

# THE CHARLES CONDO

## SPECIFICATIONS

### SUPERSTRUCTURE AND BUILDING SHELL

- Pre-cast concrete pile foundation.
- Parking garage lower level with concrete walls, ramp, and floor.
- Concrete slab between parkade and main floor.
- Wood frame construction from main floor to roof.
- Engineered floor joists for 2nd, 3rd and 4th floors.
- Gypcrete floor underlayment on 2nd, 3rd and 4th floors.
- Sloped truss roof.
- Minimum of R-20 insulation for exterior walls.
- Minimum of R-50 roof insulation.
- Wood framed balconies with a water proof membrane or concrete slab on grade as per plans. Underside of balcony covered with a perforated soffit to provide ventilation.
- Weather resistant building wrap system.
- Wood stairs and landings with steel rails in stairways.

### EXTERIOR FINISHES

- Wall finishes are, stucco, vinyl siding, and engineered wood trims and aluminum panels.
- Balcony columns & fascia are clad with engineered wood trims and panels.
- Aluminium railings on balconies
- Six foot high aluminium framed privacy screen with frosted glass between double suite balconies.
- Metal cladding at main building entry canopies.
- Aluminum entry doors and windows at main entry.
- 25 year asphalt shingles.

### WINDOWS

- Tri-pane vinyl windows with argon gas fill, low-E coating.
- Balcony doors are dual glazed with argon gas fill, low-E coating, and exterior metal cladding.
- 3-season balcony enclosures are not permitted on this building.

### SOUND PROOFING

- Walls between suites are constructed of a double wood stud wall with a 1" air space between, sheathing, and a layer of insulation and drywall on each side (estimated STC rating of 57).
- Floors are constructed of engineered floor joists, T&G OSB sheathing with gypcrete floor topping, batt insulation between floors, furring channels, and double layer drywall ceilings (estimated STC rating 65 with cushioned vinyl flooring).

### ELECTRICAL SYSTEMS

- Decora light switches throughout suites.
- Designer light fixture package.
- Individual suite electrical metering.
- Pre-wired cable TV and telephone available for MTS and/or Shaw. Rough-in for phone/TV jacks located in each bedroom and living room.
- Compact convector electric baseboard heating in suites.

Plans and prices are subject to change without notice. The Builder reserves the right to change material or specifications without notice but guarantees that change will be of equal or of similar value. Availability of options is limited by stage of construction.

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## MECHANICAL SYSTEMS

- Heated underground parking with carbon monoxide sensors.
- Chrome plumbing fixtures.
- Pressurized and heated/air conditioned corridors.
- Each suite is equipped with a wall mounted ductless air conditioning unit located in the living room.
- All suite condensing units (air conditioning) are located on suite balconies.
- Kitchen, bathroom and laundry exhausted horizontally to the exterior.
- Each suite contains a 39 gallon electric hot water tank with drain pan.
- Stackable washer/dryer units are available as an upgrade.

## ELEVATORS

- 2 passenger elevators with emergency call feature located near the main building entry.
- Protection pads for elevators are provided.

## COMMON AREAS

- Floor tile at the main & rear entry areas and in elevators.
- Commercial grade carpet with carpet base.
- VCT tile at basement elevator lobby.
- Mail boxes serviced by Canada Post at main entry.

## AMENITIES

- Fitness room with treadmill, stationary bike, weight bench, and dumbbells with rack.
- Activity room with one 40" flat panel TV, couch, coffee table, and pool table in lounge area and kitchenette with cabinets, sink & faucet, fridge, and microwave.

## SUITE INTERIOR FINISHES

- Dulux Diamond wall paint.
- Interior walls painted with primer coat and one finish coat of acrylic latex in standard neutral colour. Paint upgrades available.
- Ceilings painted with a flat finish.
- White 2 1/4" contemporary baseboards and casings with semi-gloss finish.
- Fire-rated flat panel painted suite entry doors.
- 5 panel painted doors within suite.
- Insulated metal clad balcony door(s) with full height insulated glass.
- Lever brushed chrome door hardware throughout.
- Privacy locks to master bedroom and all bathrooms.
- 8 foot floor to ceiling heights with dropped bulkheads as per plan.
- Wire shelving in closets.

## FLOOR COVERINGS

- Luxury vinyl plank flooring throughout suite and in closets with hot water tanks and laundry alcoves. Planks come in 6" x 48" size.
- Carpet with 4 lb underpad in bedrooms only.
- Flooring upgrades available.

## KITCHEN

- Flat panel melamine kitchen cabinets with laminate countertops.
- Single-basin or double-basin stainless steel sinks as per plan.
- Single-lever faucet with pull out spray.
- 4-piece stainless steel appliance package included (refrigerator, range, dishwasher, and over-the-range microwave).
- Fluorescent under cabinet lighting.

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## BATHROOMS

- Flat panel melamine vanity cabinets with laminate countertops.
- White vitreous china sink.
- Mirror above vanity cabinet.
- Single-lever faucets.
- White one piece acrylic bathtub/shower unit in main bathroom equipped with shower rod without curtain.
- White one piece acrylic shower stall in ensuite bathrooms equipped with clear glass door.

## FIRE PROTECTION

- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke and heat detectors.
- Emergency exit lighting and emergency stairways at each end of the building.
- Fire alarm horn and strobe lights at all bedrooms and bathrooms.

## SECURITY

- Secure lobby with access controlled digital interphone at both building entries.
- Closed circuit TV monitoring at the four building access points is available with Shaw Digital TV or MTS Ultimate TV.
- Closed circuit TV at building access points are loop recorded on security system.
- Deadbolt and peep hole at suite entrances.
- Wireless in-suite security systems available from various service providers.
- (2) Key fobs provided per unit for entry into the building and suite entry.

## NATIONAL HOME WARRANTY PROGRAM

- Every condominium at The Charles Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions.

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