



ATEL

Our Standard

atelgroup.ca

Loyalist Shores



Key Features

	Our Homes	Industry Standard
Main Level Interior Door Height	96"	80"
Baseboard Height	4 1/2"	3 1/4"
Main Level Flooring	Hardwood	Vinyl (LVP)
Kitchen Countertop	Quartz	Laminate
Ceiling Finish	Smooth	Stipple (Rough)
Bathroom Countertop	Quartz	Laminate
Driveway	Paved	Gravel
Front Steps	Concrete	Pre-Cast



We build
quality homes.



OUR STANDARD

Specifications

Exterior

- All exterior colours and materials are architecturally controlled and pre-selected by the Vendor.
- Exterior features may include clay brick, stone, vinyl siding, quoining, soldier coursing, arches, keystones and other complementary details and materials as per the construction plans.
- Pre-finished aluminium soffit, fascia, eavestrough and downspouts where applicable.
- Pre-finished aluminium or vinyl exterior railing as per model type and if required due to grade condition.
- Windows to be vinyl casement double-glazed low-E on front , rear and side elevations as per plan. Vinyl sliders in basement. All operable windows to be screened.
- Insulated front entry doors, as per elevation.
- Rear sliding doors with screen or glazed door on main level, as per plan.
- Sectional roll-up garage door(s).
- Two (2) exterior hose bibs (one in garage and one at rear/side).
- Exterior lighting where applicable.
- Poured concrete basement. Basement is unfinished except as may be shown on construction plans.
- Asphalt paved driveway.
- Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan.
- Concrete front steps and front porch
- Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and Purchaser accepts same.
- Self-sealed asphalt shingles, limited lifetime manufacturer’s warranty.
- Address stone and/or ATEL GROUP stone with logo to be determined by the Vendor.

Construction

- Main level 9’ ceiling height, except where construction plans indicate otherwise. Upper-level ceiling height depends on plan specification.
- Garage floor and driveway sloped for drainage.
- 2” x 6” exterior wood wall construction.
- Based on site conditions, storm sewers may be drained via sump pump as per municipal requirements.
- All construction meets or exceeds Ontario Building Code requirements and municipality standards.

Interior

- All drywall installed with professional finish.
- Interior baseboard to be 4”
- Interior casing to be 2”
- Exterior black finish grip set with deadbolt on main entry door.
- All interior hardware to have satin chrome finish.
- 96” interior doors on the main level and 80” interior doors on the upper level.
- All interior trim, casings, and doors are white.
- Walls to be painted one colour from Vendors’ standard paint colours.
- Smooth ceilings throughout (no stipple).

Stairs

- Carpet stairs as per plan. If you must access the staircase to the basement through a doorway, such stairs and handrails to be unfinished.
- Natural oak/maple handrail with metal spindles throughout (excluding stairs to basement), as per Vendor’s standard samples.

Flooring

- Hardwood (Level 1) floor on main level throughout except tiled areas as per Vendor’s standard samples. Upper level to be carpet (Level 1) except tiled areas.
- Ceramic tiles (Level 1) in foyer, mud room, laundry rooms, and all washrooms as per Vendor’s standard samples.

Kitchen

- Choice of cabinets from Vendor’s standard samples.
- Quartz countertop in kitchen as per Vendor’s standard samples.
- Dishwasher space provided with rough-in wiring and drains, as per plan.
- Undermount Double bowl stainless steel sink with single lever faucet, as per Vendor’s standard samples.
- Hood fan vented to exterior.
- Shut-off valve to kitchen sink.

Bathrooms

- Purchaser’s choice of bathroom cabinets and quartz countertops from Vendor’s standard samples.
- Single lever satin chrome finished faucets with pop-up drains in all bathroom and powder room sinks.
- All plumbing fixtures to be white.
- Acrylic shower base in primary ensuite shower stall, where applicable.
- Free standing tub in primary ensuite as per the plan specifications, also selected from Vendor’s standard samples.
- Flat plate mirrors in all bathroom(s) and powder room.
- Privacy locks on all bathroEom and powder room doors.
- Pressure balance valve to all shower stalls and tub/showers, as per plan.
- Shut-off valves for all bathroom and powder room sinks.
- Exhaust fans vented to exterior in all bathroom(s) and powder room.
- Water resistant board on separate shower stall walls.
- Rough-in 3-piece washroom in basement.

Laundry

- Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washer.
- Laundry area connections for water and drain for washing machine, if plan permits.

Electrical

- 200 Amp service labelled with circuit breaker panel to utility authority standards.
- Decora switches and plugs, white.
- Weatherproof GFI exterior electrical outlet located at the front and at the rear.
- One electrical outlet and one ceiling electrical outlet in garage for future garage door opener.
- Light fixtures where applicable, as per plan.
- Pot lights in the kitchen and living room, as per plan.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- Water resistant light fixtures in all shower stalls.
- Electrical outlet(s) for future small appliances beside all vanities, as per plan.
- Electric door chime at front door.
- Interconnected smoke / carbon monoxide detectors on each floor & one in each bedroom
- Heavy duty receptacle for stove and dedicated electrical for fridge.
- Electrical outlet(s) at counter level for small appliances.

Heating & Insulation

- High efficiency gas furnace.
- Thermostat centrally located.
- Exterior walls above grade to have R22 insulation.
- Ceiling with attic is R60 or R50 in accordance to the plan, ceiling without attic R31, basement R20Cl or R12 + 5Cl.
- Drain water heat recovery system.