

FEATURES, FIXTURES AND FINISHINGS

CONCRETE WORK

- Piles, footings, pile caps, piers, foundation walls, retaining walls and grade beams 35mpa type HS concrete
- Interior beams, columns, interior walls and structural slabs 30MPA Type GU concrete
- Interior slab on grade 25MPA type GU concrete
- Stoops structural or on grade 35 MPA type GU concrete
- Parking slabs, parking ramps, and concrete aprons 35MPA type GU concrete
- Sidewalks, curbs and gutters, splash pads and sump pits 32MPA type GU concrete
- Interior encasing for electrical duct banks, conduits and mechanical ducts 32MPA type GU concrete
- Underground encasing for electrical duct banks, conduits and mechanical ducts 35MPA type HS concrete
- Slabs and footings depths and foundation wall and footings widths as per engineered drawings
- Steel reinforcement as per engineered drawings

MASONRY

- Masonry units conforming to the latest codes and standards. Type S Mortar. Steel reinforcement as per engineered drawings

FOUNDATION WALL DAMP PROOFING

- Weeping tile continuous around perimeter of foundation walls connected to sumps
- Bituminous waterproofing
- Horizontal drainage course platon or approved equal

FRAMING MATERIAL

- Floor joist systems designed and engineered as per plan
- Subfloor douglas fir T&G glued and screwed/nailed
- Exterior and interior walls KD spruce studs as required
- Exterior wall sheathing OSB as required
- Roof truss systems designed and engineered as per plan
- Roof sheathing douglas fir T&G exterior grade

ROOFING

- 25 year architectural asphalt shingles with roof vents as required

INSULATION

- Type 4 rigid insulation 2' minimum down from grade
- R20 fiberglass batt exterior wall insulation with 6mm vapour barrier and/or 2lb spray foam
- R40 blown in cellulose over CGSB poly vapour barrier in attic area

EXTERIOR DOORS AND WINDOWS

- White, double-glazed low E argon filled PVC sliders and patio doors throughout except as noted (gliders, single hung, and picture units are sizes as on standard plan)
- Standard white window grills
- Commercial grade aluminum entrance and stairwell doors with glazing
- Heavy duty thermatite garage door with high grade Hardware and photoelectric safety mechanism with operators

INTERIOR DOORS AND WINDOWS

- Hollow metal doors with pressed steel frames for all stairwells, utility, mechanical and storage rooms
- Commercial grade aluminum vestibule entrance doors with glazing
- 1¾" Solid core wood doors at each suite entrance with self closing hinges, peep holes and painted MDF frame

SUITE FINISHES

- Kohler toilets, vanity sinks and single lever chrome faucets throughout
- One-piece Hytec by Kohler 5' white shower tub
- Brushed chrome knobs on all Bi-fold doors
- Banjo Tops in bathrooms (where applicable)
- 1 row of ceramic tile surround bath tub
- Brushed chrome door levers
- 3 coats of paint – 1 coat primer and 2 coats high-hide eggshell latex
- 1 colour for walls and 1 colour for trim
- Modular prefinished wire shelf and rod in closets
- Premium thermofoil cabinets with designer hardware: 30" wall cabinets on floors 1-3, 36" wall cabinets on floor 4, full depth cabinet over fridge with full gables, 15" deep cabinet above OTR microwave
- Laminate countertops with ceramic backsplash in kitchen
- Stainless steel sink
- Kohler kitchen faucet
- Laminate countertops with rollback backsplash in bathrooms
- 35 ounce carpet with 8lb underlay in living room, bedrooms and den
- Vinyl flooring in bathrooms, utility room, kitchen, entry and foyer
- Chrome towel bar, paper holder and shower rod
- 3" Painted baseboards and casing
- Fridge water connection
- Neutral tone window covering package

APPLIANCES

- Black Package: Fridge with top freezer, flat-top self clean electric range, tall-tub dishwasher, OTR microwave, and stacked washer/dryer (white)

ELECTRICAL FEATURES

- Fiber optics to each suite
- Cat 5-E communication outlets and Co-Axial TV outlets roughed in every suite
- Decora light switches and plugs throughout
- Modern light fixture package

EXTERIOR FINISHES

- Maintenance free vinyl and/or fiber cement panel siding
- Welded aluminum powder coated railings
- PVC, aluminum, fiber cement or prepainted trim
- Aluminum soffits, fascia, gutters and downspouts
- Stacked stone
- Durable vinyl coating balcony/patio decking

COMMON AREA FLOORING

- Mohawk contemplate or Ruminant commercial or equivalent carpet with painted MDF base
- Armstrong natural creations vinyl plank flooring or equivalent with painted MDF base
- VCT/Rubber base in storage, utility rooms and basement stairwell landings
- Vinyl plank flooring in vestibule, elevator, basement elevator lobby with 4" tile base

MECHANICAL FEATURES

- Air conditioned and pressurized corridors
- Central gas fired boilers for domestic hot water and radiant baseboard heaters
- Parkade exhaust and gas fired make up air units
- Vehicle exhaust detection system
- Glycol ramp snow melt system
- Range hood, bathroom and clothes dryer exhaust
- Sprinkler system for fire protection throughout building and parkade
- Natural gas outlet at each balcony and patio
- Sprinkler at each balcony and patio

SECURITY FEATURES

- Front entrance video feeds viewable on in-suite television
- Security cameras monitoring building entrances and parkade
- Telephone entry system
- High security personal parkade door openers
- All first floor units have complete security systems. (monitoring not provided)

TYPICAL FLOOR ASSEMBLY

- Carpet, laminate, tile or vinyl flooring
- Gyp-Crete flooring throughout building on floors 2-4
- Sound control underlayment on floors 2-4
- ¾" T&G subfloor, glued and screwed on floors 2-4
- Engineered floor joists
- Fiberglass insulation
- ½" Resilient bars on ceilings
- 2 Layers fire-rated drywall on ceiling

TYPICAL PARTY WALL ASSEMBLY

- Double 2x4 walls with 1" air space between studs, offset on each wall
- 2 layers R12 batt insulation in wall cavity
- Resilient sound bar on both sides
- Fire-rated drywall on both sides

TYPICAL CORRIDOR WALL ASSEMBLY

- Staggered stud walls
- 1 layer fire-rated drywall both sides
- 2 layers R10 batt insulation in wall cavity
- Resilient sound bar on hallway side
- 2 layers of fire-rated drywall on corridor side
- Fire-rated drywall on suite side

SITE WORK

- Lot will be graded according to the grading plan set out for the development by the civil engineer and approved by the City
- Lot will be landscaped as per the approved landscape plan



it's what's inside

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* AS PER PLAN | May 24, 2018 | condos