



GENERAL BUILDING SPECIFICATIONS

CEILING HEIGHTS

- Ten-foot clear ceiling heights at ground, second and third floor levels, except for certain portions of the unit such as the kitchen, closets, washrooms, and bulkheads created for the distribution of mechanical equipment (HVAC and water sprinkler). Eight-foot finished ceiling height in basement;

FOUNDATIONS & STRUCTURE

- Steel-reinforced poured concrete footings, foundation walls and building structure (columns, floors and roof)
- Poured concrete underground garage structure
- Poured concrete garage access ramp

BUILDING ENVELOPE

TYPICAL EXTERIOR WALLS (TOTAL R VALUE R23):

- 3 ½ masonry or stone
- 1" air space
- 1 1/2 " spray urethane
- 1 /2 Denglass exterior grade panel (or approved equal)
- 3 5/8" steel studs
- 3 ½ Bath insulation
- Vapour barrier
- 7/8" metal furring
- ½" gypsum board

INTERIOR DIVIDING PARTITIONS BETWEEN UNITS (MIN. STC 63)

- 2 -5/8" type fire rated gypsum board
- 3 5/8" metal studs @ 16" c/c
- 3 ½ bath insulation
- 1" air space
- 3 5/8" metal studs @ 16" c/c
- 3 ½ bath insulation
- 2 -5/8" type fire rated gypsum board

CORRIDOR WALLS (STC 55 MIN.):

- 2 -5/8" type fire rated gypsum board
- 3 5/8" metal studs @ 16" c/c
- 3 ½ bath insulation
- ½" resilient metal furring @ 24" c/c
- 2 -5/8" type fire rated gypsum board

ROOF COMPOSITION (R20 MINIMUM)

- Concrete pavers on pedestals (where terraces) or river stone (regular roof)
- 4" rigid insulation
- Liquid applied Hydrotech membrane
- Concrete structural slab
- Metal suspension system
- ½" gypsum board.

EXTERIOR WINDOWS:

- Aluminum windows with 2 layers of glass with Low-E and Argon gas, R4 value
- Exterior Wall Composition and Insulation: distinctive masonry façade and exterior walls with architectural highlights in stone, metal and wood trim to accent. Exterior walls comprised of 3.5-inch brick, then one-inch airspace, 1.5 inches of spray urethane applied on "Denseshield" exterior grade gypsum panels. These panels are fixed to 3 5/8 steel studs on the interior

EXTERIOR COMMERCIAL ALUMINUM DOORS

- Kawneer 260 series insulated aluminum doors (or approved equivalent)

ENTRANCE TO UNITS

- Solid wood door and frame 1 ¼", 20 minutes fire rated

ELECTRICAL SPECIFICATIONS

- For residential units; home automation ready, to control thermostats, lighting, blinds, security system, lobby intercom, security camera system, etc.
- For residential units; front door camera intercom system
- Pre-wired for telephone, data and cable
- Base building alarm and security system (including cameras) individual unit security system-upgrade (\$\$\$)
- Wireless/keyless building/garage/unit entry system.
- Individual electrical meters located in common electric room in underground garage

HEATING, VENTILATION & AIR CONDITIONING

- Ducted High Efficiency Heat Pump HVAC system
- Heat Recovery Ventilation (HRV) system for residential units
- Optional Steam humidification system (Additional \$\$\$)
- Air distribution overhead for residential units. Commercial units are provided with one unit-distribution by Purchaser. Baseboard heaters included
- Compressors located on building rooftop and not on balconies
- Programmable thermostat, with smartphone monitoring and control
- Exhaust fans with direct ducting for bathroom, kitchen exhaust hood and dryer for residential units

SAFETY AND SECURITY

- Smoke detection system in every unit
- Multi camera security system with recording system in garage common area
- Garage door operated with remote garage door opener
- Sprinklers, carbon monoxide detector and exhaust system in underground parking and residential units
- Fire extinguishers installed in underground parking garage and common areas
- Emergency lighting, carbon monoxide detector and exhaust system in underground garage and common areas
- Back-up Generator for main garage door and emergency lighting

BUILDING AMENITIES (RESIDENTIAL UNITS)

COMMON AREAS

- Entrance canopy and double doors into main entrance vestibule (air conditioned)
- Porcelain tile flooring with decorative wood and large porcelain tile slabs in entrance foyer
- Hallways for residential units with carpet tile flooring, wall covering and wall sconces

- Entry doors highlighted in wood with a wood side-light and unit identification panel
- Two enclosed fire-rated exit stairs leading to exterior
- One Elevator serving all floors including basement garage
- Common Enclosed Garbage and Recycling room on each floor and in underground garage
- Contracted maintenance of all common areas, underground garage, snow removal, etc.

PARCEL LOCKERS

- Adjacent to Canada Post mailboxes in Vestibule Lobby, Parcel Lockers and Laundry Lockers for courier and dry-cleaning deliveries
- Card Access system through-out the building to restrict and monitor access

EXERCISE ROOM

- Resilient flooring in wood finish made for gym environments
- Large mirror on long wall
- Natural light from window and LED recessed lighting
- Aerobic exercise machines and loose free-weights
- Matt for floor exercises
- Separate bathroom with shower

DOG WASHING ROOM

- Specialty dog wash basin in a room finished with tile for easy dog washing and grooming

MANUAL CAR WASH (GARAGE UNDERGROUND)

- A dedicated parking stall to wash cars, featuring a compressor power washer and other related car wash equipment. Do it yourself or hire a pre-approved car wash specialist to come and clean your car

WINE CELLAR (COMMUNAL)

- A special room available for all owners with individual cages for personal wine storage. Located in the Garage Underground level, this room features climate and humidity control throughout.

CAR CHARGING PROVISION

- Each residential and commercial unit shall have one pre-wired circuit from its electrical panel to the underground garage (40 amp) ready for the installation of a potential car charger for an electric car (charger and wire distribution by Purchaser).

COMMERCIAL UNITS

- Concrete slab floor
- Demising walls ready for Purchaser finish
- Water sprinklers
- Rough-in plumbing for a washroom and vanity sink- fit-up by Purchaser
- Bay window in most units complete with commercial grade entrance doors
- Pre-wired for underground electric car charging. Maximum one per commercial unit, charger by Purchaser

UNDERGROUND GARAGE

- Common entrance to Le Charlebois's underground garage on rue Saint-Anne
- Entrance driveway ramp heated for snow melt
- Remote controlled access for main garage door
- Ventilated, CO monitored and fully sprinklered
- Back-up Generator main garage door and emergency lighting
- Approximately 30 underground allocated parking spaces (allocated)
- Storage lockers (one per Purchaser)
- Bike rack
- Energy efficient light fixtures with protective lenses

INTERIOR FINISHES AND SPECIFICATIONS FOR RESIDENTIAL UNITS

KITCHEN, APPLIANCES AND FLOORING

- KITCHENS:
 - Kitchen including island with overhang for seating
 - Choice of porcelain slab countertop CERAGRES-“LEVEL”- 3 colors available
 - Soft-close drawers and doors in shaker painted maple panel design— choice of 3 colors available
 - Chrome designer hardware – ROCHELEAU
 - Choice of tile backsplash – STONE-TILE “FARRO” -3 colors available
 - Double under mount stainless steel sink
 - Chrome kitchen faucet
- APPLIANCES FOR ALL UNITS EXCEPT UNITS 102 AND 202
 - WOLF Transitional 5 Burner Framed Induction Cooktop WOLF CI365TF/S
 - WOLF 30' E-Series Transitional Combo Microwave/Wall Oven SO30TE/S/TH & MDD30TE/S/TH
 - SUB ZERO 36" Panel Ready Freezer Refrigerator SUB-ZERO 5632_IT-36CIID
 - ASKO 24" Built-In Stainless-Steel Dishwasher ASKO DW_TH30S-170104

- APPLIANCES FOR UNITS 102 AND 202
 - Wolf 36” Transitional Induction Range, Model IR365TE/S/TH
 - Wolf 24” Transitional Drawer Microwave, Model MD24TE/S
 - SUB ZERO 36” Panel Ready Freezer Refrigerator SUB-ZERO 5632_IT-36CIID
 - ASKO 24” Built-In Stainless-Steel Dishwasher ASKO DW_TH30S-170104

- FLOORING:
 - Engineered Hardwood Flooring- 1867 FLOORS/BMB PAVIA SERIES -3 color options available
 - 1867 Sono EVA Black Polyethylene Foam with Foil floor membrane. Closed-cell polyethylene mix. 2.0 mm thickness, density 3.0 lbs/CF. Acoustic rating: FIIC up to 60

WASHROOMS

MASTER BATHROOM

- Painted maple shaker style vanity with two under mount sinks- 3 color options available
- White quartz countertop- STONIX “GLACIER”
- Kohler chrome faucet
- Glass enclosed shower
- Kohler separate bathtub
- Kohler rain head and hand shower fixtures in chrome
- Kohler elongated bowl toilet
- Choice of porcelain tile floor and shower walls
 - STONE-TILE “ICE STONE”- 3 colours available
 - Ceragres- Marmoles Venato Blanco White
 - Stone Tile “STONE TALK” – 3 colours available

SECOND WASHROOM

- Painted shaker style vanity with undermount sink- 3 color options available
- White quartz countertop- STONIX “GLACIER”
- Kohler chrome faucet
- Kohler combination tub/shower with fixtures in chrome
- Kohler elongated bowl toilet
- Choice of porcelain tile floor and shower walls
 - STONE-TILE “ICE STONE”- 3 colours available
 - Ceragres- Marmoles Venato Blanco White
 - Stone Tile “STONE TALK” – 3 colours available

POWDER ROOM

- Kohler floor mounted sink with chrome faucet
- Kohler elongated bowl toilet
- Choice of porcelain tile floor- STONE-TILE “ICE STONE”- 3 options available

BEDROOM, HALLWAYS AND LIVING AREA FINISHES

- All walls and ceilings finished with two coats paint in White
- All solid core interior doors- Shaker style
- 5 ½” baseboards, painted white
- Door-trim, painted white
- Chrome lever door handles
- Engineered Hardwood Flooring- 1867 FLOORS/BMB PAVIA SERIES -3 color options available

LIGHTING

- Kitchen - LED recessed lighting, LED under-cabinet lighting
- Washrooms- LED recessed lighting over sinks, toilet tub and shower
- Powder room- Capped ceiling outlet
- Entry foyer- LED recessed lighting in entrance and hallway
- Capped ceiling outlet in every bedroom and closet and over the kitchen island
- 2 Capped wall outlets on wall of master bathroom vanity
- Private back yard or balcony-wall mounted exterior light fixture or electrical outlet

INTERIOR FINISHES AND SPECIFICATIONS FOR COMMERCIAL UNITS

- Concrete slab floor- floor covering by Purchaser
- Demising walls ready for Purchaser finish
- Water sprinklers
- Rough-in plumbing for a washroom and vanity sink- fit-up by Purchaser
- Bay window in most units complete with commercial grade entrance doors
- Pre-wired for underground electric car charging. Maximum one per commercial unit, charger and distribution by Purchaser
- Ceiling and lighting by Purchaser
- Each commercial unit with have a 100-amp electrical service and panel, distribution for lights and power by Purchaser.
- All partition walls, interior doors, etc. by Purchaser.

NOTICE

In the interest of continually improving the product or due to scarcity of materials, the Vendor reserves the right to make changes to the plans, features, materials or specifications without further notice. Products specified are subject to change to equivalent models without sacrifice of quality.

All dimensions and areas shown on the marketing documents are approximate. "As built" dimensions and areas may vary from those shown. The linear dimensions shown indicate distances from interior wall to interior wall. The areas shown are based on standard architectural calculations.

The dimensions in this preliminary contract and in the marketing and promotional material of the Promoter are architectural dimensions and not cadastral dimensions. The price of the Unit is not solely determined by its superficial cadastral area but takes in to account also its location, nature and destination.

The square footage indicated in the present preliminary contract includes areas occupied by mechanical conduits and structural elements, 50% of mitoyen walls, corridor walls, stair and elevator walls, 100% for the space between the unit wall and common areas and 100% of exterior walls. This superficial area will not correspond with the superficial area indicated in the certificate of location and the declaration of Co-ownership given that the superficial area shown on those documents is a net superficial area and does not include the space occupied by mitoyen walls, exteriors walls and area occupied by mechanical conduit and structural elements. The Vendor does not provide any warranty with respect to the net cadastral superficial area and the Purchaser hereby acknowledges the above and renounces to such warranty for all proposes of law.