



Professional Credits

Development	MARIANOPOLIS REAL ESTATE LIMITED PARTNERSHIP
Architects	LEMAY
Structural Engineers	DAHL MARZIN INC.
Mechanical / Electrical Engineers	BLONDIN FORTIN INGENIEURS CONSEIL
Geotechnical Engineers	LE GROUPE SOLROC
Surveyors	BLAIN PAQUIN ARPENTEURS GEOMETRES
Interior Designer	ALAIN BAUFFE DESIGN LESSARD DESIGN + ASSOCIÉS
Notarial Services	SOLOMON & MALUS NOTARIES.



Technical Specifications – Common Portions

1. BUILDING ENVELOPE

PHASE I

- | | | |
|-----|--------------------------|---|
| 1.1 | Exterior walls | <ul style="list-style-type: none">• Exterior walls made of original stone work and masonry with openings enhanced by cut stone detail. |
| 1.2 | Windows and doors | <ul style="list-style-type: none">• All windows as per original openings in the building, aluminium exterior, wood interior, fitted with Low-E argon gas-filled double glazed thermo glass windows. |
| 1.3 | Loggias | <ul style="list-style-type: none">• Four season fully glassed in Loggias, with oversized openings permitting outdoor enjoyment. They feature heated floors and floor drainage. |

PHASE II

- | | | |
|-----|---------------------------|---|
| 1.4 | Exterior Balcony | <ul style="list-style-type: none">• All units |
| 1.5 | Over-sized Terrace | <ul style="list-style-type: none">• Selected units |
| 1.6 | Windows | <ul style="list-style-type: none">• Floor to ceiling windows in all units |
| 1.7 | Green Roof | |

2. DEMIZING WALLS

- | | | |
|-----|-----------------------------------|---|
| 2.1 | Common walls between units | <ul style="list-style-type: none">• Drywall on steel stud framing with soundproofing to achieve excellent STC rating. |
|-----|-----------------------------------|---|

3. STRUCTURE & FOUNDATIONS

- | | | |
|-----|---------------------------|--|
| 3.1 | Foundation walls | <ul style="list-style-type: none">• Existing foundation walls composed of stone and mortar with waterproofing system. |
| 3.2 | Building structure | <ul style="list-style-type: none">• Original building structure composed of combination of wood, concrete, steel beam and columns. |



4. SOUNDPROOFING

- | | |
|-------------------------|---|
| 4.1 Floors | <ul style="list-style-type: none">• Acoustical membrane (Insomat). |
| 4.2 Common walls | <ul style="list-style-type: none">• Batt insulation on both sides of common wall with air space to achieve high STC rating. |
| 4.3 Mechanical | <ul style="list-style-type: none">• Most of the common mechanical equipment is installed at garage level to impede vibration. |

5. ENTRANCE

PHASE I

- | | |
|-------------------------------|---|
| 5.1 Main entrance hall | <ul style="list-style-type: none">• Majestic entrance hall decorated with stone flooring and trims, plaster details, pilasters, wood trimming and artisan finish and restoration of the original staircase.• Cathedral opening with oversized arched window providing natural light to lobby, featuring coffered ceilings and elegant chandelier and lighting. |
| 5.2 Main lobby area | <ul style="list-style-type: none">• Main lobby area will be fitted with elegant furnishings to include seating area and fireplace. |

PHASE II

- | | |
|-------------------------------|---|
| 5.3 Main entrance hall | <ul style="list-style-type: none">• Majestic entrance hall decorated with stone flooring details, contemporary look.• Glass atrium leading to the lobby area• Waterfall at the exterior visible from the main lobby |
| 5.4 Main lobby area | <ul style="list-style-type: none">• Cathedral ceiling in lobby area |

6. FINISHINGS -- COMMON AREAS

- | | |
|---------------------|---|
| 6.1 Walls | <ul style="list-style-type: none">• Painted walls, wall coverings and mouldings. |
| 6.2 Floors | <ul style="list-style-type: none">• Combination of marble and carpeting in all common hallways. |
| 6.3 Lighting | <ul style="list-style-type: none">• Decorative wall sconces and recessed halogen lighting. |



7. HEALTH AREA

- 7.1 **Facilities**
- Interior Swimming Pool with oversized skylights and glass exterior facade, including exterior lounge area
 - Professionally equipped fitness center
 - Exterior, full size lit tennis court.
 - Steam room facilities
 - Massage rooms
 - Lounge area
 - His / Her dressing rooms, showers and bathrooms.

8. LANDSCAPING

- 8.1 The only condominium project located in a private park (Mount Royal adjacent) offering a fully secluded and gated environment

9. SECURITY AND FIRE PROTECTION

- 9.1 **Access control**
- Access to the building by non-residents managed by the security guard (24 hours) with monitoring of front entrance door to the apartments by concierge desk.
- 9.2 **Restricted access**
- Restricted access system for elevators in selected units
- 9.3 **Emergency generator**
- Emergency generator providing anytime power to fire alarm system, smoke detectors, elevators, emergency lighting and communication systems.
- 9.4 **Fire protection**
- Sprinkler system throughout.
 - Smoke detection and alarm in common areas.
- 9.5 **TV camera system**
- Security camera system in common areas and elevators, including guardhouses at the east and west entrance to the site.
- 9.6 **Security guards**
- Security guard 24 hours a day, 7 days a week.
- 9.7 **Property**
- Fully gated property.



10. MISCELLANEOUS

- 10.1 **Elevators**
 - Designer decorated 9' high elevators for each individual condominium Unit giving direct access to the unit (where possible).
- 10.2 **Parking for visitors**
 - Indoor and outdoor parking spaces for guests.
- 10.3 **Lockers**
 - Garage level lockers.
- 10.4 **Meeting room**
 - Meeting room/lounge with kitchen and powder room will be provided in Phase II (new building)



Technical Specifications & Technical Sheet – Private Portions

1. GENERAL TERMS

- 1.1 Documentation**
- The following is the order of precedence for the documents.
 - The unit layout plan, hereafter the PLAN.
 - The TECHNICAL SPECIFICATIONS – PRIVATE PORTIONS.
 - The TECHNICAL SPECIFICATIONS – COMMON PORTIONS.
- The TECHNICAL SPECIFICATIONS - PRIVATE PORTIONS, TECHNICAL SPECIFICATIONS - COMMON PORTIONS are hereinafter collectively called the SPECIFICATIONS.
- 1.2 Rooms**
- The items that appear on the SPECIFICATIONS apply only if the corresponding room appears on the PLAN.
- 1.3 Modifications**
- Modifications are likely to be made to the SPECIFICATIONS according to the technical requirements of building, both in terms of the free dimensions and configuration, and the characteristics of the equipment and materials.
- 1.4 Regulations**
- The construction is in compliance with the National Building Code of Canada, the Québec Construction Code and municipal codes and regulations.
- 1.5 Abbreviations**
- Following abbreviations are used to specify dimensions:

L:	Length	H:	Height	T:	Thickness
W:	Width	D:	Depth		
- 1.6 Size of the Unit**
- The area of the Unit is measured to include the area confined by the polygonal red line represented on the PLAN.

2. DOORS & WINDOWS

PHASE I

- 2.1 Doors**
- Elegant full core, wood veneered 8'0 door with adjacent transom panel, decorated with surface applied moulding.
 - Floor to ceiling glass partitions leading to the loggias.
 - Interior Solid core 8'0 raised panel doors, painted in a white finish where possible.
 - Door trims are 4 ½" x 1" with a detailed profile.
 - Exterior doorsills in marble.
 - High end hardware throughout all the doors in the Unit and non reproductive locking system on main entrance door.



PHASE II

- 2.2 Doors**
- Elegant full core, wood veneered 7'6" door with adjacent transom panel, decorated with surface applied moulding.
 - Interior Solid core 7'6" raised panel doors, painted in a white finish where possible.
 - Door trims are 4 1/4 " x 3/4 " with a detailed profile.
 - Exterior doorsills in marble.
 - High end hardware throughout all the doors in the Unit and non reproductive locking system on main entrance door.

3. CEILINGS, WALLS & MOULDINGS

- 3.1 Ceilings**
- High ceilings varying in height between 9'-0" to 12'-0" depending on the floor and Unit. (PHASE I)
 - High ceilings of 9'-0" (PHASE II)
- 3.2 Ceiling Heights**
- The ceiling height of the Unit is measured from the upper surface of the floor slab to the underside surface of the ceiling slab. However, where ceiling bulkheads or structural beams are installed within the Unit and/or where dropped ceilings are required (such as where mechanical systems run, etc.), then the ceiling height of the Unit may be less than that represented.
- 3.3 Mouldings**
- Crown mouldings varying in size between 5" to 11" and installed in living, dining, lobby and passageways. (PHASE I)
- 3.4 Walls**
- Walls painted with two (2) coats of primer.
- 3.5 Baseboards**
- Baseboards as per Presentation Unit 6" x 13/16".

4. FLOOR COVERINGS

- 4.1 Open areas**
- All open areas shall be in 24" x 24" marble tile or high quality wood as per presentation boards. (PHASE I)
 - High quality wood as per presentation boards (PHASE II)
- 4.2 Bedrooms & Dens**
- All bedrooms / den areas shall be in high quality wood as per presentation boards
- 4.3 Laundry & Mechanical room**
- Laundry & Mechanical room porcelain 12" x 12" ceramic tile.

All floor coverings are offered in a range of colours, styles and finishes.
To ensure superior quality soundproofing the engineered wood is installed on membrane.



5. KITCHEN CABINETS

- 5.1 Kitchen cabinets**
- Imported Italian designer kitchen cabinets featuring:
 - Choice of glass, or lacquered, or wood laminate doors as per presentation boards
 - Selection of stone or coriander tops as per presentation boards
 - Self-closing drawer mechanisms.
 - Concealed hardware.
 - Single handed designer kitchen faucet. (As per Presentation Unit)

* Kitchen cabinetry is designed differently for each Unit. See individual plans for kitchen design.

6. BATHROOM CABINETS

- 6.1 Bathroom cabinets**
- Vanities and cabinets are offered as per Presentation Unit and fit as per bathroom shown on drawings.

7. APPLIANCES

PHASE I

- 7.1 Appliances**
- The kitchen includes the following:
- Built- in dual 60cm refrigerators (one with icemaker) behind glass kitchen panels.
 - Built- in dual 60cm ovens integrated behind glass panels.
 - Built- in 36" WOLF gas cook top.
 - Built- in microwave oven.
 - Range hood with fan and lighting above cook top.
 - Built- in dishwasher. Choice of panels matching the kitchen or in stainless.



PHASE II

7.2 Appliances

The kitchen includes the following:

- Built-in sub-zero refrigerator/freezer
- Built-in ASKO 5000 Logic Series 24" dishwasher
- Built-in WOLF microwave oven
- Built- in 36" WOLF gas cook top
- Built-in 36" WOLF single electric oven
- Range hood with fan and lighting above cook top.

8. FIREPLACE

8.1 Fireplace

- Integrated natural gas fireplace as per Presentation Units.

9. PLUMBING

9.1 Baths, Showers, Toilets, Bidets, Sinks and Washbasins

- See the TECHNICAL SHEET – PRIVATE AREA. (Sections 15, 16, & 17)

9.2 Accessories

- EXCLUSION
The bathroom accessories, including mirrors and shower poles are not furnished.

9.3 Water Heater and Services

- Central water heater providing a constant supply of hot water.
- Water shut-off valve within the Unit.
- Plumbing fittings for the ice-maker integrated into the refrigerator (one refrigerator only).
- Central Plumbing fittings for the washer.



10. ELECTRICITY & HEATING

- 10.1 Lighting**
- See the TECHNICAL SHEET – PRIVATE AREA. (Section 19)
- 10.2 Outlets**
- Outlets and switches in white colour from the "Designer" series, with no visible screws.
 - Controlled outlet (the switch on the wall controls the lamps connected to one of two outlets) in the main rooms, and bedrooms.
 - Outlet for the dryer in the laundry room.
- 10.3 Heating & Thermostats**
- Heating by electrical baseboards white colour on the exterior walls as per presentation center.
 - Thermostats to control baseboard heating.
- 10.4 Heated Floor**
- All bathrooms which comprise a shower and/or bathtub shall have a heated floor.

11. SECURITY

- 11.1 Alarm System**
- Heat and smoke detectors connected to the fire alarm system in accordance with municipal regulations.
 - Entry door contacts connected to the building's security guard.

12. SPRINKLERS

- 12.1 Sprinkler System**
- Sprinkler system in all rooms.
 - Recessed sprinkler heads where possible.

13. CENTRAL VACUUM CLEANER

- 13.1 Central Vacuum Cleaner**
- Roughing for central vacuum cleaner piped to the mechanical or laundry room as per developer's standard.



14. VENTILATION

- 14.1 Ventilation**
- Separate heating and air conditioning system in each residence, cooled by a central mitigated water system providing maximum electrical efficiency.
 - High efficiency air filter integrated into the ventilation system.
 - Central mist humidifier (one per ventilation unit).

15. MASTER BATHROOM FINISHES

PHASE I

- 15.1 Master Bathroom Finishes**
- Shower Floor - 4" x 4" marble tile.
 - Floor - 24" x 24" marble tile.
 - Walls around shower enclosure - 12" x 12" marble tile.
 - Walls around tub enclosure - 12" x 12" marble tile.
 - Tub enclosure – 3/4" marble slab.
 - Wall around toilet/bidet area - 12" x 12" marble tile up to 3' height.
 - Counter top – 3/4" marble slab to match with floor and bevelled edge.
 - Shower component to have Tempered Glass / Chrome Trim enclosure.
- 15.2 Plumbing Accessories**
- Perrin & Rowe (or equivalent) thermostatic shower valve.
 - Perrin & Rowe (or equivalent) handheld shower with individual control.
 - Oversized rain shower head.
 - Perrin & Rowe (or equivalent) sink and tub faucets.
 - Kohler one piece toilet.
 - Kohler bidet where indicated.



PHASE II

- 15.3 Master Bathroom Finishes**
- Shower Floor - 4" x 4" marble tile.
 - Floor - 12" x 24" marble tile.
 - Walls around shower enclosure - 12" x 24" marble tile.
 - One wall around tub, full height marble - 12" x 24" marble tile.
 - Counter top – 3/4" marble slab to match with floor with a 1 1/4" straight edge
 - Shower component to have Tempered Glass / Chrome Trim enclosure.
- 15.4 Plumbing Accessories**
- Kohler (or equivalent) thermostatic shower valve and mixer.
 - Kohler (or equivalent) handheld shower.
 - Kohler (or equivalent) 8" rain showerhead
 - Kohler (or equivalent) sink faucet.
 - Kohler (or equivalent) freestanding bathtub faucet
 - Kohler two- piece dual flush toilet.

16. SECONDARY BATHROOMS

PHASE I

- 16.1 Secondary Bathroom Finishes**
- Shower Floor - 4" x 4" marble tile.
 - Floor - 18" x 18" marble tile.
 - Walls around shower enclosure - 16" x 16" marble tile.
 - Counter top – 3/4" marble slab to match with floor and bevelled edge.
 - Shower component to have Tempered Glass / Chrome Trim enclosure.



- 16.2 Plumbing Accessories**
- Hansgrohe (or equivalent) pressure balanced mixer.
 - Hansgrohe (or equivalent) handheld shower
 - Perrin & Rowe (or equivalent) sink faucets.
 - Kohler two piece toilet.

PHASE II

- 16.3 Secondary Bathroom Finishes**
- Shower Floor - 4" x 4" marble tile.
 - Floor - 12" x 24 " marble tile.
 - Walls around shower enclosure - 12" x 24" marble tile.
 - Counter top – 3/4" marble slab to match with floor with a 1 1/4" straight edge
 - Shower component to have Tempered Glass / Chrome Trim enclosure.
- 16.4 Plumbing Accessories**
- Kohler (or equivalent) pressure balanced mixer/ valve.
 - Kohler (or equivalent) hand shower
 - Kohler (or equivalent) sink faucets.
 - Duravit one-piece toilet.
 - Irrelevant what is shown on unit layout plan, no bidets are included

17. POWDER ROOMS

PHASE I

- 17.1 Powder Room Finishes**
- Floor - 18" x 18" marble tile.
- 17.2 Plumbing Accessories**
- Kohler pedestal sink.
 - Perrin & Rowe (or equivalent) sink faucets.
 - Kohler two piece toilet.



PHASE II

- 17.3 **Powder Room Finishes**
- Floor - 12" x 24 " marble tile.
- 17.4 **Plumbing Accessories**
- Kohler pedestal sink.
 - Kohler (or equivalent) sink faucets.
 -
 - Kohler two piece toilet.

18. ELECTRICAL

- 18.1 **Electrical**
- Electrical outlets as per building code.

19. LIGHTING

- 19.1 **Lighting**
- Allowance of recessed halogen lighting, one fixture per fifty (50) square feet of area. (See suggested lighting plan)
 - Rough outlet to receive light fixture over dining room, entrance hallway, passageway, powder room, laundry room, mechanical room, master bathroom, master bedroom walk-in closet. (See suggested lighting plan)

20. TELECOMMUNICATIONS & AUDIO/VIDEO

- 20.1 **Telecommunications & Audio/Video**
- A total of 8 integrated cable, telephone and internet outlets for the unit. Internet is category 6 (See suggested locations on plan).

