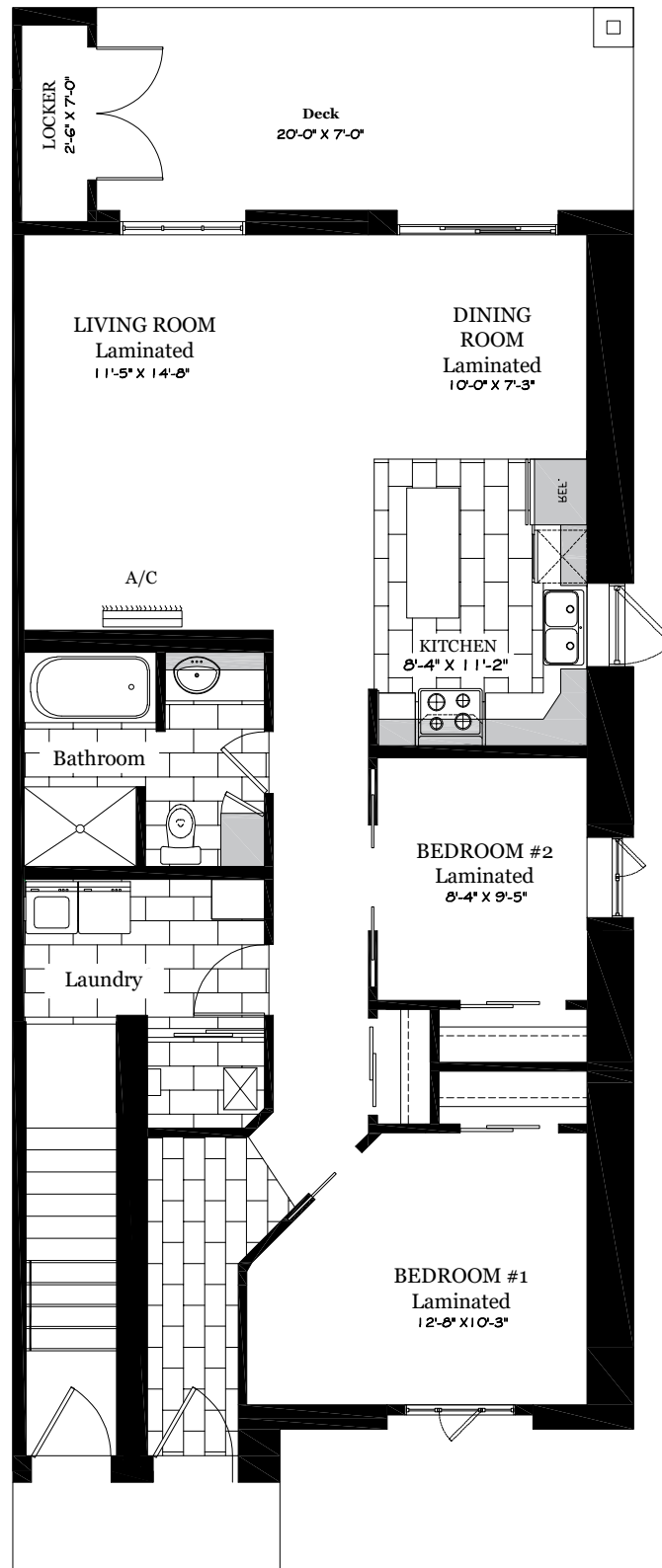
**Le Birdie - Upper Left
Center unit**



**Le Caddy - Upper Left
End Unit**



Le Fairway - Lower Left Center Unit



**Le Mulligan- Lower Left
End Unit**



SCHEDULE D
FEATURES/SPÉCIFICATIONS
(included in the Purchase Price)
(April 2023)



A. LANDSCAPING

- Lawn fully sod - front, sides, and rear.
- Concrete walkways and curbs (as per site plan).
- Asphalt paved Parking for each unit (for blocks with underground garage refer to Heated Underground Garage specs)
- Asphalt paved Visitor Parking
- Landscaping as per plan
- Retaining wall feature with required fencing

B. FOUNDATION AND SLAB

- Reinforced concrete footings.
- Reinforced concrete foundation walls.
- Reinforced insulated main level concrete slab. (for blocks with underground garage refer to Heated Underground Garage specs)
- Soil and compaction test performed by soils Engineers.

C. STRUCTURE

- Reinforced poured in place 8” concrete walls between units enclosed with wood partitions 2" x 4" studs on each side complete with insulation.
- Reinforced poured in place ICF exterior end walls or equivalent substitution.
- Precast concrete stairs.
- (8”) Pre-cast concrete slab for the 2nd floor, exceeding all fireproof and soundproof necessities.
- Engineered prefab roof trusses with 15/32” sheeting.
- Exterior walls - 2" x 6" spruce studs.
- Exterior walls covered with rigid insulation sheeting.
- Interior walls - Wood partitions 2" x 4" and 2" x 6" studs.
- Approximately 1050 square feet per units.
- Lower units: 9-foot concrete ceilings except for master bedroom, laundry room and bathroom will have full drywall drop ceilings due to mechanical components.
- Upper units: 8-foot drywall ceilings with cathedral ceiling in living and dining room area.

D. INSULATION

- Exterior walls R-25 (Batt insulation between the stud with poly vapor barrier and rigid insulation on exterior part of wall
- Attic R-60 thermal insulation complete with 6 Mil poly vapor barrier.

E. ELECTRICAL/MECHANICAL/ VENTILATION

- Radiant floor heating in all units (Upper unit get an additional electrical baseboard with built in T-Stat at bottom of stairs in entrance).
- 100 Amp electrical breaker panel - underground service.
- Copper wiring throughout unit.
- CAT5E wiring for telephone and RG6 wiring for cable (3 of each).
- Heavy duty outlets for stove and dryer.
- Ceiling light fixture in each bedroom.
- 2 pot lights in bulkhead above vanity in bathroom.
- One light for front standard patio door.
- Smoke & carbon monoxide combination detectors in hallway and smoke detectors in bedrooms equipped with strobe light per OBC new changes.
- One GFI electrical outlet - next to patio door.
- Door chime and intercom for upper units.
- Washer and dryer hook-ups in laundry room.
- Dryer exhaust vented outside with secondary lint box collector.
- Bathroom fans vented outside.
- Microwave hood fan vented outside.
- Gypsum bulkhead for mechanical and ventilation.
- **RENTED** HRV (Heat Recovery Ventilator) in laundry room 75% EF (energy factory)
- **RENTED** 12000 BTU Ductless Mini-split Air conditioning unit.
- Capped outlet with switch balcony ceiling.
- Island plug with USB port.
- Light over kitchen sink with switch.

F. PLUMBING

- **RENTED** High efficiency natural gas condensing. Combi-Boiler system with Stainless steel heat exchanger for domestic and radiant floor heating.
- Plastic polyethylene pipes and fittings.
- All taps come with valves for emergency shut-off.
- Access to exterior hose bibs
- Double stainless steel kitchen sink with 1 handle tap (Moen faucet).
- Plumbing rough-in for dishwasher underneath sink -connection not included
- Low flow flush toilets with elongated bowl and soft close seat & cover.
- Shower valve pressure and temperature balance.

THIS PROJECT IS REGISTERED WITH TARION AND THE HCRA

www.chclementconstruction.ca Customer Service: 613-632-2060 ext. 104#

Plans and Construction Specifications are subject to change without notice



SCHEDULE D
FEATURES/SPÉCIFICATIONS
(included in the Purchase Price)
(April 2023)



- White standard 4' fiberglass one-piece acrylic shower.
- Soaker tub with front acrylic apron.

G. EXTERIOR FINISH/FEATURES

- Combination of Quality stone and engineered wood finish on front and back elevation.
- Combination of Quality stone and aluminum siding on side elevations.
- Aluminum soffit and fascia.
- Stone column and wood finished decorative exposed beam
- Asphalt roof shingles with manufacturer limited lifetime warranty with maximum roof vent.
- Large rear 20'x7' concrete balcony with broom finish surface
- Balconies are enclosed with 3-season retractable tempered glass and fixed bug screens with black aluminum frame.
- Quality eavestrough for front and back elevation

H. WINDOWS

- Colored casement PVC windows.
- 8 feet 2-panel patio door.
- All windows come with low E Argon gas and screens.
- One opening per window as per plan.
- PVC opening casement window in den and kitchen (end units).
- Metal front door with glass insert.
- Finishing moulding around perimeter of windows for a wood trim accent.

I. INTERIOR FINISH /ACCESSORIES

- Choice of interior doors.
- MDF trim throughout, choice of baseboards and casings in Colonial or Modern style.
- Quality natural oak handrail with clear finish (2nd floor units).
- Mirror in bathroom over vanity.
- Paint contractor white, eggshell finish.
- 1st floor units: Stipple ceiling on concrete slab surface in all rooms except flat painted gypsum surface in bathroom and laundry room.
- 2nd floor units: flat painted ceilings in all rooms.
- Light weight embossed matching door selection in entrance and 2 bedrooms closets (except for 2nd floor units entrance closet and middle unit bedroom

#2 closet which has matching bi-fold door).

J. HARDWARE

- Dead bolt lock on front entrance.
- Interior door hardware: standard satin chrome.

K. FLOOR COVERINGS

- Ceramic floor in entrance, kitchen and bathroom 12" X 24".
- Premium crack resistant membrane under floor for lower units.
- Floating Luxury Laminated V-grooved Floor in living room, dining room, hallway, and bedrooms.
- Commercial carpet in stair to 2nd floor.

L. CABINETS

- Custom made kitchen and bathroom cabinets polyester shaker style with choice of color.
- Kitchen pantry included for all units except lower end units. Extended island in lower end units.
- Microwave hood fan (OTR) set-up. Preselected OTR included from Accent store in Rockland (upgrade possible at owner cost).
- Preselected choice of 6 granite countertop for kitchen with preselected stainless steel undermount and pull-out faucet.
- Kitchen cabinets close to the ceiling with top filler, crown and light valance (2nd floor has 36" cabinets and 1st floor has 42" upper cabinets).
- 4 shelves stand up organizer for lower units and 4 door cabinet over washer and dryer for upper unit included.

M. INFORMATION

- One-year C.H. Clément Construction Warranty.
- Two-year Tarion Mechanical Warranty.
- Two-year Tarion Building Envelope Warranty.
- Structural Warranty as per Tarion guideline.

THIS PROJECT IS REGISTERED WITH TARION AND THE HCRA

www.chclementconstruction.ca Customer Service: 613-632-2060 ext. 104#

Plans and Construction Specifications are subject to change without notice



SCHEDULE D
FEATURES/SPÉCIFICATIONS
(included in the Purchase Price)
(April 2023)



Heated Underground Garage

A. UNDERGROUND GARAGE

- Interior underground garage with assigned parking space for each unit in lieu of outdoor parking spot.
- Interior individual locker assigned for each unit with locked door.
- Automatic garage door with laser light –
- 1 remote per unit.
- Garage main alley LED light on 24/7
- Each parking bay on LED light on motion activated sensor
- Pedestrian exit provided at extremities as per Ontario Building Code.

B. CONSTRUCTION

- Poured concrete floor and exposed concrete walls surface.
- (10”) Pre-cast concrete slab for the 1st floor units, exceeding all fireproof and soundproof necessities.

C. MECHANICAL

- Sprinkler system as per building code.
- Smoke and carbon monoxide detectors and evacuation system as per building code.
- Natural gas heaters.
- Floor drains

THIS PROJECT IS REGISTERED WITH TARION AND THE HCRA

www.chclementconstruction.ca Customer Service: 613-632-2060 ext. 104#

Plans and Construction Specifications are subject to change without notice