



## SPECIFICATIONS

### WARRANTY

- New Home Warranty
- 2 Years on Labour and Materials
- 5 Years on Building Envelope
- 10 Years on Structure
- Warranty Provider – Travelers

### PARKADE

- 46 Enclosed Secure Parking Stalls
- 5 Exterior Visitor Parking Stalls
- Secure Bike Storage Room
- Over 40% of Parking Stalls are Electric Vehicle Ready

### EXTERIOR WALLS AND FINISH

- R-22 Batt Insulation, Rain Screen Strapping for Increased R-Value
- Hardie Plank – 20 year Manufacturer's Warranty. Product Lifecycle of 50 years
- Glulam Beams for Reduced Long Term Maintenance
- Classic White Brick Facade on Main Floor

### INTERIOR WALLS

- 9 Foot Ceilings in All Units, Dropped Ceiling to 8' Noted on Floorplans.
- Interior Walls STC (Sound Transfer Coefficient) Rating 61
- Party Wall Construction - Acoustic Batt Insulation in Stud Cavity, Double 2 x 4 Wall, One Side with Two Layers of Drywall, Other Side Shear Wall Construction with Plywood.
- Drywall Finish – Sanded and Painted
- Classic White Brick Feature Wall in Living Area (Available as Upgrade)

### CEILING AND FLOOR SYSTEM

- Ceiling - 5/8" Drywall Screwed and Taped, Resilient Sound Channel (sound bar), 3.5" sound insulation
- Floor - 1/2" Concrete Topping Over Acoust-Matt II

### ROOF

- Engineered Roof System
- R-40 Batt Insulation
- 60 mil TPO Roof

### SOFFITS/DOWNSPOUTS

- Aluminium Downspouts and Soffits

### INTERIOR UNIT FLOORING

- Luxury Vinyl Wide Plank Flooring in Living Areas, Bathroom, and Closets
- Broadloom Carpet in Bedrooms
- Optional Hardwood Upgrade
- Optional Tile Upgrade in Bathrooms

### COMMON AREA FINISHING

- Carpet Tile in Hallways
- Porcelain Tile in Entrances and Vestibules
- Wainscoting in Vestibules
- Vinyl Wall Covering in Vestibule and Elevator Lobbies

## WINDOWS AND DOORS

- Low E Glazing Vinyl Windows, Argon Gas Filled (Black Exterior, White Interior)
- Hollow Core Shaker Style Doors Inside Units
- Solid Core Unit Entry Doors

## CABINETRY AND COUNTERS

- Classic Shaker Style Cabinetry
- Optional Contemporary Flat Panel Upgrade
- Soft-close hardware on Kitchen and washroom cabinetry
- Optional Storage Upgrade for 2 Bedroom Units
- Solid Slab Quartz Kitchen Counters and Vanity Counters

## PLUMBING AND HEATING

- 1 Friedrich PTAC Unit in Living Area
- 1 LG AC Unit in Master Bedroom
- Heat Recovery Ventilator System in all Units
- Fire Suppression Sprinklers in Units and Common Areas
- Under Mount Kitchen and Bathroom Sinks
- Optional Upgraded Washroom Fixtures
- American Standard and Delta Plumbing Fixtures
- Hose Bib on Main Floor Unit Patios

## ELECTRICAL

- LED Pot Lights in Kitchen and Ambient Island Pendant Lighting
- LED Vanity Fixtures

- Recessed Data, Cable and Power Box in Living Area for TV
- Optional Upgrade to LED Under Kitchen Cabinet Strip Lighting

## SECURITY

- Eyesonic 3MP HD 1080p CCTC Video Surveillance
- Linear Entry Directory with Large LCD Display (Phone Driven)
- Kantech Entrypass Access Control
- Fire Panel Monitoring Equipment

## COMMUNITY GARDEN

- 5 Community Garden Planters
- Approx. 4'6" x 15' each