



# URBAN

## SQUARE

### CONDOMINIUMS

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JANDGHOMES.CA  
204-570-2389



BIKE PATH

MARYLAND AVE



33

35

37

39

41

43

45

47

49

51

53

55

57

59

61

63

DIETRICH BAY

32

30

28

26

24

22

20

18

16

14

12

10

8

6

4

2

DIETRICH BAY

15

64

13

66

11

68

9

70

7

72

5

74

3

76

1

78

DIETRICH BAY

65

67

69

71

73

75

77

79

81

83

85

87

89

91

93

26TH STREET

CHIPPERFIELD DR

SHOW HOME  
PENDING  
SOLD

URBAN  
SQUARE



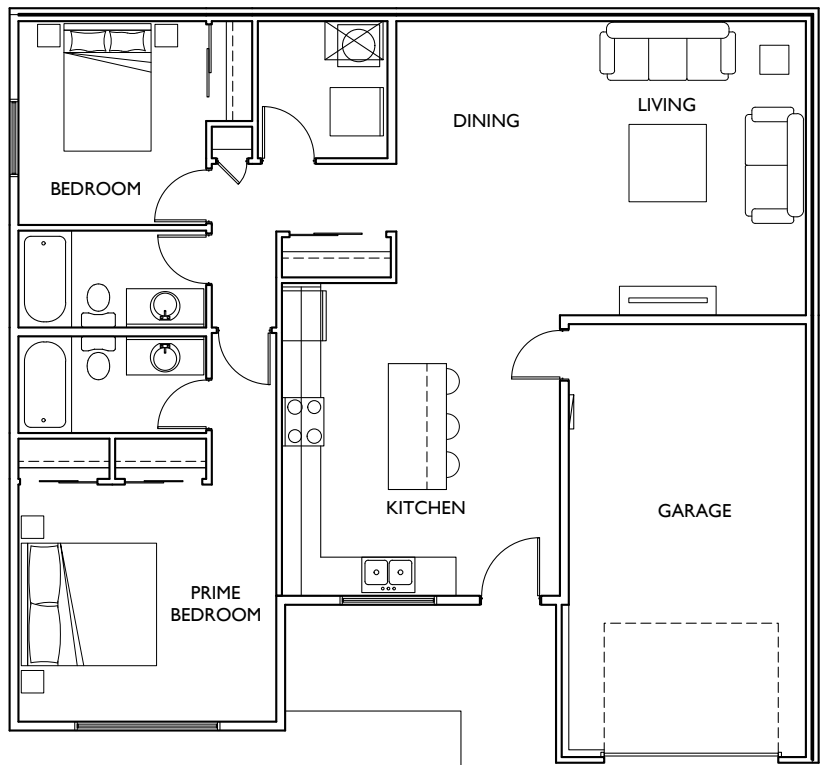
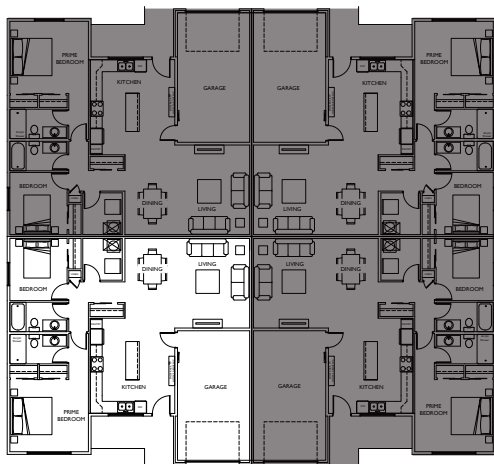


# THE AXIS

BACK TO BACK UNIT

## ONE UNIT

- 1,176 SQ. FT.
- 2 Bedrooms
- 2 Bathrooms



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**BELLA  
FIELD**

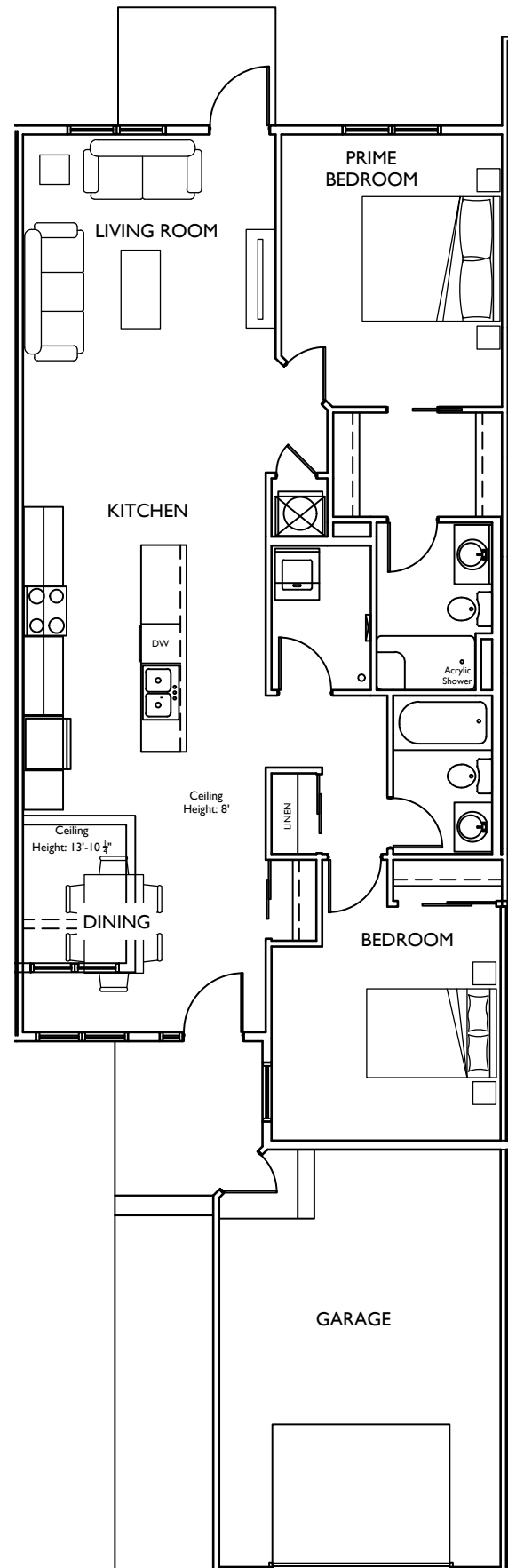
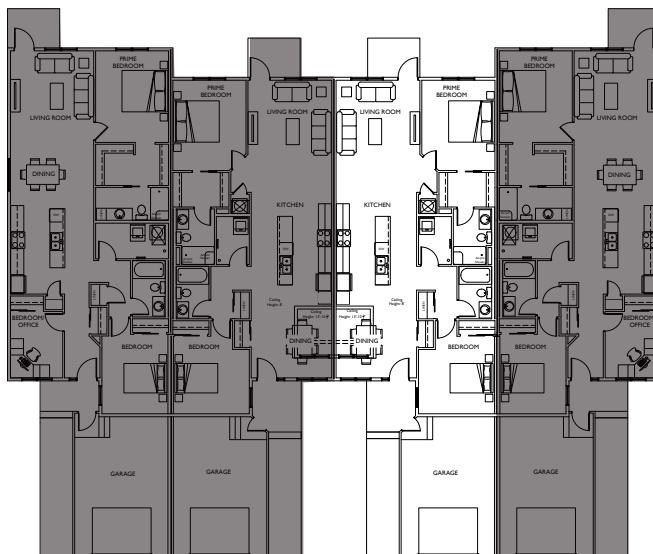


# THE INDIGO

2 BEDROOM UNIT

## INSIDE UNIT

- 1,231 SQ. FT.
- 2 Bedrooms
- 2 Bathrooms



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**BELLA FIELD**



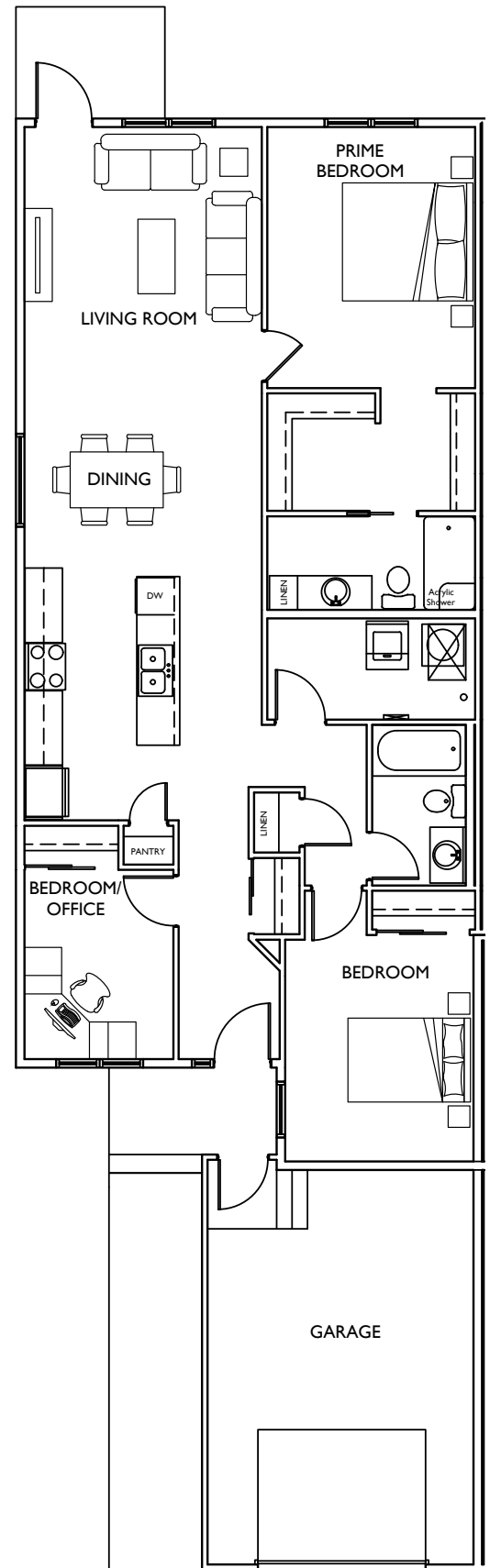
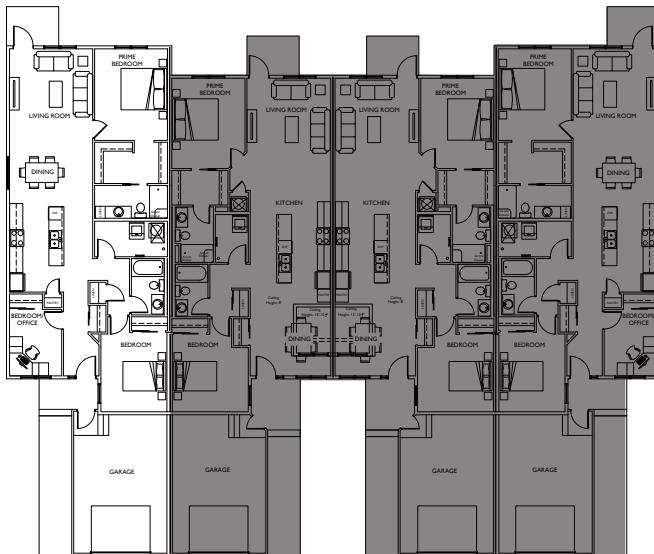


## THE BREEZE

3 BEDROOM UNIT

### OUTSIDE UNIT

- 1,336 SQ. FT.
- 3 Bedrooms
- 2 Bathrooms



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**BELLA  
FIELD**



# SPECIFICATIONS

## SLAB FOUNDATION

- Depending on conditions, will be installed as a thickened edge slab or grade beam with piles
- 5" structural concrete slab reinforced with rebar throughout
- Rigid insulation installed for frost deflector and on underside of slab as per code requirements
- Garage Construction
  - o Reinforced pier and grade beam garage foundation
  - o 5" reinforced garage concrete floor Ba

## FRAMING - EXTERIOR WALLS

- 2x6 Wood studs at 16" on center
- 3/8" Exterior wall sheathing

## FRAMING - INTERIOR WALLS

- Interior walls 2x4 wood studs at 16" on center
- Interior plumbing walls 2x6 wood studs 16" on center
- Interior party walls consist of:
  - o 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
  - o One layer of KB Sheathing and 1/2" air space
  - o 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
- Garage exterior walls 2x4 wood studs 16" on center with 3/8" exterior sheathing

## ROOF

- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing
- 30 Year IKO Cambridge shingles - Dual Black



## EXTERIOR FINISHES

- All soffit, fascia downspouts are made of pre-finished metal
- The exterior materials and colours vary between models. However, they can include:
  - James Hardie Siding - Arctic White Baord & Batten with matching lap siding;
  - Iron Grey Baord & Batten with matching lap siding.
  - Manufactured Stone - Timberstone - Prostack - Black
  - Woodgrain Rustic Siding - Rustic Series by Woodtone - Summer Wheat
- Exterior elevation is set out by builder

## WINDOWS AND DOORS

- All Weather tri-pane windows in black acrylic wrap
- Metal insulated front door as per elevations with exterior painted black. All other exterior doors to remain as per factory finish
- Steel insulated overhead black flush panel door with automatic opener
  - o Door – Wayne Dalton 8300 Series - Flush Panel - Black
  - o Opener – Liftmaster 3265 with two remotes

## INSULATION, DRYWALL, AND PAINT

- R22 batt insulation for home exterior wall
- R12 batt insulation for exterior garage wall
- R50 blow-in attic insulation
- Garage ceiling and walls to be drywalled (no taping or mudding included)
- Walls- ½” drywall with square bead on all edges (unless required to be 5/8” as per code)
- Ceiling- 5/8” drywall with knock down textured ceiling finish (bathrooms are painted with no texture)
- One coat of primer and two coats of finish paint on interior walls.
  - One paint colour permitted for walls
  - Trim and doors to be painted white
- Two coats of finish paint on interior doors and trim



## INTERIOR FINISHES

- Masonite Berkley interior hollow core doors
- Satin nickel interior door levers (Taymor Pace)
- Mirror bypass closet doors with white metal frame
- Masonite MDF Casing (492 Profile) and MDF Baseboard (494 Profile)
- Closet shelving includes:
  - Melamine shelf (1) with rod (1)
  - Linen closet shelves (4)
- Bathroom hardware includes one of each in each washroom
  - o Taymor Brushed Nickel 24" Towel Bar #D6024SN
  - o Taymor Brushed Nickel Paper Holder #D6008SN

## FLOORING

- Flooring allowances include:
  - o Carpet \$29.95/sqyd
  - o Vinyl \$26.95/sqyd
  - o Laminate \$2.95/sqft

*\*\* Prices above are based on Rona retail design center*

- Selections allow for laminate (1), carpet (1) and vinyl (1)

## CABINETRY

- Maple shaker cabinets with white melamine interior
- Kitchen cabinetry includes:
  - Banks of drawers allotted as per standard cabinet layout with all others to be door and drawer combo
  - Cabinet to standard height of 84"
  - Crown and under cabinet molding
  - White interior finish with standard hinging and slides
  - 27 5/8" countertop on island (if applicable)
  - Fridge opening 33" wide by 69" high
- Laminate countertop in standard profile edge with backsplash
- Standard cabinet handles are brushed nickel contemporary pulls #BP873128195
- Cabinet to standard height of 84" (not to ceiling)

## PLUMBING AND HEATING

- Wall mini split AC system with compressor
- 40 Gallon hot water tank
- HRV air to air exchanger
- Digital thermostat
- Two exterior frost free taps on 4 plex (not per unit)
- Plumbing Fixtures

### Kitchen

- o Double stainless steel sink – Kindred Rona #12975117
- o Kitchen Faucet - Pfsiter Fullerton Pull Down Chrome #56305228
- o Broan Stainless Steel Two speed range hood vent to the exterior – Rona #09095100

### Bathroom

- o 5' Acrylic one-piece tub/shower – Mirolin Bel Air (Main Bath)
- o 5' Acrylic one-piece shower – Mirolin Madison with shower rod (Ensuite)
- o Tub/Shower Faucet – Project Source – Mistry Tub and Shower Faucet Chrome Finish #80375098
- o Vanity Sink - Drop-in white – Rona #16905005
- o Vanity Tap - Allen + Roth Kameron Faucet Chrome Finish #80375179
- o Toilet - Project Source – Evalin 2-Piece Toilet – Dual Flush #78195089

## ELECTRICAL

- Electrical plugs, switches, wiring, and panel installed as per code
- 100 amp panel with breakers
- Baseboard heat throughout (sizing and location determined by electrician/builder)
- GFI external outlets
- Smoke and CO2 detectors as per code
- One Cat5 per bedroom and one in living room
- Electrical for all appliances
  - o 220 Outlet for Stove
  - o 110 Outlet for Dryer
  - o 110 Outlet for Washer
- Roughed in central vac outlets and piping/wire ran to garage for canister (canister not included)



## ELECTRICAL (CONTINUED)

- Lighting Fixtures
  - LED Pot lights allotted as per standard cabinet layout
  - Entry light – Canarm – River Semi-flush mount - Brushed Nickel #ISF578A03BN
  - Dining Chandelier – Canarm – River Chandelier – Brushed Nickel #ICH578A05BN
  - Living-room Ceiling Lights – 14” Lithonia LED Low Profile #FMLRL14
  - Bedroom Ceiling Lights – 14” Lithonia LED Low Profile #FMLRL14
  - Closets, Pantry & Hallway Lights – 7” Lithonia LED Low Profile #FMML7
  - Vanity Lights – Canarm – Milo Chrome #IVL429A03CH or #IVL429A04CH
  - Exterior Wall Light – Canarm – Newport Outdoor Light – Black Finish #IOL456BK

## APPLIANCES

- Builder to supply the following appliances
  - Washer Whirlpool #WFW560CHW
  - Dryer Whirlpool #YWED5620HW (stacking kit included)
  - Fridge Whirlpool #WRT318FZDM
  - Range Whirlpool #YWFE510S0HS
  - Dishwasher Whirlpool #WDF331PAHS

*\*\* Due to availability issues with appliance providers the model may change, but replacement will be of equal quality and price, builder reserves the right to modify the appliances to be provided.*

*\*\* If a customer chooses to upgrade their appliances, the builder will not be held responsible to the supplier timelines, if the product has not arrived at time of possession it is the owners responsibility to provide temporary appliances in the interim.*

*\*\* If a customer chooses to provide their own appliances, it is there responsibility to arrange delivery and be present on site to accept, any damage caused would not be the responsibility of builder.*

## PATIO, DRIVEWAY, AND LANDSCAPING

- 6x8 Patio sized as per plan - Holland Natural pavers
- Driveway – Holland Natural Pavers
- Lot is rough graded with grades shot onto house for proper elevations
- Sodded yard is included with a shrub bed and underground sprinklers as per builders layout (plants are subject to change from one unit to the next depending on availability from greenhouse providers)

*\*\*Items on this specification sheet may change as per the builder's discretion due to code changes, availability of supplies, products being discontinued and other unforeseen issues out of the builder's control\*\**



## STANDARD FINISHING SELECTIONS

- (A) INTERIOR SWING DOORS & BI-FOLD CLOSET DOORS**  
*Masonite - Berkley*  
 White
- (B) BI-PASS CLOSET DOORS**  
*Colonial Elegance Sliding Mirror Door*  
 #08855337  
 White Metal Frame with Mirror Inserts
- (C) CABINET HARDWARE**  
*Richelieu - Contemporary Metal Pull*  
 #BP873128195  
 Brushed Nickel Finish
- (D) INTERIOR DOOR HANDLES**  
*Taymor - Pace Lever*  
 #33-D009234SN  
 Satin Nickel Finish
- (E) BASE AND CASE**  
 MFP492 and MFP494  
 White
- (F) MAIN & ENSUITE TUB/SHOWER**  
*Mirolin Belaire One Piece*  
 BA5L/R  
 \*DOES NOT INCLUDE SHOWER DOORS\*
- (G) MAIN & ENSUITE TUB/SHOWER (if applicable)**  
*Mirolin Madison 5 One Piece Walk-in Shower with Seat*  
 Comes with rod  
 #SH5LS/RS, SH5L/R
- (H) MAIN BATH TUB/SHOWER TAPS**  
*Project Source - Mistry Tub and Shower Faucet*  
 #80375098  
 Brushed Nickel Finish
- (I) VANITY SINKS**  
*AquaSource Drop-in Sink*  
 #16905005
- (J) VANITY TAPS**  
*Allen + Roth Hali Faucet*  
 #80375179  
 Brushed Nickel Finish
- (K) TOILETS**  
*Project Source - Evalin 2-Piece Toilet - Dual Flush*  
 #78195089



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## STANDARD FINISHING SELECTIONS

- (L) **KITCHEN SINK**  
*Kindred Double Sink – Stainless Steel*  
#12975117
- (M) **KITCHEN FAUCET**  
*Kohler – Koi Pull-down Faucet – 1-handle*  
#31535183  
Brushed Nickel Finish
- (N) **RANGEHOOD**  
*Broan Stainless Steel – Two Speed*  
#09095100
- (O) **TOWEL BARS**  
*Taymor Orion 24" Towel Bar – Brushed Nickel*  
SKU: #02-D6024SN
- (P) **TISSUE HOLDER**  
*Taymor Orion Paper Holder – Brushed Nickel*  
SKU: 02-D6008SN
- (Q) **ENTRY LIGHT**  
*Canarm – River Semi-Flush Mount*  
#ISF578A03BN  
Brushed Nickel
- (R) **DINING CHANDELIER**  
*Canarm – River Chandelier*  
#ICH578A05BN  
Brushed Nickel
- (S) **LIVING-ROOM CEILING LIGHTS**  
*14" Lithonia LED Low Profile*  
#FMLRL14
- (T) **BEDROOM CEILING LIGHTS**  
*14" Lithonia LED Low Profile*  
#FMLRL14
- (U) **CLOSETS, PANTRY, & HALLWAY LIGHTS**  
*7" Lithonia LED Low Profile*  
#FMML7
- (V) **VANITY LIGHTS**  
*Canarm – Lyndi (3 or 4 Light)*  
#IVL408A03BN or #IVL408A04BN  
Brushed Nickel
- (W) **EXTERIOR WALL LIGHT**  
*Canarm – Newport Outdoor Light*  
#IOL456BK  
Black Finish



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## APPLIANCE SELECTIONS

- ① **REFRIGERATOR**  
*Whirlpool 30" Wide Top-Freezer Refrigerator with Flexi-Slide Bin*  
#WRT318FZDM  
Stainless Steel
- ② **STOVE**  
*Whirlpool 5.3 cu.ft. Freestanding Electric Range with Adjustable Self-Cleaning*  
#YWE510S0HS  
Stainless Steel
- ③ **DISHWASHER**  
*Whirlpool Heavy-Duty Dishwasher with 1-Hour Wash Cycle*  
#WDF330PAHS  
Stainless Steel
- ④ **WASHING MACHINE**  
*Whirlpool 5.0 cu.ft. I.E.C. Closet Depth Front Load Washer with Single Dose Dispenser*  
#WFW560CHW  
White
- ⑤ **DRYER**  
*Whirlpool 7.4 cu.ft. Front Load Electric Dryer with Intuitive Touch Controls, Advanced Moisture Sensing*  
#YWED5620HW  
White

①



②



③



④



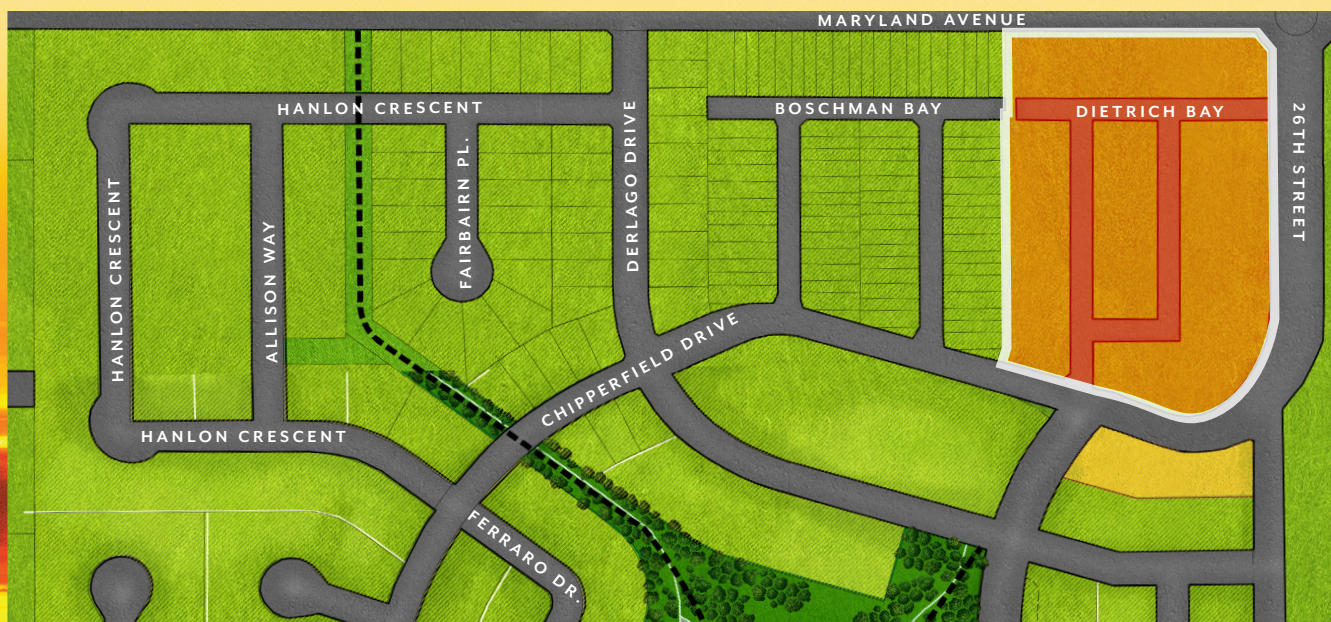
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# URBAN SQUARE



## DIETRICH BAY

LOCATED IN

## BELLA FIELD

AT THE CORNER OF MARYLAND AVE & 26TH ST



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