



# PROJECT SPECIFICATIONS

## GENERAL

Building designs by multi-award winning architects Musson Cattell Mackey Partnership (MCMP) and de Hoog & Kierulf architects (dHKA).

Interior design by Proscenium architecture + interiors.

Construction by Victoria's Farmer Construction Ltd.

**8 Storey Building** (Duet East)  
Concrete and steel construction featuring cutting-edge building technologies.

**4 Storey Building** (Duet West)  
Wood-frame construction, concrete floor topping, rain-screen system and quality construction throughout.

Exterior finishes include brick, concrete and Hardi panel with metal and wood detailing.

Welcoming front lobbies with custom millwork, feature artwork, lighting and seating.

Both Duet buildings feature a high-speed network for communications, entertainment and internet.

Secure building access with remote/fob operating system and video enterphone security system for lobbies and parking garage with access from residents' televisions.

Video camera monitoring in lobbies, bike room and parkade entrance.

In-suite security systems for ground-floor suites in both buildings and all suites on floors 6-8 in Duet East.

State of the art fire protection and building safety systems.

Passenger elevators with contemporary interiors and keycard/fob private floor access.

On-site manager to assist residents, enhance security and care for the buildings.

## SUITE INTERIORS

All suites available in your choice of the Gershwin Duet or Porter Duet colour palettes.

Open-concept floor plans with floor to ceiling windows and numerous venting windows.

Solid, wood veneer suite entry doors with integral mortise lock sets.

Modern roller-shades with integrated valence on all exterior windows.

Ceilings finished in either smooth finished drywall or spraytek product on concrete ceilings. 7th & 8th floor suites in Duet East and all suites in Duet West have smooth finished drywall ceilings throughout.

### Duet East Ceiling Heights

Floors 1 - 7 8'6"  
Floor 8 9'

### Duet West Ceiling Heights

Floors 1 - 3 8'7"  
Floor 4 12'6" ceilings in living areas and 9'4" in bedrooms

Wide plank laminate flooring throughout living areas. Engineered hardwood flooring upgrade available; hardwood standard on floors 7 & 8 of Duet East.

High-quality designer-chosen carpet in bedrooms. Laminate hardwood style flooring or engineered hardwood flooring upgrade available.

Brushed nickel lever-style interior door handles with privacy sets on bathrooms.

Sliding pocket doors - wood, glass or frosted in various locations.

Recessed pot lighting in entry halls, kitchens and bathrooms. Lights are dimmable in kitchens.

Dimmer controlled recessed electrical boxes in ceilings for owner supplied dining chandeliers and fans or lights in bedrooms.

Electric baseboard heating with individual room-zoned thermostats.

Exterior hose bib and natural gas connection for ground floor suites in both buildings and floors 7 & 8 of Duet East.

## KITCHENS

Full-height vertical grain natural wood cabinets with integrated brushed steel finish pulls on lower cabinets and on full-height pantries in select suites.

Select suites feature wrapping upper cabinets with showcase open shelving.

Soft-closing drawers and doors with european hardware.

Thick profile engineered quartz slab countertops.

Full height natural marble and limestone tile backsplashes.

Recessed under-cabinet LED lighting.

Double square-profile undermount stainless steel sinks with insink garburator system.

Polished chrome dual-spray faucet with integrated pull down spray head and in-sink garburator system.

Linear hand laid porcelain floor tiles.

### GE Profile Appliance Package:

**Range** - Stainless Steel 30" Slide-In Electric Self Cleaning Range. Features glass touch oven controls, full-glass oven door liner, GE's VersaCook System and lower warming drawer.

Floors 7 and 8 in Duet East feature the GE Profile dual fuel natural gas range.

**Fridge** - Stainless Steel 30" French Door Bottom Mount refrigerator. 19.5 cubic feet of storage with adjustable slide-out shelving, integrated icemaker and GE Reveal LED interior lighting.

The Developer reserves the right to make changes and modifications to floorplans, project design, specifications and features. Actual dimensions, square footage and floorplans may vary. VS4.

**Hood Fans** - Select Duet suites feature the stainless steel GE Profile 36" chimney-style hoodfan with halogen lighting and dishwasher-safe filters.

**Microwaves** - Suites with the 36" hoodfan include a below-counter built-in Panasonic Genius microwave.

All other suites feature the GE Profile stainless steel Over-The-Range 1.8 cubic foot microwave with integrated ventilation and downlighting.

**Dishwasher** - Stainless Steel Built-in 24" Tall Tub Energy Star® Dishwasher. Feature stainless steel tub and hidden door top controls.

**Laundry** - Front loading Energy Star® GE stacking washer and dryer with electronic controls and hand-wash setting for delicate items.

## BATHROOMS

Vertical grain natural wood veneer vanities with pull-out drawers and integrated brushed steel pulls.

Thick profile engineered quartz slab countertops with matching backsplash.

Custom framed feature mirrors in all bathrooms

Brushed chrome and frosted glass designer vanity light fixtures and recessed pot lighting in all bathrooms.

Heated bathroom floors in master ensuite or primary bathroom in suites with one bathroom.

Rectangular undermount porcelain sinks with polished chrome faucet.

Water conserving dual-flush toilets with soft-closing seat.

Select bathrooms feature linen closets.

Walk-in showers and tub/showers include chrome corner soap holders

*Specific bathrooms at Duet feature a variety of the following tub, shower and tub & shower combinations:*

5 foot walk-in showers with thick glass frameless enclosures with center-mounted rain-head shower head.

5 foot deep soaker tub with porcelain tile apron front featuring a sliding/removable shower head and curved shower curtain rod.

32" walk-in showers with thick glass frameless enclosures and center-mounted rain-head shower head.

Bathrooms with both tub and walk-in shower feature a 5 foot deep soaker tub and 32" square shower with thick glass frameless door with rain-head shower head.

## LANDSCAPING

Extensive exterior landscaping and central courtyard by Victoria's LADR landscape architects.

Gardens and landscaping extend around both Duet buildings.

Terrace Suites feature walk-out terraces and access to common landscaped courtyard. Privacy is created through freestanding wood screens and attractive obscured glass panels.

Entry Plaza between the two buildings off Michigan Street includes landscaping and bike racks conveniently located next to each building's entrance.

Akebono cherry trees spread through the property are a quintessential symbol of spring in and around Victoria.

## AMENITIES

9th floor rooftop terrace and outdoor kitchen with dining and lounge seating for the use of ALL Duet residents. Secure elevator access and washroom.

Central landscaped park-like courtyard with sitting and play area for Duet's youngest residents and visitors.

Meeting room with contemporary furnishings and bar-style kitchen. For strata use and bookings by individual residents.

Resident manager to enhance security and assist residents.

## STORAGE & TRANSPORTATION

Individual storage lockers - 1 locker included per suite.

Suites each have one designated parking stall unless otherwise noted.

8 visitor parking stalls for the use of guests of both buildings.

Two secure bike storage rooms with one bike rack spot per suite.

Shared bicycle maintenance bench.

Common scooter storage area on P1 Level.

Common electrical vehicle plugins.

Alternative transportation options including proximity to transit, secure bicycle and scooter storage.

Walkable location in proximity to Beacon Hill Park, downtown, James Bay Village and Cook Street Village.

## ENVIRONMENTAL

Energy efficient central natural gas fired domestic hot water boilers. Project wastewater attenuation system for reducing greywater loads on the City of Victoria sewer system.

Low-E double glazed thermally separated windows.

Common areas use LED and fluorescent lighting.

Public space, parkade and storage lighting controlled by time clock and occupancy sensors.

Drought tolerant landscaping and drip irrigation systems.

Low VOC carpet, flooring, cabinets and paints.

Select EnergyStar® appliances.

Construction waste recycling program and MDF products made from lumber milling by-products.

Garbage and waste facilities including a recycling and composting program.

## WARRANTY

2-5-10 home warranty provided by Travelers Insurance of Canada.

Purchaser Handbook and online suite information portal with detailed suite finish, maintenance and operations information.

Chard Customer Care Program with web-based reporting system ensures that suite issues are promptly and effectively dealt with by Farmer Construction with the assistance of a Chard Development representative.

