

Contemporary Features & Finishes Units 1 to 6

ENERGY MANAGEMENT FEATURES / INSULATION

- High (90%) efficiency combination heating and hot water system.
- Total minimum insulation value of R-24 in walls above grade.
- Entire unit exterior above grade wrapped in a super 6 ml vapor barrier.
- Water saver toilets (1.6 gallons per flush) installed in each bathroom.

INTERIOR FEATURES, TRIMS AND FINISHES

- Nine (9) foot ceilings
- Contemporary molded panel interior passage doors where indicated on plan and hung in fully cased jambs.
- Lifetime Stainless Steel finish on all interior door hardware.

BATHROOM

- White plumbing fixtures throughout.
- Bathroom constructed to OBC handicapped requirements
- American Standard or equal wall mount china sink.
- Mirror as per OBC Handicapped requirements
- Ground fault interrupter (GFI) protection electrical outlet.
- Exhaust fan vented to the outside.
- Toilets fitted with separate water shut-off.

PAINTING

- Interior walls to be painted with premium quality latex paints.
- All wood trim to be painted designer white.

FLOORING

- Tongue and groove sub-flooring screwed and glued down.

DRYWALL AND INSULATION

- Ceiling drywall is installed over floating metal resilient channels.
- All drywall applied with screws- using a minimum number of nails.
- All exterior walls insulated to min R-24.

HEATING, COOLING AND VENTILATING

- Central air conditioning installed.
- Energy Efficient "Combo" hot water heating system. It uses energy from the Hot Water tank to provide heat in a forced air heating system. It is quieter, provides longer heating cycles at lower costs than a conventional furnace.
- Power Vented hot water tank is a high output and high efficiency (90%) gas fired rental unit vented to exterior. This unit will provide more hot water than a standard hot water tank.
- All bathroom fans ventilated to exterior.

ELECTRICAL

- Ground fault interrupter (GFI) circuit installed in the bathroom.
- 100 AMP electrical service complete with circuit breakers in service area.
- Copper wire distribution throughout the unit to Ontario Hydro standards.
- Ceiling light receptacle boxes in ceilings.

PERMITTED USES UNDER THE URBAN COMMERCIAL ZONING

- Retail Establishment
- Personal Service Establishment
- Dry Cleaning Distribution Station
- Service Shop
- All office uses.
- * Purchasers responsibility to check with City of Hamilton Zoning Department.

SPECIAL CONSTRUCTION MODIFICATIONS

- Floor designed to carry extra loading (100 pounds per Square foot) plus 3/4" subflooring.
- Fully finished accessible (handicapped) washroom
- Fully finished sign band with roughed in electrical
- Fully drywalled interior with 9' high ceilings

WARRANTY

Dawn Victoria Homes has been in business for over 40 years and has been supplying the market with high quality value added products for the entire time.

ONE YEAR

The unit is guaranteed for one year from defects in all workmanship and materials

TWO YEARS

- The unit is free from defects in workmanship and materials including caulking, windows and doors so that the building envelope prevents water penetration Defects in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems
- Defects in workmanship and materials which result in detachment, displacement, or deterioration of exterior cladding
- Violations of the Ontario Building Code's health and safety provisions

THREE YEARS

The Building envelope is free from defects preventing water penetration

NOTES

The unit is subject to the conditions of the Purchase and Sale Agreement, plans, materials specifications and prices are subject to change without notice at the Vendor's discretion. The Vendor reserves the right to substitute materials and fixtures for those of equal or better quality. The Vendor reserves the right to make minor changes or modifications in the plans and specifications at its discretion. Items, fixtures and finishes in the model home may be for display purposes only and may not be included in the Purchase price. Some items in brochures may be optional and available at extra cost. Unit sittings are architecturally controlled and may be reversed from brochure renderings. October 2016.

