

LE BRICKFIELDS

At the doorstep of Griffintown – Wellington and De la Montagne

Technical specs

Base building

BUILDING

- 14-story, mixed-use building (commercial space, offices and residential units)
- Concrete structure with a slab of approx. 9 inches
- Exterior cladding consisting of brick, metal panels and curtain walls
- Architectural aesthetics combining the past and the present
- Replenishment of the buildings at the intersection of Wellington St. and De la Montagne St. as they were in the 19th century
- Timeless awning over the main entrance of the commercial space
- Interior parking spaces available, starting at \$44,000 (plus applicable taxes)
- Possibility of a terrace opening onto the street
- Possibility of outdoor display provided the integrity of the awning is maintained (subject to approval)

CORRIDORS AND ELEVATOR (COMMON AREAS)

- Painted gypsum walls
- Carpeted floors
- Electrical details and lighting

INTERIOR DETAILS

- Gypsum perimeter walls
- Plastered joints
- One coat of primer
- Unfinished concrete floors
- Unfinished concrete ceilings with a clear height of approx. 11 feet (floor to ceiling)

BATHROOMS

- Predetermined location (without rough plumbing)
- Projected air extractor, hooked to an air exchanger
- Projected hand-drier

REFERENCE BLUEPRINTS

- Contact the promoter to get reference blueprints for layout planning

CHAUFFAGE, VENTILATION ET CLIMATISATION

- Heating and air conditioning unit with variable refrigerant volume (VRV) hooked to a central compressor system
- One control panel for each VRV unit
- Heat recovery air exchanger
- No distribution

ELECTRICITY

- Electric panel with independent meter
- Electrical outlets on the perimeter
- Temporary lighting of the construction site
- Electrical input for telecommunications system (no distribution)
- Chip-based access for common areas

ELEVATOR

- High-speed elevator
- Wheelchair accessible

OPERATION HOURS AND SECURITY

- Direct, independent access on De la Montagne St.
- Access to the corporate lobby (1195 Wellington St.)
- Interphone system
- Surveillance cameras
- Fully equipped with sprinklers and smoke detectors

GENERAL

- Developer: Maître Carré
- Architect: Forme Studio
- Structural engineer: Sylvain Parr & Associés
- Electromechanical engineer: Carbonic
- Interior design: Desjardins and Bherer
- Notary: Mr. Bruno Burrogano
- Location certificate included

EXCLUSIONS

- Commercial ventilation hood with coal equipped with carbon filter
- Ventilation shaft for the hood inside the commercial space

Notes

1. These characteristics can be subject to adjustments and minor changes due to construction conditions or material availability. The promoter is not obligated to send a notification if such minor changes had to be made to the property.
2. Positions, shapes, dimensions, ventilation, plumbing, drop ceilings and mechanical wells shown on the blueprints are indicative and can be modified due to construction conditions.
3. The dimensions of all elements identified on the blueprints are approximate and can be subject to minor modifications.
4. The blueprints and architectural drawings presented are only artistic interpretations.
5. A “construction clean-up” will be completed before delivery.
6. These characteristics prevail over the ones appearing on the blueprints.