

Lippincott

living

THE BUILDING

- An eight unit townhouse complex located on Lippincott Street in the Bathurst and College area in downtown Toronto. Conceived as an in-fill development, Lippincott Living is a contemporary building nestled into an urban neighbourhood.
- The boulevard on Lippincott will be beautifully landscaped with low level planting and trees.
- Accessed through a secure gate, a landscaped common mews gives entry to the private south-facing courtyards at each unit. The terraces will be hard surfaced with wood privacy screens and gate. Built-in planters and exterior lighting will enhance the private courtyard. Hose bib for water access.
- The front of the unit will have a wood-clad entry door and a three-panel glass window wall that pivots open its full width of 8'. There are fabric awnings over each entry door.
- The building will be clad in a combination of materials including masonry, wood siding, stucco and architectural features in metal. Metal screens on the south elevation will shade south-facing windows.
- Third-floor balcony off the master bedroom will have wood decking and metal handrails. A roof overhang will provide weather protection.
- The roof of the building is sloped and is trimmed in prefinished aluminum. The roofing system will be a continuous membrane with a green roof component. The green roof is accessible for maintenance, only. Rainwater from the roof is directed into prefinished metal eaves troughs and downspouts into an integrated storm water management system.
- All windows are high performance including Lo-E argon-filled sealed glass units complete with thermal edge spacers in the frame. Screens on all operating windows.
- Secured underground parking is accessed from the rear lane through a motorized garage door. Underground parking will have sprinklers and will be lit with energy-efficient fluorescent fixtures. Each owner will have remote access. One dedicated parking stall is provided per unit. (the parking space for unit 1 will only accommodate a small car.) Garbage will be stored in an enclosed cupboard for each unit. Direct access into the unit from the parking stall.
- The underground parking and unit basements will be constructed from poured concrete and concrete block. The drive aisle and parking stalls will be poured concrete. The ground floor terrace structure will be constructed with precast concrete panels. The ground, second and third floors are wood frame construction for floors and walls. Party walls are double 2" x 4" construction with high performance acoustic separation.
- R22 exterior wall insulation and R31 roof insulation.
- Tarion/Ontario new home warranty program.

PRESENTED BY THE BLURREDGE GROUP

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THE UNIT PLANS

- Designed by Cecconi Simone, there are six typical floor plans with minor variances in the two end units for a total of eight units.
- The dynamic ground floor incorporates live, dine and cook functions of the home into one contiguous space which opens up onto the courtyard with operating glass panels across the front of the building. This level also includes a powder room lowered by four steps. Clerestory windows at the rear of the space bring daylight into the live area and provide cross ventilation for the ground floor.
[Note: for unit 1, the powder room is in the lower level.]
- A straight-run stair from ground level to the second and third floors allows for an efficient second floor plan with no corridors and natural light brought into the stairwell from a window at the top of the stairs at the third level.
- The second floor has two generous, approximately equal-sized bedrooms, each with a walk-in closet and access to a shared bathroom via the dressing area.
- The third floor is the master retreat. The large ensuite bathroom is combined with a dressing area complete with expansive built-in closets and an area for a bar refrigerator. The bed can be situated to face the windows with access to a private balcony and a southward city view.
- The basement has the garage entry with mudroom and closet, a mechanical room, a large laundry room and limited height storage under the stairwell.

THE UNITS

- Ground floor ceiling heights are 10'; second floor ceiling heights for bedrooms are 9'; master bedroom has ceiling that slopes from 8' to 10' at the window to frame the south city view. Lower level and bathrooms are 8'. Bulkheads have been strategically located to accommodate mechanical services.
[Note: ceiling heights are approximate.]
- Large-format porcelain tile for main floor. Choice of prefinished engineered wood floor or carpet in bedrooms. All sub-floors are screwed down and sanded.
- All interior doors and entry door are solid core wood with paint finish. Exterior of entry door is wood clad. Door hardware is contemporary lever style.
- Interior stairs will be solid ash treads and risers stained as per hardwood floors. Wall mounted wood handrail with paint finish. In-wall accent lighting is including in stairs above grade.
- Interior trim is contemporary including a low-profile base board and door casings in paint finish to match walls.

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KITCHEN

- Contemporary sleek cabinetry in choice of two finishes. Countertops are Corian.
- High-quality cabinetry hardware and European style cabinet pulls.
- Separate island with a double stainless steel sink and goose-neck faucet with integrated sprayer, garbage/recycling system integrated underneath sink. Island is lacquer finish in white.
- Pull-out drawers in the full-height pantry with additional storage over refrigerator. Pantry doors and doors over refrigerator are lacquer finish in white.
- Stainless steel refrigerator flush-set into wall.
- Microwave and integrated dishwasher [panel front] built into island.
- European style cook top [choice of gas or ceramic] with built-in wall oven below.
- Contemporary range hood in stainless steel with exhaust fan.

BATHROOMS

MASTER BATHROOM

- Cecconi Simone designed master bathroom includes two custom designed Corian sinks and integrated countertop. Storage drawer below each sink. Medicine cabinet for each sink integrated into millwork.
- Large-format porcelain tile for floors and walls as noted on plans.
- Wall mounted lavatory faucets in a contemporary design.
- Separate freestanding tub with integrated millwork base. Wall mounted tub-filler and hand-held shower.
- Separate shower in clear frameless glass, toilet cubicle in acid etched frameless glass. Shower has ceiling mounted rain-head and adjustable hand-held shower. European dual flush two-piece toilet.
- Mirrors over sinks and chrome bath accessories.
- Choice of two finishes for vanity, tub base and medicine cabinet.
- All fixtures and sinks are white.

SECOND BATHROOM

- Cecconi Simone designed second bathroom includes a custom designed Corian sink with integrated countertop. Storage below sink.
- Large-format porcelain tile for floors and walls as noted on plans.
- Built-in linen closet in white.
- Wall mounted lavatory faucet in a contemporary design.
- Soaker tub with millwork base. Wall mounted tub-filler and hand-held shower.
- European dual flush two-piece toilet.
- Mirror over sink and chrome bath accessories.
- Choice of two finishes for vanity and tub base.
- All fixtures and sinks are white.

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POWDER ROOM

- Cecconi Simone designed powder room includes a custom designed Corian sink with integrated counter-top and backsplash. Storage drawer below sink.
- Large-format porcelain tile floors.
- Wall mounted lavatory faucet in a contemporary design.
- European dual flush two-piece toilet.
- Mirror over sink and chrome plated bath accessories.
- Choice of two finishes for vanity.
- All fixtures and sinks are white.

CABINETS

Custom designed by Cecconi Simone includes:

- Built-in cabinetry in live and dine areas includes bench with storage below in choice of two finishes.
- Built-in cabinetry in second floor bedrooms as shown on plan in white.
- Built-in coat closet on main level and garage entry level, in white.
- Built-in closets for master bedroom and server, in white. Cabinetry is designed to accommodate an under-counter bar refrigerator. Refrigerator is included.

LAUNDRY

- Separate laundry room on lower level with side by side washer and dryer.
- Porcelain tile floors.
- Includes a laundry sink set into storage cabinets, open shelving and an area to iron. Counter and storage cabinets in white.

BUILDING SYSTEMS

TECHNOLOGY

- Smoke, heat and carbon monoxide detectors where required.
- Pre-wired for security, high-speed internet, cable TV and telephone.
- Secure remote access to garage door and entry gate.
- Appliances as supplied are energy star rated.

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ELECTRICAL

- 100 amp electrical service for each unit.
- Wiring in accordance with current Electrical Safety Authority [ESA].
- Decora switches and receptacles throughout.

LIGHTING

- Lower Level - 4 surface mounted fixtures and 4 recessed halogen pot lights.
- Ground Floor - 23 recessed halogen pot lights, 1 junction box in dine area, includes dimmers as per model suite.
- Second Level - 10 recessed halogen pot lights.
- Third Floor Master Suite - 12 recessed halogen pot lights and 2 vanity lights.
- Staircases - 8 LED step lights.

MECHANICAL

- High-efficiency forced air heating and cooling system with Heat Recovery Ventilator [HRV].
- Hot water tank to be rental, by owner.
- Hook-up for gas barbecue on courtyard. Barbecue and surrounding millwork not included.

STRUCTURAL

- The building will incorporate many modular and factory built components that are made off site in controlled environments, resulting in consistent, high-quality and precise products while reducing on-site waste and construction time. This minimizes damage from weather exposure during construction.
- Components used include precast concrete for the courtyard decks and wood floor, wall and roof structures.
- Built by Brockport Home Systems in a climate controlled factory using state of the art engineering and equipment, the floors, roof and walls will be built using engineered wood components which are assembled in panels by fully automated machinery. The panels are then shipped to the site and erected by crane.

PAINT

- Interior walls will be high quality latex paint, premium quality and washable.
- Ceilings throughout will be finished drywall, smooth finish.

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NOTES

- Subject to the Agreement of Purchase and Sale, of which this Schedule A forms a part, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule A or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or being substituted.
- Natural products [i.e. wood, stone, marble, granite, etc.] are subject to variations of shade, appearance, colour, grain from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations. Porcelain tile and broadloom are subject to pattern, shade, and colour variations and the Purchaser agrees to accept same notwithstanding any such variations.
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an approximately equivalent model.
- All dimensions, if any, are approximate, and are subject to change.
- All specifications and materials are subject to change without notice.
- Pursuant to this Agreement, including this Schedule, or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct or does not construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
- Floor and specific features will depend on the Vendor's package as selected.
- Actual useable floor space varies from stated floor area.
- Doors to closet/storage/millwork may vary in size from floor plan.

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