

# Construction and Finish Description Pamphlet (1988)

## CONSTRUCTION AND FINISH DESCRIPTION

### STRUCTURE

- Reinforced concrete flat slab construction

### EXTERIOR

- Quality stone veneer

### SOUNDPROOFING

- Walls of staggered steel studs with sound attenuating bats and two layers of drywall core and surface boards - STC rating of approximately 56db
- Sealsproof elevator shaft and floor construction

### WINDOWS

- Double glazed thermopane aluminum units with screens, aluminum patio doors with aluminum sliding screen

### CEILING

- Bathroom and kitchen with smooth finish
- Spray on textured finish in all other areas, all sloped ceilings to be smooth finished

### GARAGE

- Operer electric door transistor
- Ventilated parking area
- Individual storage rooms
- Garbage room and chute

### LOBBY AND HALLWAYS

- Entry: Marble and carpet
- Intercom buzzer system with TV monitor
- High quality carpeting in hallways
- Colour coordinated vinyl wallpaper
- Accent lighting at unit entry doors

- Panel relief entry door to each apartment with bronze-handled deadbolt lock, peephole, and bronze numbers

### LANDSCAPING

- Site fully landscaped as per design drawings

### APARTMENT INTERIORS

- Custom kitchens with recessed lighting and ceramic splashguard, Paris or equivalent
- Coloured appliances installed and ready to use (fridge, stove, dishwasher, washer, dryer and built in exhaust fan)
- Ceramic quarry tile in vestibule, kitchen, bathrooms and around fireplace

- Balcony and terraces as per working drawings
- Recessed lighting in vestibule, hallway areas
- \$350.00 Allowance for dining area light fixture

- Dimmer switch for dining area

- Bathtub with enclosures tiled to ceiling in master bedroom or as per working drawings

- Coloured bathroom fixtures: American Standard or equivalent

- Custom medicine cabinets in bathrooms

- Custom vanities

- Heat lamp in each bathroom

- Indirect lighting with valance in bathrooms

- Slab or panelled doors throughout with brass doorknobs

- Louvered and/or panel closet doors throughout with brass door handles (sliding or bifold type)

- Energy efficient, heat-circulating fireplace with glass doors (Penthouse locations only)

- Cable and telephone jacks

- Individually controlled A/C by self-contained fan coil unit

- Individually metered electric heat

- Individually metered hydro service

- Individually metered hot water tanks

- \$30.00 per yard carpeting and underpad allowance; including installation and taxes

- \$4.00 per sq. ft. ceramic/quarry tile allowance exclusive of installation

### SECURITY

- Hallways and common areas of building protected by fire alarm and connected to central station

### WARRANTY

- Standard HUDAC Warranty

E. & O.E.

Subject to change with final design

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