

NOIR

Collection
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NOCA Penthouses



FEATURES AND FINISH OF THE BUILDING

EXTERIOR OF THE BUILDING

- A contemporary design building offering an assortment of materials and colours
- Balcony, loggia, Juliette, terrace with glass railings, as the case may be, as shown on the plan
- Brick, metal and panels cladding
- The entire site to be landscaped

BUILDING STRUCTURE

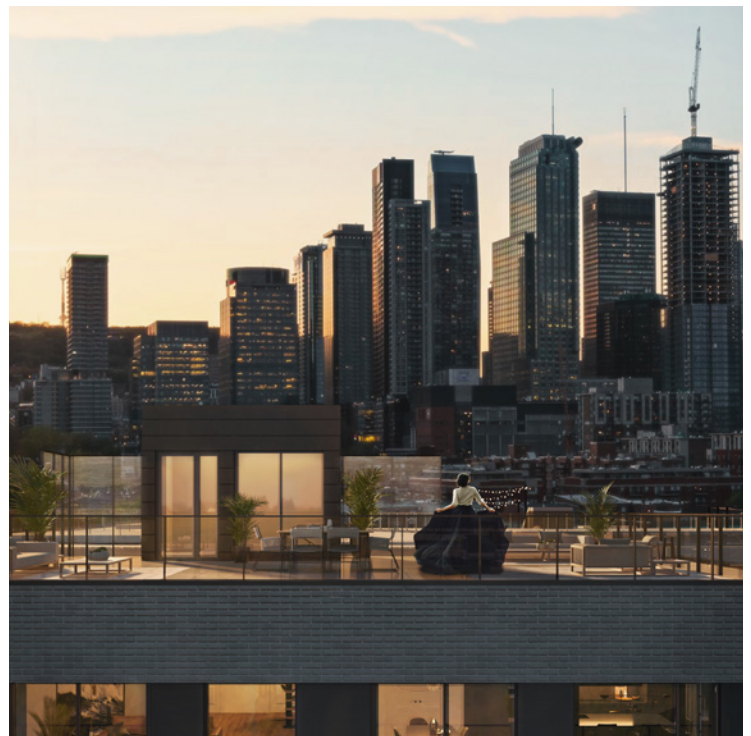
- Concrete 8 story building
- Double thickness interior dwelling walls (separating the unit's from one another) including two rows of drywall on each face, metal trusts and air void
- Floor to ceiling height of approximately 10 feet on the ground floor, save and except in specific areas where a suspended drywall ceiling of approximately 8 feet and 6 inches is necessary

Floor to ceiling height of approximately 9 feet from the 2nd to the 7th floor, save and except in specific areas where a suspended drywall ceiling of approximately 7 feet and 8 inches is necessary.

Floor to ceiling height of approximately 9 feet 6 inches on the 8th floor, save and except in specific areas where a suspended drywall ceiling of approximately 8 feet and 4 inches is necessary. Some ceilings on the 8th floor could be covered with drywall in order to offer an acoustic protection given the mechanical equipment on the roof. Those false ceilings allow for an easier positioning and are kept at an as low as possible maintenance.

COMMON AREAS

- 2 elevators
- Modern design entrance
- Intercom system with camera in the entrance to communicate with the condos and chip to access the common areas.
- Common areas to be located in the basement, gym (temporarily in phase 1 final in phase 3, multifunctional sport space in phase 3, lounge area and small kitchen in phase 3 as well.
- Outside pool on the roof (located on phase 1 & 2) with communal bbq area
- Quality tiling in the entrance and carpeting in the corridors



FEATURES AND FINISH OF THE INDIVIDUAL UNITS

INTERIOR FINISH

- Two coats of paint on the interior walls
- Base boards and moldings in painted MDF
- Interior painted solid core Masonite doors
- Painted Masonite cupboard doors: hinge swiveling or sliding doors according to the plan
- Cupboard shelving and walk-in of metal mesh with integrated pole
- A large choice of packages of interior finishes designed by professional interior designers (from the black collection).
- Some exposed concrete columns and ceilings and drywall suspended ceilings (see section: building structure).

LIVING ROOM / DINING ROOM / KITCHEN / REST AREA / HALLWAY / CORRIDORS AND BEDROOM(S)

- Engineering wood floor coverings and sound proofing under layer. Upgrade finishes and colour selection by interior designers (from the black collection).

KITCHEN

- Kitchen cabinets from Poggenpohl (from the black collection).
- Shock absorbing closing system of the drawers and doors
- ¾" thick counters offered in a choice of quartz
- Stainless steel under counter sink with high-end design from the black collection.
- European style appliances from Miele, including depth counter fridge with matching panel, oven, cook top, dishwasher with matching panel, micro-wave and hood.
- Kitchen backsplash included (from the finishes selection).

MASTER BATHROOM (ACCESSIBLE FROM THE MASTER BEDROOM)

- Simple or double vanity, as shown on the plan, from Wet Style from the black collection. High-end faucet from the black selection.
- vanity with shock absorbing closing system of drawers and/or doors
- Separate shower with acrylic base with tempered glass panels, as shown on the plan
- Ceramic shower base with linear drain. Rain shower included.
- Acrylic bathtubs (with ceramic skirt), as shown on the plan
- Contemporary style floor tiling (from the black collection).
- Wall tiling all around the shower and the combined bathtub/shower (from the black collection). One or two rows of tiling all around the bathtubs (in accordance with the size of the tiles).
- High-end Plumbing fixtures for shower and bathtub from the black selection.
- Contemporary style toilet with double flush

SECONDARY BATHROOM

- Contemporary designed new generation thermoforming lower cabinets
- Simple or double vanity, as shown on the plan, with shock absorbing closing system of drawers and/or doors

- Simple or double vanity, as shown on the plan, with shock absorbing closing system of drawers and/or doors
- Combine bath/shower with acrylic skirt with tempered glass panels (fixed or mobile), as shown on the plan
- Separate shower with acrylic base with tempered glass panels (fixed or mobile), as shown on the plan
- Bath (single function) with ceramic podium
- Contemporary style wall and floor tiling
- Wall tiling all around the shower and the combined bathtub/shower. One or two rows of tiling all around the bathtubs (in accordance with the size of the tiles)
- Contemporary style toilet with double flush

ELECTRICAL, HEATING AND AIR CONDITIONING FEATURES

- Smart lock controlled via smartphone (IOS and Android) for the unit's front door
- Electric baseboards with smart thermostat in all rooms (working with the client internet)
- Climate control hanging evaporator suspended in the ceiling and wrapped throughout the condo.
- Air exchanger system in every unit
- Heated floors in the master bathroom only.
- Ceiling electrical outlet supplied ready to accommodate your light fixture in the entrance hall, the bedrooms, the dining room, the kitchen and above the island in some units.
- Lightening under the kitchen cabinets.
- Every bathroom is equipped with a wall mounted electrical outlet above the vanity, ready to accommodate your light fixture.
- Electrical outlet controlled by a light switch in the living room.
- An USB outlet integrated into the kitchen island and in the office when there is one.
- A telephone outlet in the office or the living room (if there is no office space).
- A coaxial cable and telephone outlet in the living room and in the bedrooms.
- The light switches are of standard type (Decora)
- Every ceiling light has dimmer
- Dimmers, light switches and electrical outlets without any visible screws
- Central hot water system
- Electrical outlet on the balconies / terraces
- Natural gas line for the kitchen stove (connection available in the wall) and the barbecue (on the roof terrace only) on a common counter.

SUSTAINABLE FEATURES

ENERGY EFFICIENCY

- Windowpane glazing reducing unwanted heat gains from the sun and heat losses
- High efficiency systems and mechanical equipment in the building
- Metering of the electrical consumption by a meter in each unit
- Smart thermostat, controlled via smartphone allowing for energy consumption savings when residents are absent.

INTERIOR AIR QUALITY

- Hard floor covering, easy to maintain to eliminate dust and allergens
- Ventilation system bringing fresh air in each condo.

ENVIRONMENTAL CONCERNS

- Our approach takes into account the management of waste and of energy during construction and the management of the worksite.
- Double flush toilets.
- Preferential use of local materials (if equivalent)
- The site is near public transit and alternative transport.
- Collection of recyclable and putrescible matters in the garage.
- Many green spaces.
- Underground parking.
- 100% reduction in the consumption of drinking water for irrigation purposes. Water from the rain and the roof will be recovered for the irrigation of the rooftop garden. Drinking water will be used only in case of shortage in the reserve.
- Materials used for the roof make also reduce the heat islands (cool roof).
- Bike share service.
- Electrical car parking space available at an extra cost. Ready to greet your charging station (7k per hour max). System for Super-Charger Tesla not available).



warning: All the measurements, including the height and area of the ceilings, if applicable, are approximate and subject to change. The actual livable area may also differ from the area of the floor. References to types or numbers of models correspond to the present models of the manufacturers. If these types or models change, the Vendor will supply an equivalent model that the Purchaser is required to accept. The Vendor is authorized to substitute other products and materials to those mentioned in the present specifications or described in other plans and specifications supplied to the Purchaser by the Vendor, insofar as the products and materials substituted are of equal or superior quality to that of the products mentioned or supplied. The Purchaser acknowledges that some items shown in the model unit or in the Vendor's showroom may not be the standard features and finishes, and such items can be purchased (if available) from the Vendor as an option for an additional cost. The choices of the features and of the finishes, when the Purchaser has the option to choose a model, a style or a colour, will be made amongst the optional series prechosen by the Vendor. All features and finishes may vary from one unit to another. The prices and technical features are subject to changes without prior notice.