

139 TUXEDO

Building Specifications

Amenities

- Furnished Lobby with Seating Area & Fireplace
- Common Room with Kitchenette
- Dual Elevators
- Covered Drop-Off Canopy
- Professionally Landscaped Grounds
- In ground Sprinklers
- 6 foot wide Corridors with recessed Suite Entries
- Garbage Chute & Recycling on every floor
- Heated Parkade with additional Covered & Uncovered Exterior Parking
- Secure Keyless Entry System to all Common Areas & Parkade
- State of the Art Touchscreen Entry System with Audio & Video
- 24 hour Video Surveillance throughout Common Areas of Development (Interior & Exterior)
- Secured Bike Storage in Parkade
- Large Private Storage Units located on all Floors
- Natural Gas BBQ Hook-Ups on Balconies and Terraces

Building Construction

- Concrete & Steel Non-Combustible Construction (HAMBRO Composite Floor System)
- Tyndall Stone & Manitoba Stone Exterior Finishes with Acrylic Stucco Accents
- Tri-Pane Energy Efficient Hybrid Curtain Wall in all Corner Suites
- 9' Patio Doors to Balconies & Terraces
- Tempered Glass Balcony Railings
- Aluminum Picket Railings on Terraces

Fire & Life Safety

- Non-Combustible Construction with a minimum 2 hour Fire Resistive Rating on the Floors
- Interconnected Fire & Smoke Alarm System
- Sprinklers throughout Building & Parkade
- Concrete Emergency Stair Shafts

Sound Proofing

- Composite Concrete Floors with a minimum STC rating of 57
- Double Wall Assemblies with Insulation between Suites with a minimum STC rating of 64
- National Building of Canada stipulates that the Sound Transmission Coefficient (STC) must exceed an STC of 50 in Residential Multi-Family Construction which is far exceeded by both the Floors & the Walls at 139 Tuxedo.

Mechanical / Electrical Systems

- Individually Metered Electrical Services\
- Individual Forced Air Electric Heating & AC with Heat Recovery Ventilators (HRV) in suites
- Exterior Vented Washroom & Kitchen Fans
- Fresh Air Pressurized Corridors to Eliminate Cross Contamination of Air
- Common Building Hot Water (Natural Gas)
- Power Supply Available for Charging Electric Cars

Vendor reserves the right to modify or change building design, specifications, features and floor plans without notification. Equal alternatives that substantially conform to the original designs and specifications will be provided in all cases. These matters will be governed strictly by terms of the applicable purchase contract of each case.