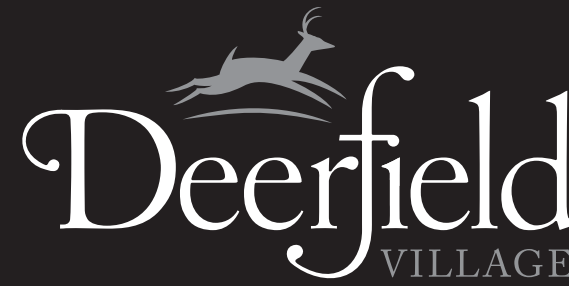


# Quality Features

Built into Longwood Homes



Billings Promenade Adult Lifestyle Community in Ottawa South.



Highbury Park Single Family Homes in Barrhaven.



Valmont-on-the-Green Golfside Community of Single Family Homes.



Noblewood Ridge Single Family Homes in a Ravine Setting.



Meadow Glen Adult Lifestyle Community in Nepean.



## Exceptional Care in Every Home

Longwood is proud to be a part of the Energy Star Program, which sets performance measures for all features of your new home.

Energy savings of up to 30% will not only save you money but provide you with a more comfortable, healthier home.

### ENERGY STAR SPECIFICATIONS

<b>Windows:</b>	All windows Energy Star rated Low-E Argon (excl. basement)
<b>Basement Walls:</b>	R-20 fiberglass insulation 12" from floor 6 mil poly
<b>Exterior Walls:</b>	R-21.5 insulation
<b>Attic:</b>	R-50 blown insulation R-40 Cathedral ceilings
<b>Electrical:</b>	Energy efficient compact fluorescent (CFL) bulbs as required
<b>Mechanical:</b>	Natural gas forced air furnace – 90 % AFUE Main supply and return air plenums sealed High efficiency continuous flow hot water tank (rental) Rough-in for Gas stove and dryer Airtight electrical boxes at exterior walls

All homes will be inspected and tested by a professional third party Energy Inspector. An Energy Star label will be affixed to the home.

The ENERGY STAR® mark is administered and promoted in Canada by Natural Resources Canada



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## The Longwood Advantage

Is there an advantage to living in a home built by Longwood?

**You bet there is!**

Since an impressive beginning with our first development in Rockland in 1989, Longwood has built 13 new communities in the Ottawa region which include five Adult Lifestyle Bungalow Communities. Current and recent developments include Deerfield Village in Ottawa South; Morris Village in Rockland; The Neighbourhoods of Hunt Club, Orchard Land and Southwood in Hunt Club; Highbury Park and Woodroffe Estates in Barrhaven; Meadow Glen in Nepean; Billings Promenade in Ottawa South; Heron Cove, Crestwood and East Village in Orleans.

Longwood Building Corporation is structured with a team of experts from Sales to Service who combined have over 30 years experience in the building industry. Guy Whissel, Owner and President, heads up the Longwood team to ensure that every Longwood Home is built to the highest standards. Our home designs are carefully planned and drawn to meet the needs of all lifestyles. At Longwood we work together as a team to improve the designs and quality of our homes.

With over eighteen years experience building homes we have learned not just to appreciate the difference that quality makes but to insist upon it.

**That's the Longwood difference.**



Quality, Innovation & Service



# Specifications



## LANDSCAPING

- Architecturally designed streetscape
- Fully sodded lawn – front, sides & rear
- Pre-cast concrete patio stone walkway from driveway to front porch
- Asphalt paved driveway on 6" granular base

## FOUNDATION

- Eight inches poured concrete foundation walls, reinforced with steel
- Three inch poured concrete basement floor
- Drainage membrane on exterior foundation
- Drainage tile at perimeter

## FRAMING

- Exterior walls – 2" x 6" wood studs at 16" centre with 5/16" aspenite sheathing
- Interior walls – 2" x 4"/2" x 6" at 16"/24" as per plan
- 1/2" drywall
- Floor joists – pre-engineered joist system
- Floors – 5/8" tongue and groove sub-floor, nailed and screwed
- Roofing – 7/16" sheathing complete with metal H clips
- Basement walls – 2" x 4" at 24" full height framing
- Typar house wrap moisture barrier

## INSULATION

- **Basement walls:** – R-20 fiberglass insulation  
12 inches from floor  
– 6 mil poly
- **Exterior walls:** – R-21.5 insulation
- **Attic:** – R-50 blown insulation  
– R-40 Cathedral ceilings

## WINDOWS

- Fully caulked P.V.C. casements throughout
- P.V.C. basement sliders
- Vinyl grills at front
- **All windows Energy Star rated Low-E Argon (excl. basement)**
- Weather seal slider basement windows

## EXTERIOR FEATURES

- Quality clay brick & stone where applicable
- Decorative stone civic address
- Maintenance free soffits and fascia
- Self-sealing 25 year fiberglass shingles
- Reinforced poured concrete garage floor

## DOORS & TRIM

- Insulated non-warp exterior steel embossed door with weather stripping
- Thermo sealed vinyl sliding patio door with screen
- Steel sectioned garage door
- Colonial doors and trim
- Closet doors – Colonial Bi-Fold

## HARDWARE

- Antique brass decorative metal grip set at front entrance
- Dead bolt front entrance & garage door entry
- Interior door hardware – polished brass

## CABINETS AND VANITIES

- Furniture finish cabinetry in choice of styles and colours from builders samples
- Postform formica countertops from builders samples
- Medicine cabinet in main & ensuite bathrooms
- Microwave shelf with plug
- Laundry room cabinets as per plan
- Bank of drawers in ensuite vanity

## FLOOR COVERINGS

- Quality Stainmaster xtra Life B.C.F. nylon carpeting on stairs and bedrooms as per plan – colours to be selected from builders samples

- Medium density chip foam underpad
- Resilient flooring in kitchen and laundry room as per plan – colours to be selected from builders samples
- Ceramic tile foyer
- Ceramic tile floor in all baths
- Hardwood flooring in living, dining and main floor hallway

## ELECTRICAL

- Copper wiring throughout
- 100 amp electrical breaker panel
- Heavy duty cable outlets for stove and dryer
- Smoke detector at each floor level
- Ceiling light fixtures in all bedrooms
- Make-up bar lighting in all bathrooms
- All light fixtures included except dining room
- Capped ceiling outlet – dining room
- Door chime
- Two weatherproof exterior outlets – one at porch and at rear
- Electrical outlet in garage ceiling for future garage door opener
- Hood fan over stove ducted to exterior
- Pre-wire for 3 telephone and 3 cable locations - CAT 5 wiring
- Decora light switches
- Carbon monoxide detector
- **Energy efficient compact fluorescent (CFL) bulbs as required**

## INTERIOR FEATURES

- 9 foot ceilings on main floor (excl. loft option)
- Stippled ceiling in all rooms except kitchen, bathrooms and laundry
- All interior walls to be painted cool white
- Kitchen, bathrooms, laundry, trim and doors to be painted in semi-gloss finish
- Oak handrails and spindles – choice of stains from builders samples
- High efficiency gas fireplace with full oak mantle, brass trim and ceramic tile hearth
- Central vacuum rough-in
- Ceramic tile tub surround up to ceiling in main bath
- Ceramic tile kitchen backsplash

## MECHANICAL AND ACCESSORIES

- **Natural Gas forced air furnace – 90 % AFUE**
- **Main supply and return air plenums sealed**
- **High efficiency continuous flow hot water tank (rental)**
- Polyethylene plumbing and piping
- Day/Night programmable thermostat
- Dishwasher rough-in for future connection
- Double stainless steel kitchen sink
- Single lever faucets on all basins, tubs and showers (excl. laundry tub )
- Single lever faucet with vegetable spray in kitchen
- Laundry tub in basement
- Connections for washer hook-up & drain in laundry room
- Low-flow flush toilets
- Ceramic towel bars and paper holders
- Two exterior hose bibs – one in garage and one at rear
- All taps valved for emergency shut-off
- Exhaust fans at all bathrooms
- Ducts sized for future air conditioning
- Pressure balance shower controls
- 4 inch ducted dryer and 6" ducted stove
- Location of service entry in basement may vary from plan
- Humidifier on furnace
- **Rough-in for Gas stove and dryer**
- **Airtight electrical boxes at exterior walls**

## ENERGY STAR

**All homes will be inspected and tested by a professional third party Energy Inspector. An Energy Star label will be affixed to the home.**

## ADDITIONAL INFORMATION

- One year Longwood Warranty
- Two year Mechanical Warranty
- Two year Building Envelope Warranty
- Two year Foundation Warranty
- Seven year Tarion Warranty
- All exterior materials, elevations, sitings and colours are under architectural control and are not subject to change by the purchaser.

Price, plans and specifications are subject to change without notice. E.&O.E. Specifications may vary from site to site. August 2007.



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