**PROJECT FEATURES**

**general**

* Reinforced concrete, wood and steel construction. Conception and inspections executed our Structural Engineers
* 19 condominium units with 1, 2, or 3 bedrooms, with 2 « penthouse » units.
* Wall and floor soundproofing exceeding standard norms
* Elastomeric membrane roof
* Premium quality hybrid aluminum / PVC windows with Low-E and Argon gas
* Maximum windows on all 4 sides of the building for an abundance of sunlight
* Private balcony for each unit
* Delta MS waterproofing membrane and sprayed tar waterproofing sealant on foundation walls
* Carbon monoxide detection and evacuation system in basement garage
* Modern balcony rails in painted aluminum and glass panels
* Exterior siding in brick and painted aluminum

**INTERIOR FINISHING**

* Modern interior, panelled hollow-core wood doors
* « ZEN » style painted MDF baseboards and mouldings
* Bi-fold or sliding closet doors according to plan
* Closet shelves in white melamine with steel rod
* 2 coats of interior white 100% Acrylic Latex paint
* Floors in ceramic or engineered « floating » wood with soundproofing membrane
* Ceramic tiles on bathroom floor, shower and bathtub walls
* Ceramic tiles on kitchen backsplash
* Modern, Italian designed kitchen cabinets and bathroom vanities
* Kitchen cabinet doors and drawers with soft close motion
* Quartz or granite countertops in kitchen and bathrooms
* Mirror above each bathroom vanity

**PROJECT FEATURES**

**Soundproofing**

* Party walls between units : two independent, insulated and soundproof walls
* Plumbing drains in cast-iron
* **Floor composition at 1st floor level:** 12’’ thick reinforced concrete slab at basement ceiling level - Ceramic or engineered « floating » floor with soundproofing membrane
* **Floor composition at upper levels:** Ceramic or engineered « floating » floor with soundproofing membrane - 1 ½’’ concrete slab – soundproofing membrane - soundproofing fiberboard – plywood – Engineered floor joists – Soundproofing cellulose insulation – polyethylene – steel resilient bars – double 5/8’’ gyproc

**ELECTRICITY / HEATING / AIR-CONDITIONNING / PLUMBING**

* 100 Amp electric panel in each unit
* 5 LED spotlights per unit included
* « Decora » style plugs and switches
* TV-cable plug in the Livingroom and bedrooms
* Telephone plug in Livingroom and Master Bedroom (2 plugs per unit)
* Interphone system in Front Lobby and connected to each unit
* Central vacuum conduits in each unit. Central vacuum and accessories extra
* Wiring for alarm system in each unit. Alarm extra
* Internet wiring in each unit
* Air exchanger with heat recovery unit, wall-mounted air conditioner and radiant baseboard heaters in each room
* Carbon monoxide (CO) detectors and smoke detectors in each unit
* Electric 60 gallon hot water tank
* Acrylic shower base with ceramic walls and glass door
* 60” podium bathtub
* Plumbing drains in cast-iron
* Double « undermount » kitchen sink in stainless steel and single-lever faucet with retractable spray
* Modern, single lever bath / shower mixer with hand-held faucet on rail