

NOIR

Collection
par DevMcGill

Except
800-802-804-806

NOCA Phase 3
STANDARD

SCHEDULE « C »

summary of the descriptive specifications
of the project

VERSION
04 12 2019

in accordance with article 1788
of the civil code of Québec



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

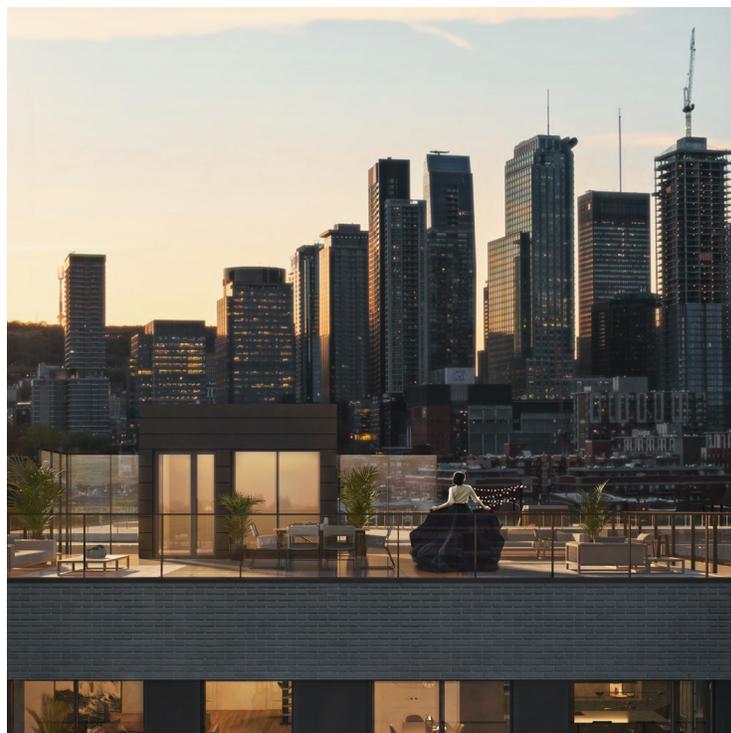
- Concrete 8 story building
- Double thickness interior dwelling walls (separating the units from one another) including two rows of drywall on each face, metal trusts and air void
- Floor to ceiling height of approximately 10 feet on the ground floor, save and except in specific areas where a suspended 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 and 6 inches for 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, multifunctional sport space, lounge area and small kitchen and a meeting room.
- 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.
- 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, choice of colours and sound proofing under layer

KITCHEN

- Contemporary designed cabinets of new generation melamine with islands in some units
- The grain of the cupboards is vertical.
- The grain of the backboard of the island (in accordance to the plan), on the side of the dining room/living room, is horizontal.
- Shock absorbing closing system of the drawers and doors
- ¾" thick counters offered in a choice of quartz
- Kitchen backsplash included.
- Stainless steel under counter sink with design faucet
- European style appliances, including fridge, oven, cooktop, dishwasher, microwave oven and hood.

Loft style condos will be equipped with an 18" dishwasher, cooktop 2 round, 24" refrigerator, including a combined microwave hood. No oven.

1 bedroom condos and select 2 bedrooms (compact) will be equipped with 24" appliances with an 18" dishwasher.

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 electronic thermostats heating. Smart thermostat in the living room (working with the client internet)
- Wall mounted split air conditioning system with fresh air inlet controlled separately located in the living room only, for studios and one bedroom units.
- Climate control hanging evaporator suspended in the ceiling and wrapped throughout the condo for the two and three bedroom units.
- Air conditioning system in every unit.
- 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)
- Central hot water system
- Electrical outlet on the balconies / terraces
- Prewiring for security system for ground floor unit
- Natural gas line for the barbecue on terraces (ground and roof only) on a common counter.

SPECIFIC FEATURES FOR CONDOS:

111-112-200-213-214-300-313-314-400-414-500-513-514-600-613-614-700-702-708-709-807

- Natural gas line for the kitchen range (connection available in the wall) and the barbecue on a common counter.
- Heated floors in the master bedroom bathroom
- Every ceiling light has dimmer
- Dimmers, light switches and electrical outlets without any visible screws.
- Smart thermostat in every room (working with the client internet)
- European style appliances, including depth counter fridge with matching panel, oven, cook top, dishwasher with matching panel, micro-wave and hood.
- Oak floor upgrade included.
- Kitchen backsplash included.
- Upgrade finishes in the kitchen (thermoplastic)
- Rain shower included in the master bed room bathroom.

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 in living room, 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 (7 k 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.