



Townhouse - 3 Units



		<p>PROPOSED TOWNHOUSE 3 UNITS -BLOCK 1&amp;4- FOR TMJ CONSTRUCTION INC. - DES PINS PROJECT -</p>	<p><small>NOTE: RENDERINGS ARE ARTISTIC CONCEPT ONLY &amp; COULD DIFFER FROM ACTUAL FINAL PRODUCT. OPTIONAL &amp; UNPRICED AS PER BUILDER SPEC'S AT TIME OF PURCHASE OF UNIT. THE RENDERING &amp; DESIGN CONCEPT ARE THE SOLE PROPERTY OF TMJ CONSTRUCTION INC. &amp; LAKA DESIGN &amp; DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN APPROVAL FROM TMJ CONSTRUCTION INC. &amp; LAKA DESIGN &amp; DRAFTING INC.</small></p>
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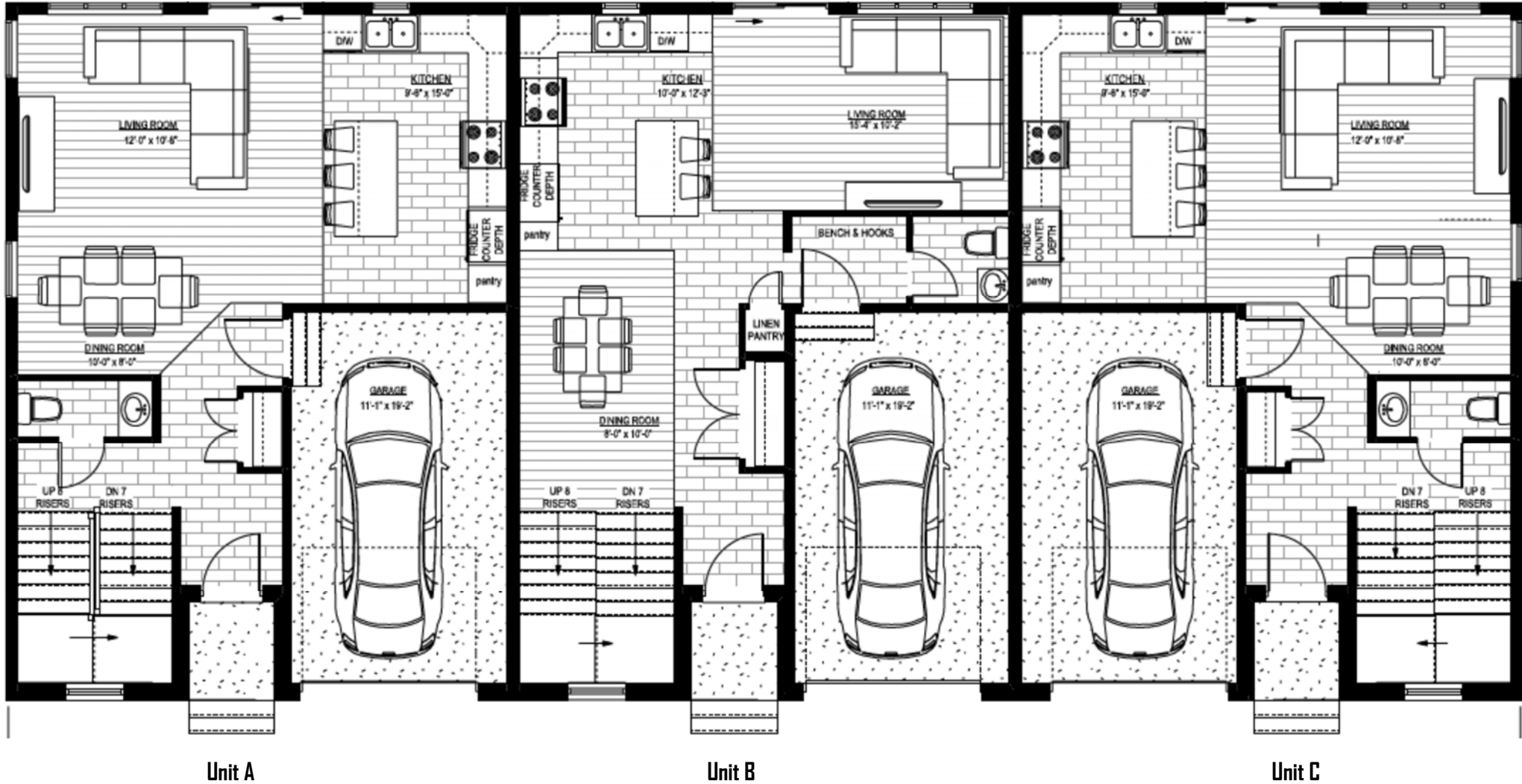


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## Main level Floor Plan



**Area, Unit A & C:** Main Floor = 676 SQ.FT / Second Floor = 903 SQ.FT / Total Area = 1579 SQ.FT / Garage = 228 SQ.FT

**Area, Unit B:** Main Floor = 671 SQ.FT / Second Floor = 899 SQ.FT / Total Area = 1570 SQ.FT / Garage = 228 SQ.FT

**Second Level Floor Plan**

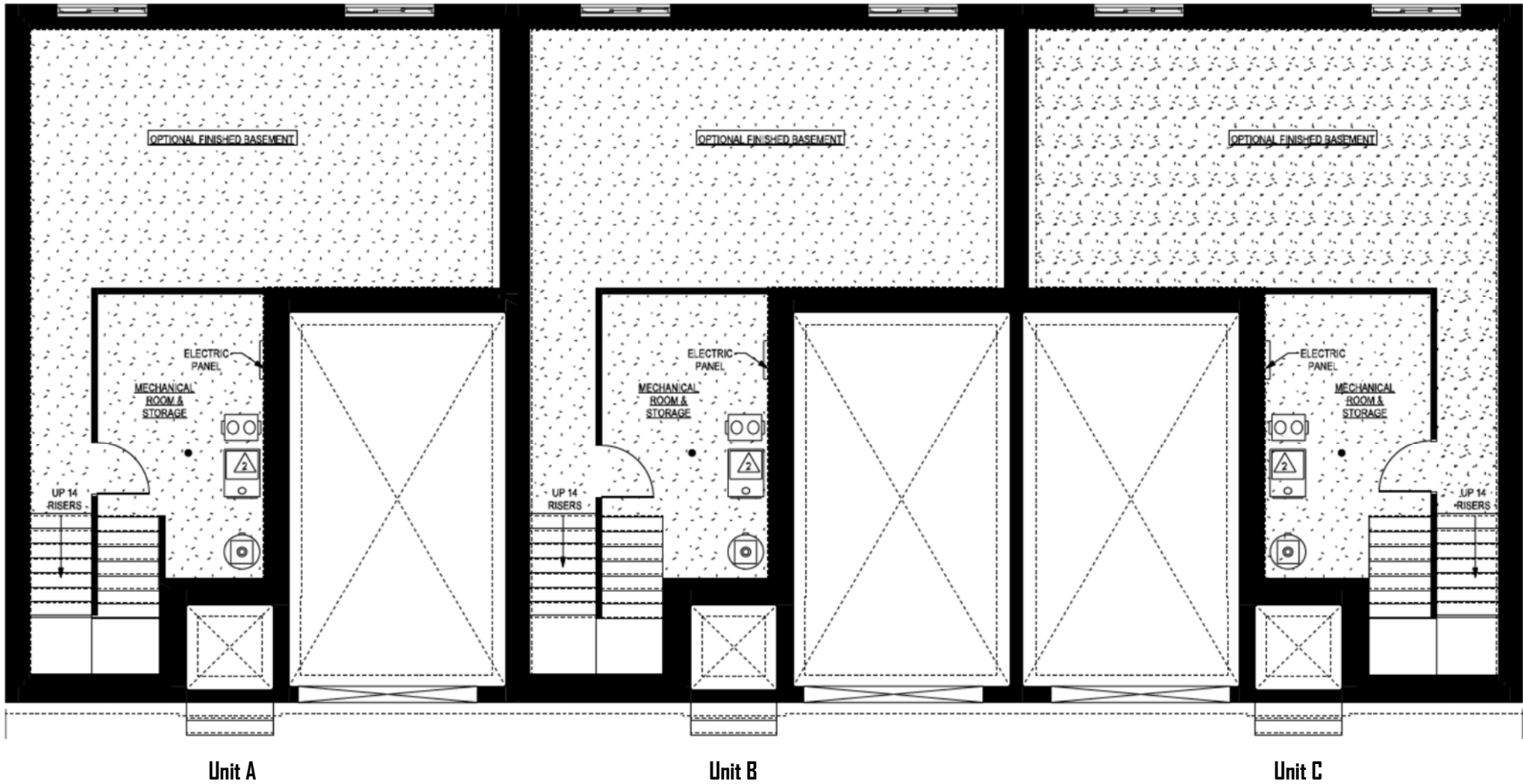


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## Lower Level Floor Plan



Unit A

Unit B



Unit C

**Area, Unit A & C:** Main Floor = 676 SQ.FT / Second Floor = 903 SQ.FT / Total Area = 1579 SQ.FT / Garage = 228 SQ.FT



**Area, Unit B:** Main Floor = 671 SQ.FT / Second Floor = 899 SQ.FT / Total Area = 1570 SQ.FT / Garage = 228 SQ.FT

## Townhouse - 4 Units





 <small>TMJ</small>	 <small>LAKA</small> <small>DESIGN &amp; DRAFTING INC.</small>	<p><b>PROPOSED TOWNHOUSE 4 UNITS -BLOCK 2 &amp; 5 &amp; 6</b>  <b>FOR TMJ CONSTRUCTION INC.</b>  <b>- DES PINS PROJECT -</b></p>	<p>NOTE: RENDERINGS ARE ARTISTIC CONCEPT ONLY, &amp; COULD DIFFER FROM ACTUAL. FINISHES AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. OPTIONS &amp; UPDATES AS PER BUILDER SPEC'S AT TIME OF PURCHASE OF UNIT. THE RENDERING &amp; DESIGN CONCEPT ARE THE SOLE PROPERTY OF TMJ CONSTRUCTION INC. &amp; LAKA DESIGN &amp; DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN APPROVAL FROM TMJ CONSTRUCTION INC. &amp; LAKA DESIGN &amp; DRAFTING INC.</p>
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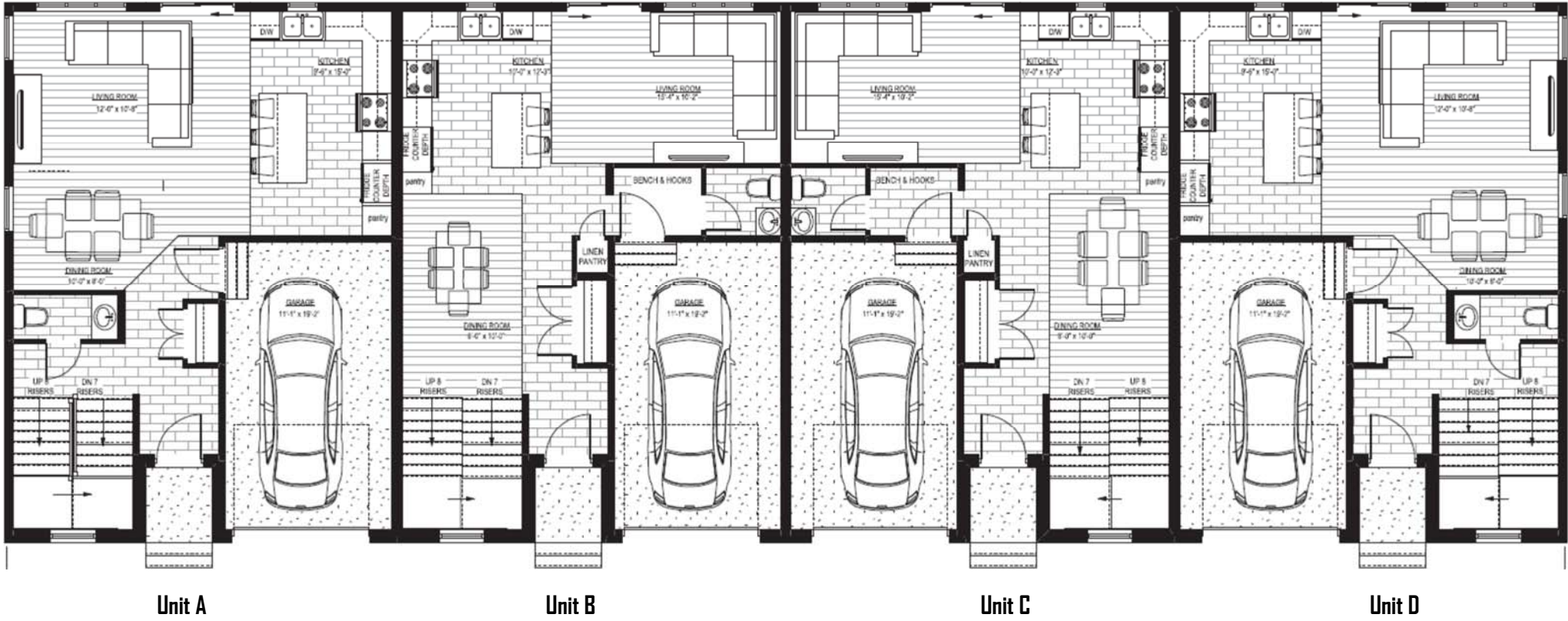


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## Main level Floor Plan

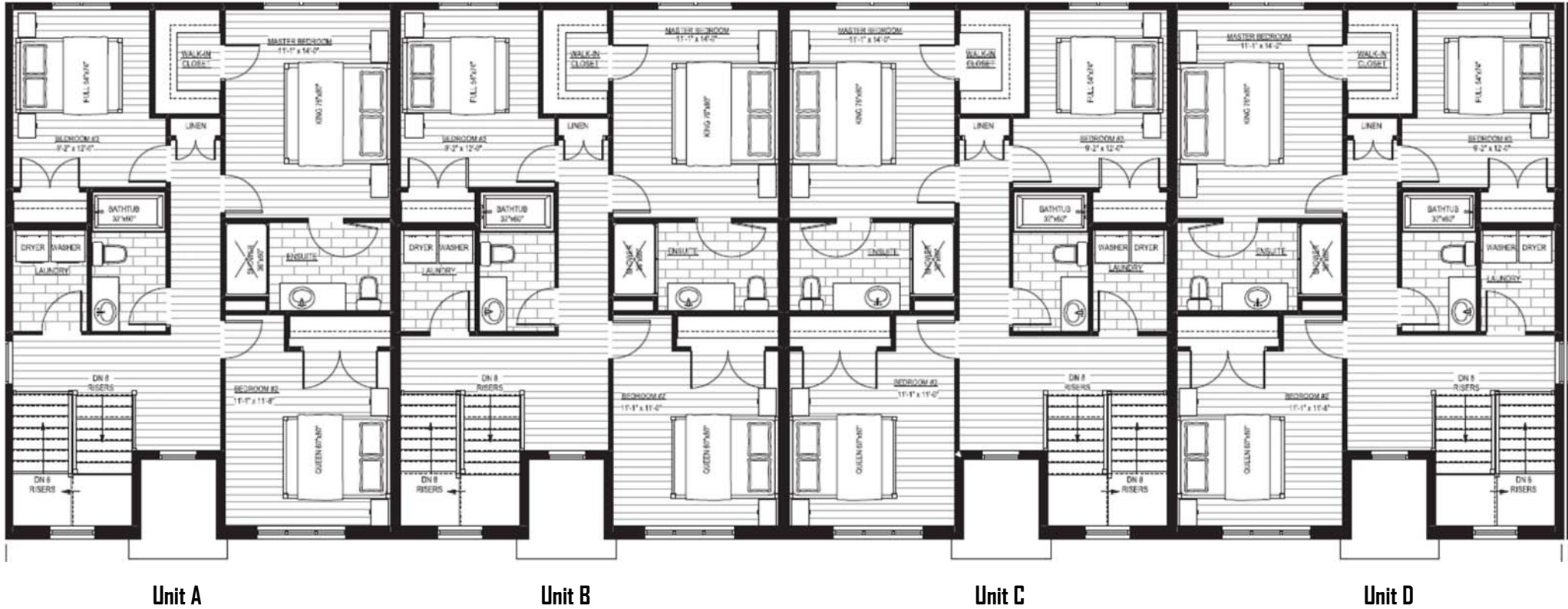


**Area, Unit A & D:** Main Floor = 676 SQ.FT / Second Floor = 903 SQ.FT / Total Area = 1579 SQ.FT / Garage = 228 SQ.FT

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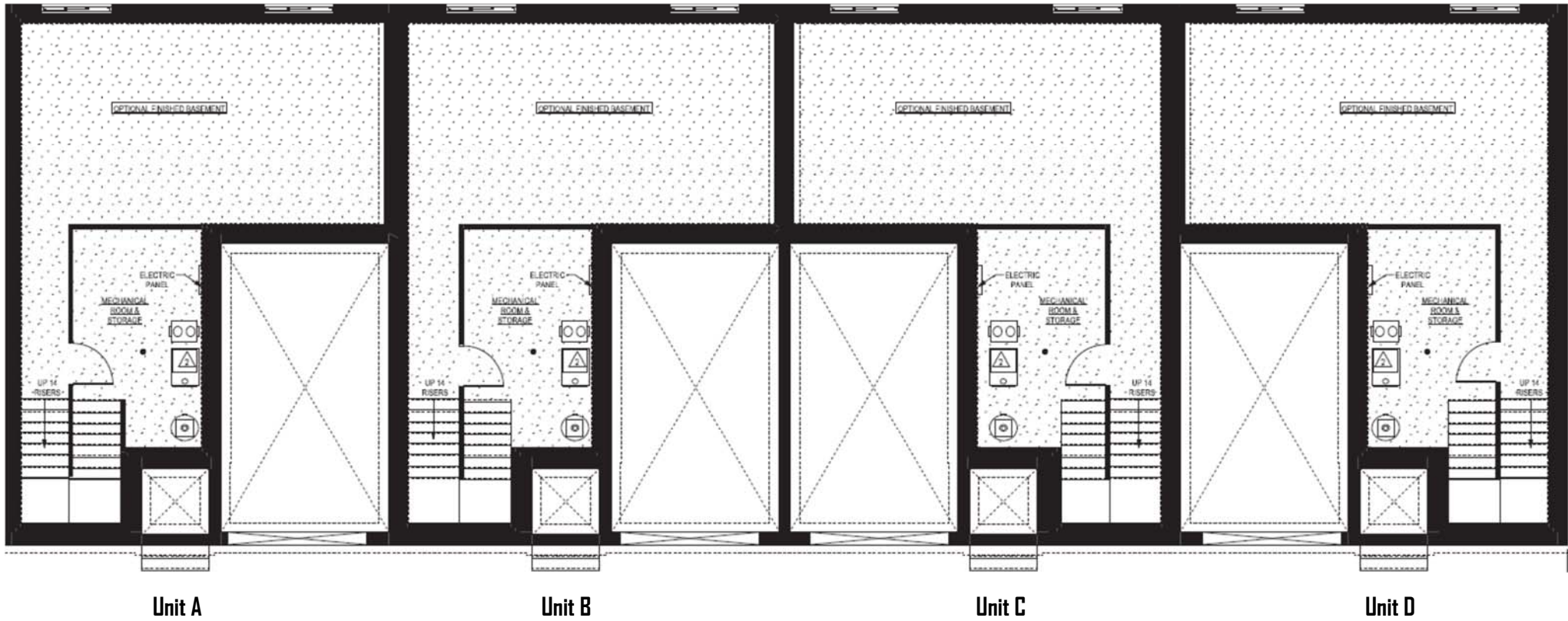
## Second Level Floor Plan



**Area, Unit A & D:** Main Floor = 676 SQ.FT / Second Floor = 903 SQ.FT / Total Area = 1579 SQ.FT / Garage = 228 SQ.FT

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## Lower Level Floor Plan



**Area, Unit A & D:** Main Floor = 676 SQ.FT / Second Floor = 903 SQ.FT / Total Area = 1579 SQ.FT / Garage = 228 SQ.FT

**Area, Unit B & C:** Main Floor = 671 SQ.FT / Second Floor = 899 SQ.FT / Total Area = 1570 SQ.FT / Garage = 228 SQ.FT





## Modern Style Two Storey Executive Townhouse

Modern exterior and interior finishes in this two-storey home with 9' ceilings (on first floor). Open concept layouts with many standard upgrades such as quality hardwood on the main level and ceramic flooring with quartz countertops. Mold resistant drywall in all bathrooms. Garages are fully insulated and drywalled with a coat of joint.

### Foundation & Concrete

- Poured footings and foundation walls reinforced with rebar (as per architect plan)
- Drainage installed around footings and connected to city storm or sump pump
- Platon system membrane installed on foundation
- 4" poured concrete garage floor (broom finish)
- 3" poured concrete basement floor
- Poured concrete front porch (broom finish)
- Sand finish on exterior foundation walls
- 7'10" basement wall height

### Framing

- Steel beams & teleposts (as per architect plan)
- Engineered designed floor joist covered with a superior grade aspenite
- Exterior walls are 2" X 6" wood studs @ 16" covered with 7/16" aspenite
- Garage walls are 2" X 6" wood studs @ 16" covered with ½" drywall
- All interior walls are 2" X 4" wood studs @ 16" covered with ½" drywall (mold resist drywall in bathroom)
- Engineered designed roof trusses covered with 15/32" aspenite
- 9' standard wall height on first floor on all two storey houses.

## Insulation

- R-20 blanket insulation on basement exterior walls
- R-22 exterior walls
- R-60 attic blown insulation
- Low expansion foam around all exterior window & doors
- Acoustical caulking where required
- 6 mil. vapor barrier
- Tyvek on exterior walls
- Gerber toilet
- Gerber shower trim

## Windows & Doors

- Modern style black aluminum windows in front of house
- White PVC windows on sides and rear of house
- Black insulated garage doors
- Steel insulated front and garage doors
- 54" sliding windows in basement
- 6' white PVC patio door
- Brushed nickel entrance door handle & deadbolt

## Warranty

- 7 years Tarion Warranty
- House deposit covered up to 60 000\$

## Flooring

- Ceramic tile in entrances, kitchen & bathrooms
- Engineered hardwood in living room, dining room & hallways
- Carpet in bedrooms, stairs & basement landing

## Landscaping

- Graded as per grading plan
- Sod on all of property
- Paved driveway (one year after occupancy)

## Exterior Finishes

- Mix of stone & canexel on front of house
- House number installed in stone
- Vinyl siding on sides and rear of house
- Black soffit & fascia
- 1 exterior frost-free hose bib
- Electrical door chime
- Architectural shingles
- Maximum roof vents
- Rear deck is pressure treated wood 4' X 6'

## Interior Finishes

- All interior walls and ceilings have 3 coats of joints, sanded and 1 coat of primer
- Professionally painted (2 colors included)
- White finish ceiling, trim & doors
- Modern style 4 ½" baseboards and 2 ½" casings
- Modern style doors
- French doors on closets (except W.I.C)
- Brushed nickel lever action door handles and knobs
- Interior oak or maple railing & nosing (custom stain)
- Closet standard self & rods

## Kitchen

- Custom made kitchen cabinets finished to ceiling
- Polyester doors with soft close hardware on doors and drawers
- Double stainless-steel sink with chrome finish gerber faucet
- Fridge water line with valve
- Dishwasher rough-in
- Quartz counter tops

## Mechanical & Electrical

- 200 Amp. electrical service
- White decora electrical receptacle & switch (as per ESA code)
- Standard electrical fixtures included
- All light bulbs and pot lights are LED
- White cap on box over dining room table
- Garage door receptacle
- Smoke & carbon monoxide detectors (as per building code)
- Natural gas H.W.T (rented)
- High efficiency natural gas air furnace (96%, DC motor)
- Heat recovery ventilator (HRV)
- Dryer, stove and bathroom fans vented outside
- Pex water plumbing

## Bathrooms

- Custom made bathroom vanities
- Polyester doors with soft close hardware on doors and drawers
- Quartz countertop
- Square white sink with gerber faucet
- Mirror installed over vanities
- Shower base with ceramic walls
- Tub base with ceramic walls