



MAHOGANY  
by minto

## SCHEDULE 3

### PHASE 1 + | 35' & 60' Lots

LEDGEND | ● MINTO FEATURE ● GREEN FEATURE

#### CONCRETE

- Poured concrete footings and foundation walls at 7' 10" +/-
- High density polyethylene drainage membrane on exterior of foundation walls
- Poured concrete basement floor with power trowel finish
- All basement floor slab penetrations and perimeter Radon gas protected
- Fibermesh reinforced concrete garage floor with broom finish and concrete sealer
- Steel reinforced concrete front porch with broom finish and concrete sealer

#### FRAMING

- 9'+/- ceilings on main floor and 8'+/- on 2<sup>nd</sup> floor with exceptions for mechanical and structure requirements
- Kiln dried lumber
- Exterior walls 2"x6" at 16" o.c. with 7/16" OSB sheathing interior walls 2"x4" at 16" o.c.
- Fascia 2"x6"
- Air barrier tape sealed to windows
- Basement foundation exterior walls framed with 2"x4" at 24" o.c.
- Pre-engineered floor joist system with subfloor glued and screwed to joists
- Pre-engineered roof trusses with 7/16" OSB sheathing

#### ROOFING

- 30 year fiberglass laminated shingle with limited lifetime warranty
- Standing primary roof vents and mushroom style for secondary venting
- Metal flat stock or raised rib metal roofing where applicable

#### WINDOWS/DOORS

- Basement slider windows in white only
- ENERGY STAR® qualified products
- PVC windows in one of the following colors; White, Chestnut Bronze, Sandalwood, Claystone, French Vanilla or Smoke on main and upper floors
- Paint grade wood jambs throughout
- Unison locks, folding cranks on operable windows
- EZ friction fit screen frames for all operators
- Low-e argon filled glazing with intercept spacers (warm edge)
- Architecturally suited grills in the seal on all elevations
- 8' height vinyl sliding patio door with sliding screen
- Garage to house door is fiber glass wood grain insulated 2 panel embossed swing door in pre-hung wood frame
- Rear and side exits from house is fiberglass wood grain insulated door with 3/4" length low-e argon glass, architecturally suited grills in seal, pre-hung in wood frame
- Main entry systems 8' height fiberglass wood grain insulated door architecturally selected designer 3/4" length decorative glass insert, in pre-hung wood frame (could be combined with a single or double side lite with matching specifications)

#### HVAC

- High efficiency 2-stage direct vent, forced air, gas-fired heating system, minimum AFUE of 96% with ECM motor with MERV 8 disposable filters
- Ducts sized for future AC, both supply and return ducting to be joint sealed with foil tape
- ENERGY STAR® qualified 5+ 2-day program-mable thermostat

- Heat recovery ventilator (HRV) system with ECM motor, simplified installation
- Hygrometer provided with each home
- ENERGY STAR® qualified 90 CFM, low sone, bathroom exhaust fans over toilet, exterior vented
- Metal floor HVAC vent covers
- Dryer exhaust roughed in to vent to exterior
- Kitchen hood fan in stainless steel finish vented to exterior
- One exterior gas wall mounted BBQ connection point with quick connect and plug cover in location noted on plans

## PLUMBING

- White plumbing fixtures throughout including ceramic under mount sinks in master bath and powder room
- Single lever faucet controls (as per fixture schedule)
- High efficiency toilets
- Under mount kitchen sink with single lever faucet
- Water pressure equalizers in all showers with low flow heads
- 60' Series: Stainless steel drop in laundry room sink installed in lower cabinet / 35' Series: One piece plastic stand alone laundry tub
- Rough-in for fridge water line with shut off valve, future dish washer rough-in
- Shut off valves for all toilets and sink faucets
- 3 piece bath rough-in basement
- Utility recycled laundry tub in basement with brass one piece faucet
- Energy saving 48" heat recovery drain water pipe installed on main stack in basement
- High gloss acrylic soaker tub in master bath
- Acrylic shower base in master bath unless noted ceramic on plan
- In wall washer collection box
- Main and 2<sup>nd</sup> floor laundry room furnished with collector pan or single throw valve in or above living spaces
- 3 frost free hose connections with seasonal shut off valves
- Rough-in interior central vac locations near outlets, piping to terminate in garage at dedicated plug (excludes vacuum system)

- Polyethylene water distribution system with ¾" line to master bath
- ENERGY STAR® qualified rental hot water tank with thermal efficiency of 96%

## ELECTRICAL

- 60' Series: 200 AMP electrical breaker panel and service / 35' Series: 100 AMP electrical breaker panel and service
- Copper wiring with white Decora light switches and plug covers
- Interior light fixtures in a chrome finish (as per fixture schedule)
- Exterior coach light wall mounted fixtures at entry points (varies per plan)
- 4" interior pot lights, locations and quantity with white flush gimbals (varies per plan)
- 4" exterior pot lights, locations and quantity with white trim and baffle (varies per plan)
- Ceiling light fixture in all secondary bedrooms
- Switch outlet in living and master bedrooms
- Keyless light fixtures in garage and unfinished basement
- Master bedroom and dining room capped outlet
- Door chime wired to front and secondary door
- Direct wired smoke and carbon monoxide detectors on each floor
- Dedicated electrical outlet in garage for future central vac canister
- Exterior weather proof outlets located by all exterior entry points
- Soffit plug on switch in front hall for seasonal lighting use
- Garage outlets for car plug-in
- Electrical ceiling outlet for "future" mechanical opener
- Main entry foyers to have surface mounted fixture on 3-way switch on some plans

## COMMUNICATIONS/SECURITY

- Home network connection centre located in basement mechanical area
- 1 Cat-5/RJ-45 phone and 1 RG-6/F-81 cable outlet in all bedrooms, offices, studies and lofts
- RG-6/F-81 cable outlets in office and family room and Cat-5/RJ-45 phone in kitchen
- Security key pad wired to rear door area

- 2 2" PVC conduits from attic space into mechanical area to assist with future needs

#### FIREPLACES

- 36" Direct vent gas fireplace (Clean Face) with blower kit, switch and tempered glass face
- Black trim kit
- See through fireplace to be a 40" (where applicable on floor plan)
- Mantels excluded

#### INSULATION

- Ceilings with attic R-60 blown in place
- Ceilings without attic R-40 batt
- Floors exposed R-31 batt
- Exterior walls R-24 batt
- Basement walls full height (excluding blocking) R-20 batt
- Rigid under basement slab R-10
- Garage ceiling attic R31 batt
- Garage walls R-20 batt

#### DRYWALL/PAINTING

- ½" Drywall with square corner beads
- Spray coat on all interior drywalled wall surfaces (Level 5)
- Smooth finished ceilings throughout
- Interior garage drywall, taped and prime painted
- Where applicable basement stair area drywalled refer to plans
- Ceilings painted white, flat latex with low VOC
- Interior doors and trim painted white semi-gloss latex with low VOC
- 4 standard paint colors for interior walls throughout in low sheen latex with low VOC

#### INTERIOR TRIM/HARDWARE

- Closet rods and shelves in white
- 5<sup>16</sup>" Baseboards (profile #5955-9) and 3<sup>12</sup>" casing (profile #954-9)
- Carara hollow core, 2 panel smooth finish interior passage doors with satin chrome lever hardware and hinges
- Satin chrome grip set on front exterior swing doors with dead bolt

- Chrome towel bar and paper holder in all bathrooms
- Architecturally selected interior columns where applicable
- Architecturally selected curved or square arch room dividers where applicable
- Interior low walls receiving posts are capped in paint grade MDF

#### STAIRS/RAILINGS

- Prefinished solid Oak treads, Oak veneer stringers and risers on main floor to 2<sup>nd</sup> floor stairs in colors selected from Mahogany standard offerings
- Main floor to basement stairs carpet grade with paint grade stringers (Oak veneer stringers when stairs are open to basement)
- Oak handrails in colonial style colors selected from Mahogany standards
- Oak posts and spindles in preselected styling to follow architectural style in colonial, classic or tapered, colors selected from Mahogany standard offerings
- All main to 2<sup>nd</sup> floor and open to basement stairs to have hand rails terminate at matching wall mounted ½" posts were spacing allows
- Wood railing nosing
- Volutes (where shown on plan)

#### HARDWOOD FLOORING

- 3<sup>14</sup>" Oak prefinished hardwood flooring on main floor and upper halls, selected from Mahogany standard offerings
- Transitions to carpeted areas from hardwood to be hardwood

#### CARPET/UNDERPAD

- Wall to Wall 40oz nylon broadloom with 9mm (7lb) density chip foam under padding. Selections from Mahogany standard offering

#### MILLWORK/COUNTERS

- Granite counters in kitchen, main floor powder room and master bath selected from Mahogany standard offerings

- Powder rooms with vanity include granite top and under mount sink
- Laminate counter tops in all other bathrooms, laundry room locations in 60' series homes all selected from Mahogany standard offerings
- Millwork in cabinetry door to match architectural style, selected from Mahogany standard offerings
- Cabinetry door hardware selected from Mahogany standard offering
- Kitchen millwork includes standard crown and valance molding
- Lower cabinetry in 60' series laundry rooms

#### CERAMIC TILE

- Ceramic flooring in areas
- Ceramic wall surrounds to the ceiling in all stand alone showers and tub /shower combination areas
- Ceramic backsplash in Kitchen
- All ceramic tiles laid square at 90°
- All ceramic tiles selected from Mahogany standard offerings
- Floor tiles include Ditra underlay
- Standard tub/shower combinations and showers with prefab bases to have 2 rows of Kerdi waterproof membrane
- Floor plans with tile shower bases to include mud bed and Kerdi waterproof membrane on floor and 2 rows on walls (refer to Mahogany sales team member for models with this standard feature)
- Trim in all exposed bathroom ceramic locations as finishing ends where possible (Schluter)
- Transitions to carpeted areas from ceramic to be trim (Schluter)

#### SHOWER ENCLOSURES/MIRRORS

- Glass enclosure for master bath showers to include chrome hardware through glass "D" pull handle 24" wide door with 180° swing capability
- Beveled edge mirrors between counter top and light fixtures 36' height

#### GARAGE DOORS

- Architecturally selected insulated steel garage overhead doors 8' high
- Garage doors include style trim, window inserts and black decorative hinge and handle sets
- Garage door exteriors to be site painted (refer to color offerings for architectural genre)

#### EXTERIOR TRIM/MASONRY

- Architecturally inspired façade packages. Facades including combinations of stone, brick, acrylic and cement board siding products (refer to standard Mahogany offerings)
- Decorative exterior moldings, posts, gable vents, ornamental trims, shutters carefully selected to suite architectural style
- Aluminum fascia, vented and non vented soffit material selected from exterior architectural façade packages
- Front side or rear posts in architectural styling
- Exterior decorative metal railings to suit architectural style
- Mahogany inspired civic numbering plaque

#### LANDSCAPING

- Fully sodded lot
- Interlocking stone front walkway from porch step to driveway at front on 60' series
- Interlocking stone front walkway from porch step to sidewalk on 35' series
- Paved driveway
- Pressure treated steps and handrails (as required by code) from all other exterior entry points
- Paint grade step and hand rail where required by code in garage at house entry
- City approved tree planted in front yard (where shown on plan)
- Metal window wells (as required by grading plan)

- Conditions may arise where we cannot effectively complete some exterior landscape and or home finishes before closing. These will be noted as incomplete at closing and finished as a priority when favorable conditions return

#### ENERGY EFFICIENT AND ENVIRONMENTAL FEATURES:

- ▶ ● LEED® for Homes Canada Certification: Whole house air leakage test program inspected by 3<sup>rd</sup> party professional
- ▶ ● Low VOC adhesives and sealants being used throughout construction
- ▶ ● Low VOC millwork and finishes
- ▶ ● Low expanding foam insulation around windows and doors
- ▶ ● Air leakage testing to be performed at various stages of construction
- ▶ ● Use Green Label carpets as standard
- ▶ ● Use 90% drought tolerant non-invasive plants and drought tolerant sod
- ▶ ● Manufactured and extracted products in these homes including lumber, aggregates, gypsum, decking, counters, doors, windows, trims, roofing, insulation, sheathing masonry and cement products selected with consideration to carbon footprint
- ▶ ● Site practices of sorting some waste materials in specific bins to reuse/recycle and reduce/divert materials to landfill sites