



# ATELIERS

CASTELNAU #02

OWNER'S GUIDE PHASE #02







**WELCOME** to your new Ateliers Castelnau Phase #02 condominium. It is with great honour that we welcome you as a new owner. Ateliers Castelnau Phase #02, offers you a modern and handy living space. Close to the Little Italy, Jean-Talon Market and Jarry Park, the Ateliers Castelnau Phase #02 neighbourhood also provides you everything you need to live to the fullest. We would like to take this opportunity to thank you for the confidence you have placed in us.









A modern interior space featuring a large, dark wall sculpture with a prominent triangular structure. A lush green hanging plant is positioned above the sculpture. The room includes a concrete pillar, a dark chair, and a patterned rug. The ceiling has recessed lighting.

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GYM PHASE #01





GOÛTE  
AU VRAI  
BIEN-ÊTRE

**BUILDING INFORMATION**

## USE AND MAINTENANCE OF MY CONDO

### ■ Wood floor:

- 1- Throughout the year, please maintain a relative humidity level varying between 40% to 60% so as to minimize expansion or retraction of materials and to comply with the manufacturer's warranty.
- 2- Do not use an excess of water to wash wood flooring.

### ■ Rain-shower: do not hang anything on the arm of the showerhead.

### ■ Replace (or wash, depending on the case) the air conditioning filters and/or the air return, ideally every 3 months. We recommend an annual maintenance with a qualified company

### ■ Do not leave household cleaning products near plumbing fixtures and accessories, such as inside counters and vanities. These products can create corrosion and piping noise.

### ■ Never remove the audio and visual wall indicators when painting or performing other work.

### ■ Close water valves during periods of prolonged absences.

## FOR ASSISTANCE OR A PROBLEM WITH AN APPLIANCE, CONTACT JC PERREAUULT

Appliance Service JC Perreault 1-800 588.7202 ext 355

You will need to have the defective appliance's serial number on hand.

Appliances warranty : It is possible to extend the warranty on your appliances (Bosh, Thermador, Fulgor, Blomberg, Panasonic, GE) by directly contacting JC Perreault.



## GENERAL REGULATIONS OF THE COMMON AREAS

- All co-owners, renters or occupants shall respect the regulations in force (and ensure that the members of their family and all their guests respect the regulations) under penalty of expulsion;
- All persons in the common areas or using the amenities are required to comply with the regulations in force;
- All persons in the common spaces or using the amenities are required to ensure the tranquility of the premises and to respect the other residents on site;
- Smoking is strictly forbidden in all the common areas;
- For your own safety and the safety of all co-owners please follow all instructions and use the common areas and amenities only when they are available and there are no signs indicating that they are closed or undergoing maintenance;
- All co-owners are liable, with respect to the co-owners' association, for any damage caused by their fault or negligence. Thus, all co-owners are required to reimburse the co-owners' association any and all amounts arising following any damage to the common areas caused by a co-owner himself, or by his family or guests.



## USE OF THE COMMON AREAS

### THE GYM

The gym, located on the ground floor of Castelnau Phase #02, is accessible every day from 6 am to 11 pm, with the use of your chip. No pets are allowed in the gym. Music must be listened to with the use of headphones in order to avoid disturbing other residents. A maximum of one (1) guest per condominium unit is allowed in the gym. In addition, in order to keep the area pleasant and clean, it is essential that you clean the equipment after use and that you return the equipment to its place when you are finished.

Please be careful when using the free weights, placing them gently on the floor to avoid noise that may cause inconvenience to the neighbours. Proper attire is required in the gym, including a garment that covers the upper body, and the wearing of shoes is mandatory. No food or beverage is allowed in the gym, with the exception of water bottles. We also ask that you leave all the equipment on site to allow all residents the opportunity to enjoy it. Do not leave any personal belongings in the gym after you leave.

If you are the last person to leave the gym, please be sure to turn off all the lights and close the windows.

### LOBBY

To access your lobby, you must use the main entrance chip which was given to you at the DevMcGill's office. We ask you to please not let anyone enter the lobby that does not have a chip to access it, unless you are authorized to do so or it is someone that you know personally. We also ask that you do not leave any unattended items in the lobby (bikes, bags, etc.)

If you have forgotten or lost your chip that gives you access to the building, you must contact the condominium manager.

### PARKING AREAS

The parking lots are located in the basement in all phases.

Your parking space, if you have one, has been assigned to you. You should have already received the remote control that grants access to the parking lots at the same time you received the rest of your keys, at the signing at the DevMcGill's office. If this is not the case, please contact DevMcGill's customer service at 514 288.4737 ext. 122 or by email at [service@devmccgill.com](mailto:service@devmccgill.com)

If you lose the remote control for the parking area, please contact the condominium manager as soon as possible to deactivate your controller and get a new one at your own expense.



**STORAGE**

Storage spaces are locked at all times. You should have already been assigned a storage space number and given a key to unlock the room. If this is not the case, please contact DevMcGill's customer service. For the safety of your belongings, we ask that you respect the storage space assigned to you and that you not leave anything outside of it.

If you do not have a storage space and you would like to purchase one, you can contact DevMcGill's customer service at 514 288.4737 (ext. 122) to find out if there are any storage spaces still available.

**BICYCLE STORAGE ROOM**

The bicycle room, located in the Ateliers Castelnau Phase 1 & 2 basement, is accessible at all times with the use of your chip. The bike stations are available to all and spaces can not be reserved. Please respect the bicycles of other residents and be sure to close the door behind you when you leave.

**MULTIFUNCTIONAL ROOM**

The multifunctional room, located in the Ateliers Castelnau Phase #01 basement, is accessible at all times for all phases. It is equipped with various basic tools, professional equipment and a large cleaning area. You can do many of your favourite activities such as maintaining your bikes, cross-country and alpine skis, also potting your plants and many other varied tasks. Please leave the equipment in place and keep the area clean.

**GARBAGE AND RECYCLING ROOMS**

The garbage and recycling rooms are located in the basement of Ateliers Castelnau Phase 1 & 2. We invite you to deposit your waste and recycling in the bins meant for those purposes.

No garbage or recycling bags should be left in the hallways or on the floor. To avoid damage to the hallway carpets, we ask that you securely close your bags and double-bag those that may drip.

**COLLECTION OF BULKY OBJECTS****DEPOSIT AREA**

Your garbage and recycling bags must be deposited in the garbage and recycling room located in the basement of the building.

**COLLECTION OF BULKY OBJECTS**

Please call the City of Montreal at 3-1-1 for information about the collection of bulky objects





PHASE #1

(included #2A)

PHASE #2 (inc...)

#85





boul. Saint-Laurent

PHASE #4 (HÉRITAGE)

#65

(included #3)

included #2b/ESPLANADE)

De Castelnau Street West

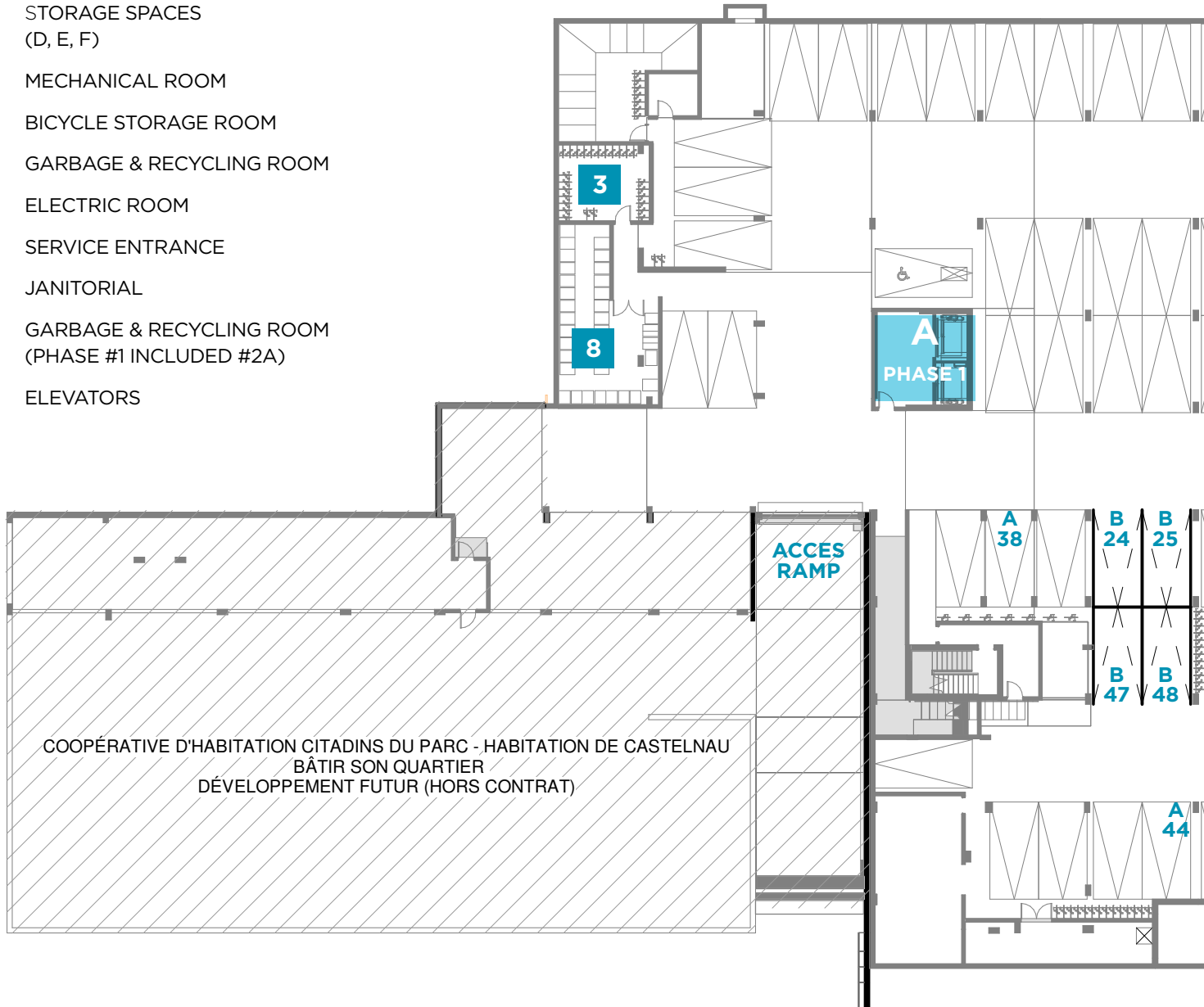
Saint-Urbain Street



# BASEMENT

## CAPTION

- 1. STORAGE SPACES (D, E, F)
- 2. MECHANICAL ROOM
- 3. BICYCLE STORAGE ROOM
- 4. GARBAGE & RECYCLING ROOM
- 5. ELECTRIC ROOM
- 6. SERVICE ENTRANCE
- 7. JANITORIAL
- 4. GARBAGE & RECYCLING ROOM (PHASE #1 INCLUDED #2A)
- A. ELEVATORS



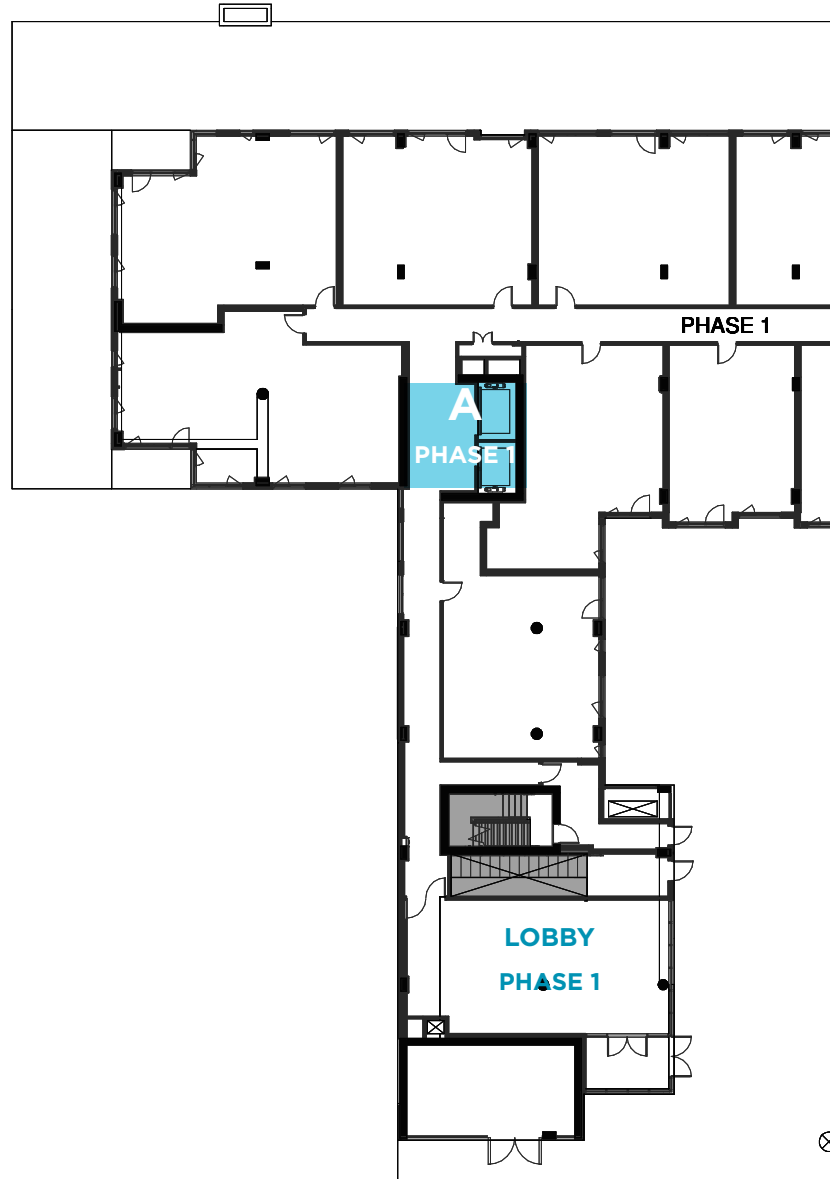




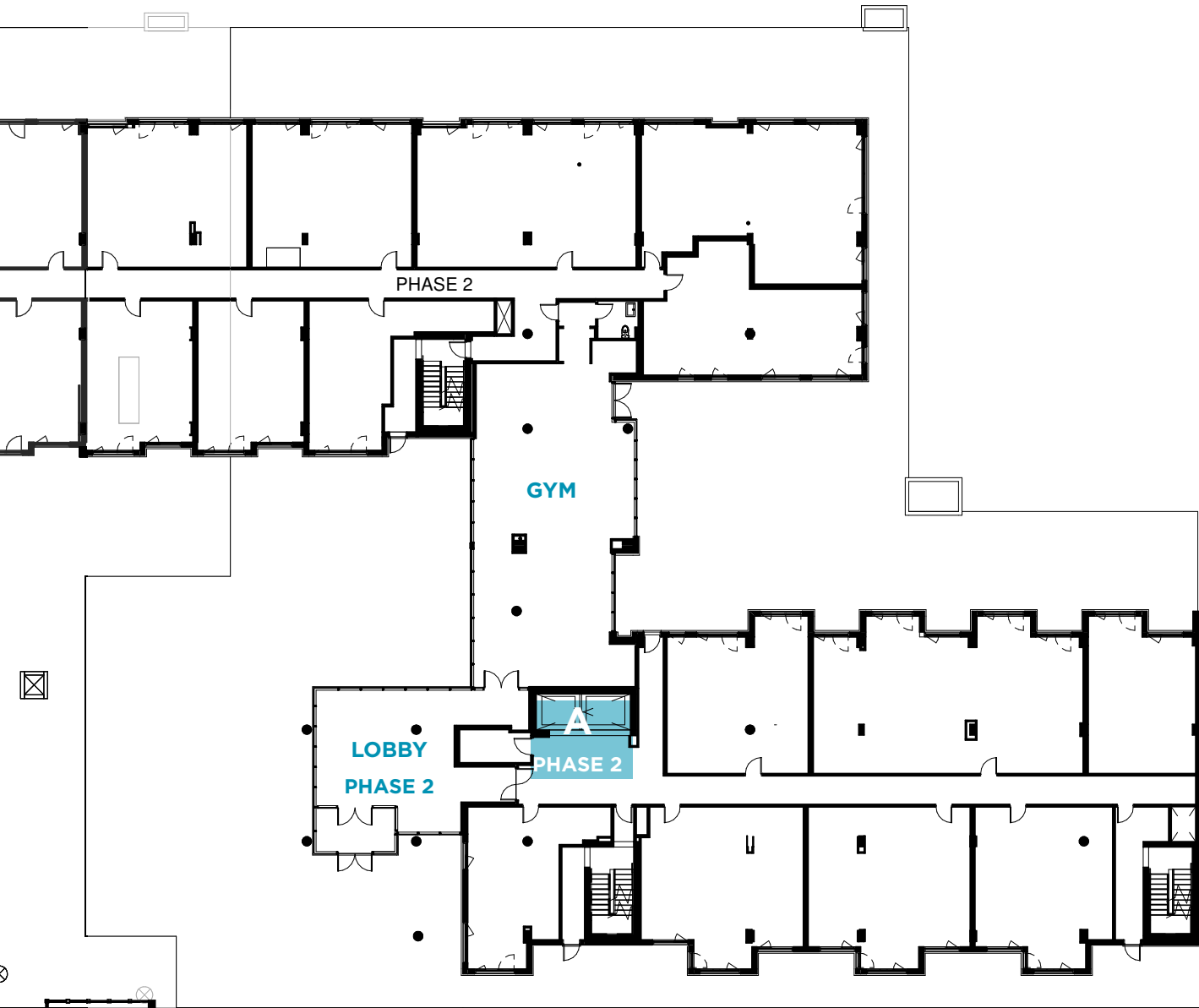
# GROUND FLOOR

## CAPTION

A. ELEVATORS



85 DE CASTELNAU STREET WEST



75 DE CASTELNAU STREET WEST



## MY TELEPHONE DIRECTORY

### MY CONDO

#### GÉRANT DE LA COPROPRIÉTÉ

SolutionCondo.com™  
Web Estate Management (2009) inc.  
1751 Richardson Street #6115  
Montreal (QC) H3K 1G6  
T **514 935.6999**  
F **514 375.1293**  
www.SolutionCondo.com

#### NOTAIRE

De Grandpré Joli-Coeur (Maître Dumont)  
2000 McGill College Avenue #1600  
Montreal (QC) H3A 3H3  
T **514 287-9535**

#### DEVCMGILL - SERVICE À LA CLIENTÈLE

Ateliers Castelnau Phase #02 Inc.  
T **514 288.4737**  
E [service@devmcgill.com](mailto:service@devmcgill.com)

#### PLAN DE GARANTIE

Plan de garantie ACQ  
9200 Métropolitain Boul. East  
Montreal (QC) H1K 4L2  
T **1-800 956.7526**  
www.qualitehabitation.com/plan-de-garantie-acq

### MY SUPPLIERS

#### HYDRO-QUÉBEC

Monday to Friday  
8 am to 6 pm  
T **514 385.7252**

#### GAZ MÉTRO / ÉNERGIR

Monday to Friday  
8 am to 6 pm  
T **1-800 875.6202**

#### VIDÉOTRON

Service de câble et de téléphonie  
Monday to Friday  
7:30 am to 9:30 pm  
Saturday to Sunday  
8 am to 5:30 pm  
T **1-800 512.0911**

#### BELL

Service de câble et de téléphonie  
Monday to Friday  
8 am to 7 pm  
Saturday to Sunday  
8 am to 5 pm  
T **514 310.2355**

#### ÉLECTROMÉNAGERS

JC Perreault  
T **1-800 588.7202 ext. 355**

#### PLANCHER ET CÉRAMIQUE

Les intérieurs Bousada  
T **450 242.1988**

**CLIMATISATION**

Lysair

T **450 664.4445****CUISINE ET COMPTOIRS**

Armoires Evi

T **450 759.9454****PLOMBERIE**

Mario Thivierge

T **450 951.9582****ÉLECTRICIEN**

Lu-Ard Électrique

T **450 964.5696****FENESTRATION**

Portes et fenêtres ADG

T **450 477.3636****COUVRE PLANCHER**

Les intérieurs Bousada

T **450 242.1988****MY BOROUGH****VILLE DE MONTRÉAL -  
SERVICES AUX CITOYENS  
BUREAU ACCÈS MONTRÉAL VILLERAY**

405 Ogilvy Avenue #100

Montreal (QuC) H3N 1M3

Monday to Friday

8:30 am to 4:30 pm

T **3-1-1**E [vsp@ville.montreal.qc.ca](mailto:vsp@ville.montreal.qc.ca)**ÉCO-QUARTIER VILLERAY****PATRO LE PRÉVOST**

7355 Christophe-Colomb Avenue

Montreal (QC) H2R 2S5

T **514 273.8535** poste **283****CENTRE DE LOISIRS****COMMUNAUTAIRES****LAJEUNESSE INC.**

7378 Lajeunesse Street

Montréal (QC) H2R 2H7

T **514 278.2654****CENTRE COMMUNAUTAIRE CEFEDI**

1236 Bélanger Street

Montreal (QC) H2S 1H8

T **514 384.5330****EMERGENCY AND  
HEALTH SERVICES****POLICE - POMPIER -  
AMBULANCE****9-1-1****POSTE DE QUARTIER 311**

7920 Saint-Laurent Boul.

Montreal (QC) H2R 2Y2

T **514 280.0131****HÔPITAL JEAN-TALON**

1385 Jean-Talon Street East

Montreal (QC) H2E 1S6

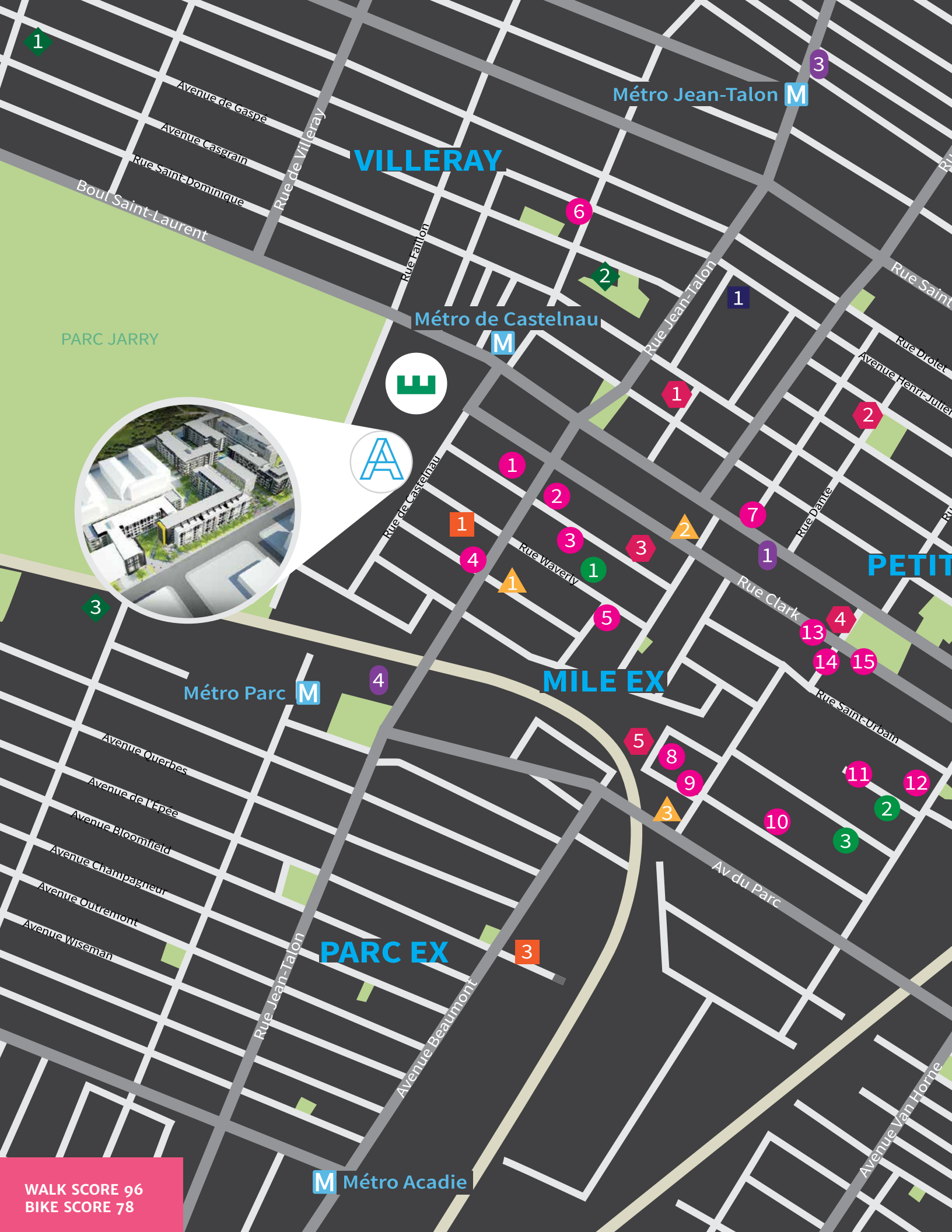
T **514 495.6767****CLSC VILLERAY**

1425 Jarry Street East

Montreal (QC) H2E 1A7

T **514 376.4141**





VILLERAY

Métro Jean-Talon M

Métro de Castelnau M

PARC JARRY

PETIT CHAMPLAIN

MILE EX

Métro Parc M

PARC EX

M Métro Acadie

WALK SCORE 96  
BIKE SCORE 78



**MEDICAL CLINIQUE**

- 1 Clinique Eureka

**DAY CARE**

- 1 Halte Garderie Alexandra
- 2 L'Univers de la Paix
- 3 Éducative île des Petits Coeurs Inc.
- 4 Chemin des petits enfants de Loulou
- 5 Bébé Miracle
- 6 La Bougeotte
- 7 Éducative Lieux des petits de St-Denis
- 8 Jardin d'Azucena

**PRIMARY SCHOOLS**

- 1 École Hélène-Boullé
- 2 École Sainte-Cécile
- 3 École Barthélemy-Vimont
- 4 École La Mennais

**FOOD STORES**

- 1 Milano Fruiterie
- 2 IGA Marché Barcelo
- 3 Métro E. Bourdon & Fils
- 4 Provigo Le Marché

**FITNESS CENTRES**

- 1 Yagalab Nomad
- 2 Crossfit Waverly
- 3 Crossfit Guerriers

**BARBIER / HAIR SALONS**

- 1 Two horses
- 2 Salon Drake
- 3 Emporium

**PARKS AND ART GALLERIES**

- 1 Place Shamrock - Espace Guinguette
- 2 Parc Dante
- 3 Never Apart
- 4 Parc de la Petite-Italie
- 5 Galerie d'Art LSB
- 6 Drawn & Quarterly

**SHOPPING**

- 1 Marché Jean-Talon
- 2 Le Petit Coin
- 3 La Fin du Vinyle

**FOOD AND DRINK**

- 1 Brasserie Harricana
- 2 Marché Soupçon
- 3 Alvéole
- 4 Le Ritz PDB
- 5 Dépanneur le Pick Up
- 6 Café Larue et Fils
- 7 Caffà Italia
- 8 Café Guerrero
- 9 Manitoba Restaurant
- 10 Mile-Ex Restaurant
- 11 180g café disquaire
- 12 Le diplomate
- 13 Café Domo
- 14 Dinette Triple Crown
- 15 Ballpark
- 16 La Cornetteria
- 17 Notre Dame des Quilles
- 198 Le Butterblume













LOBBY PHASE #01 AND #02A

Unfortunately the technical documentation provided by some of the suppliers is only available in French.  
If you need to, you can contact the companies directly for specifications.





**TECHNICAL, MAINTENANCE  
AND WARRANTIES**



## KEY LIST\*

### BUILDING FRONT DOOR AND COMMON AREA ACCESS:

2 CHIPS & 2 KEYS

### CONDOMINIUM DOOR:

3 KEYS  
SERRURE AUGUST (AUGUST.COM)

### MAIL BOX:

3 KEYS

### STORAGE ROOM:

2 KEYS PER STORAGE UNIT

### GARAGE ACCESS:

1 REMOTE CONTROL  
PER PARKING SPACE

### SERRURE AUGUST :

DOWNLOAD THE APPLICATION ON YOUR PHONE



\*If lost, please call the property manager (Solution Condo - 514 935-6999). Please note that you will be charged a fee.

# WHITE PAINT-USEFUL INFORMATION

CEILINGS, WALLS, DOORS, FRAMES, BASEBOARDS

COMPAGNY:

BENJAMIN MOORE

COLOR

OC-65 (DENTELLE DÉLICATE)

FINISH:

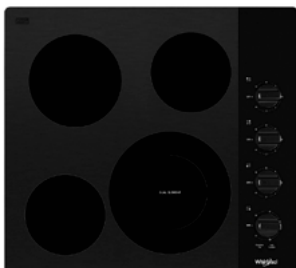
K626 VELVET (WALLS, FRAMES AND DROP CEILING)  
K355 MATT (FOR PLASTER CEILING)





## APPLIANCES INDEX

### LOFT 24" MODEL



#### WCE55US4HB

Whirlpool Electric Ceramic Glass Cooktop with Schott Ceran® Surface 24-inch



#### YUMV4084BS

Microwave Hood Combination, 24-Inch (60 cm)

- Black Stainless
- Hood Combination



#### WOS52EM4AS

Whirlpool® Convection Wall Oven 24-inch

- Convection cooking
- Stainless Steel



#### WDF540PADM

Whirlpool Dishwasher

- ENERGY STAR® qualified
- AccuSense® soil sensor measures
- AnyWare™ Plus silverware basket



#### URB551WNGZ

Bottom-freezer Refrigerator 24-inch

- Energy star® Certified
- Stainless steel finish

or



#### WDF518SAHM

Whirlpool Dishwasher 18-inch

- ENERGY STAR® qualified
- AccuSense® soil sensor measures
- AnyWare™ Plus silverware basket

# APPLIANCES INDEX

## STANDARD MODEL



### WCE55US0HS

Whirlpool Electric Ceramic Glass Cooktop with Schott Ceran® Surface 30-inch



### WOS51EC0HS

Whirlpool® 5.0 cu. ft. Single Wall Oven with extra-large window

- Thermal Cooking System
- Metal & Glass door
- Extra Large oven window



### WDF540PADM

Whirlpool Dishwasher

- ENERGY STAR® qualified
- AccuSense® soil sensor measures
- AnyWare™ Plus silverware basket



### NNST785S

PANASONIC 1.6 cu-ft. Microwave

- Sensor control
- Keep warm function
- Acier inoxydable



### BRFB1812SS

BLOMBERG 17.8 cu-ft. Bottom-freezer Refrigerator

- Energy star® Certified
- Stainless steel finish



### INSM28GR

FABER INCA SMART STANDARD INSERT HOOD



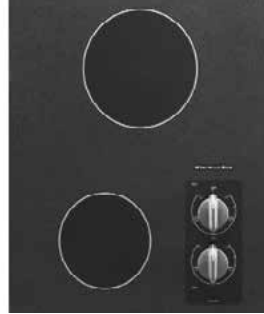
# APPLIANCES INDEX

## STUDIO U KITCHEN MODEL



**YKMHC319ESS**

KITCHEN AID  
Over the Range  
Microwave/Convection  
30-inch



**KECC056RBL**

KITCHEN AID  
Cooktop, 2 Burners  
15-inch



**ML24RF**

MARVEL  
Compact Refrigerator  
24-inch

# APPLIANCES INDEX

## PENTHOUSE MODEL



### WCE55US0HS

Whirlpool Electric Ceramic Glass Cooktop with Schott Ceran® Surface 30-inch



### WOS51EC0HS

Whirlpool® 5.0 cu. ft. Single Wall Oven with extra-large window

- Thermal Cooking System
- Metal & Glass door
- Extra Large oven window



### DWT56502FB

BLOMBERG  
Top Control Dishwasher  
24-inch

- 5 cycles
- Stainless



### NNST785S

PANASONIC 1.6 cu-ft. Microwave

- Sensor control
- Keep warm function
- Acier inoxydable



### INSM28GR

FABER INCA SMART  
Standard insert hood



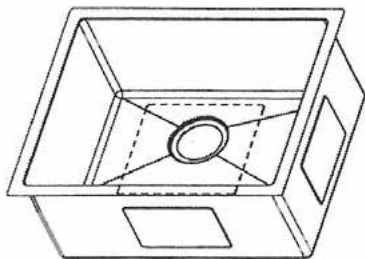
### BRFB1900FBI

BLOMBERG  
Built In Refrigerator  
30-inch

- 11 pi<sup>3</sup>
- Energy Star



## PLUMBING APPLIANCES



**U23189S**

**O'NOIR  
TC2 DISTRIBUTION**

Undermount  
kitchen sink  
23" x 18" x 9"



**KF1425**

**KALIA**  
Pull down  
kitchen faucet  
chrome



**RTO100BL**

**RUBI SOLIGO**

Sink cabinet  
1000 mm x 480 mm



**RTOL138BL**

**RUBI SOLIGO**

Sink cabinet  
130 mm x 480 mm



**BF1285**

**KALIA**  
Bathroom sink faucet  
kontour White and  
Chrome



**BF1287**

**KALIA**  
Deckmount tub  
faucet with  
hand shower  
kontour Chrome



**TB351NWH**

**PPP**  
Toilet  
Luna



# PLUMBING APPLIANCES



**BF1333PB1**

**KALIA**  
Complete shower  
systems  
kontour



**103577**

**KALIA**  
Shower rail for hand  
shower



**102845**

**KALIA**  
Hand shower



**BF1298-110**

**KALIA**  
kontour  
Valve with trim



**BF1299-110**

**KALIA**  
kontour  
Valve with trim



**102847**

**KALIA**  
Wall outlet



**102870-110**

**KALIA**  
kontour  
Tub spout



## PLUMBING APPLIANCES

### BATH DOOR



**136502**

**MAAX**  
Edge Duo  
42" x 58" - 8 mm



**137501**

**MAAX**  
Edge Square  
34" x 58" - 8 mm

### BATHTUB



**106201**

**MAAX**  
Pose 6032 IF  
60" x 32" x 24"



**105704**

**MAAX**  
Rubix 6032 AFR  
60" x 32" x 20"

## PLUMBING APPLIANCES

### SHOWER DOOR



**138997**

**MAAX**  
Sliding Shower Door  
56 1/2-59" x 78 3/4" - 8 mm



**137504**

**MAAX**  
Edge Duo  
42" x 75" - 8 mm

### SHOWER BASES



**42006**

**MAAX**  
B3Square 6036  
60" X 36" X 3"  
(Positioning of  
the drain variable)



# DESSIN D'ATELIER

PLINTE ÉLECTRIQUE  
SÉRIE B

**GeniMac**

Dessin d'atelier

VU





## CARACTÉRISTIQUES

### COULEURS

- standards : blanc, blanc cassé
- ORORA (optionnelles) : bleu jeans, bleu minuit, turquoise, vert mousse, jaune serin, rouge, orange, peinture aluminium anodisé, gris gravier, charbon, espresso, noir (référez-vous à la page 8 du catalogue)

### FINITION

peinture en poudre d'époxy-polyester

### FABRICATION

- boîtier de calibre 22 pouvant supporter 75 kg (165 lb) au centre
- boîte de raccord en acier de calibre 16 à chaque extrémité
- protection thermique pleine longueur avec réenclenchement automatique
- diffuseur situé au-dessus de l'élément pour assurer une meilleure diffusion de l'air
- passe-fil pleine longueur

### ÉLÉMENT

élément tubulaire en acier inoxydable, fixé au centre et flottant aux extrémités dans des manchons de nylon pour réduire les bruits de dilatation et de contraction du métal soumis aux cycles de chauffage

### CONTRÔLE

- thermostat intégré mécanique bipolaire ou unipolaire installé dans la boîte de jonction gauche ou droite (en option)
- thermostat électronique unipolaire installé dans la boîte de jonction droite seulement (en option)
- thermostat mural (non compris) – l'utilisation d'un thermostat électronique est fortement recommandée
- trousse de relais basse tension installée dans la boîte de jonction gauche seulement (en option)

### INSTALLATION

- en surface
- entrées défonçables pour les câbles de type BX et serre-câbles pouvant accommoder les câbles de type NMD situés à chaque extrémité, au dos de l'appareil
- trous de montage oblongs à un pouce d'intervalle (haut et bas)

\* Trois ans sur les composants électroniques et garantie à vie pour l'élément chauffant (pour le premier utilisateur).

<b>GeniMac</b>		160401	www.genimac.ca
<input checked="" type="checkbox"/>	<b>SANS ANNOTATIONS</b>	Cette revue ne concerne que la conception générale. Elle ne dégage pas l'entrepreneur de se conformer aux codes, normes ainsi qu'aux plans et devis. Celui-ci est responsable de vérifier les quantités.	
<input type="checkbox"/>	<b>AVEC ANNOTATIONS</b>		
<input type="checkbox"/>	<b>REFUSÉ, VOIR REMARQUES &amp; RESOUMETTRE</b>	Date: 29/10/2018	Par: <i>Sebastien P. Larouche</i>

## CLOSING YOUR MAIN WATER LINES

Each condo is provided with an access hatch located in the bottom of a wall and most often located in a closet or in the laundry area. We recommend that you locate it and make sure it remains clear at all times. During work, water damage or prolonged absence, we recommend that you close the cold water and hot water valves.

- 1- Using a flathead screwdriver (or butter knife), remove the latch from the hatch.
- 2- Then turn the handles so that they are perpendicular to the pipes.



close



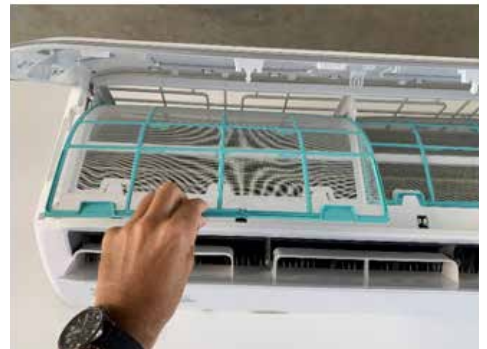
open

## AIR CONDITIONER MAINTENANCE

Your condo is equipped with one (or more) Elios air conditioner by Master. Regular cleaning of the filter is essential. Refer to the supplier's operating handbook. We recommend that you carry out this activity at least four (4) times per year.

Using a stepladder, open the access panel (it is held in place by a hinge on the side) and remove for cleaning the filter which is supported by brackets on the unit's side. After washing and drying the filter, replace it in the same manner, and close the panel.

If the filter is not cleaned on a regular basis, the air-conditioning unit's components may be damaged, and the warranty will be voided. In addition, if the filter is blocked, water or condensation will likely overflow from the unit.





## MAINTENANCE OF THE EPURAIR VRC-95 AIR EXCHANGER

Your condo is equipped with an Epurair VRC-95 air exchanger which is located in the front hall closet. This air exchange system refreshes your condo's air. It removes the condo's spent air through the bathroom's ventilator and introduces outside fresh air in each room through the vents. This is what we call air exchange.

It is activated with the Ventilation control found in the living room and in the bathrooms.



When the system is turned on, the air exchanger immediately activates the bathroom's ventilator. This is normal as they are linked. One part brings in fresh air while the other simultaneously removes the spent air.

It is important to carry out a semi-annual maintenance of the Epurair VRC-95 module's filters and central core. Refer to the owner's manual to order the parts or follow the steps described below:

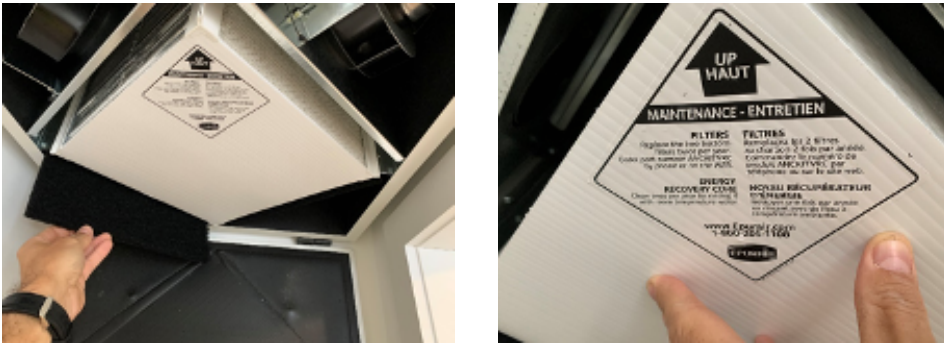
1) Locate and disconnect the Epurair module located in the front hall closet, release the fastener under the module, and open the access panel. *TAKE CARE TO HOLD ON TO THE FILTRATION BLOCK TO AVOID HAVING IT FALL AS YOU OPEN THE ACCESS PANEL.*



Refer to the manufacturer's instruction manual for additional information.

## MAINTENANCE OF THE EPURAIR VRC-95 AIR EXCHANGER

2) Remove the filters from the filtration block for replacement and clean the central block as shown in the owner's manual and on the printed note posted on the central block.



3) To reinstall the central block, align the slots on the corners of the central block with the guide rails, push the central block upwards, and close the access panel.



## LT15

### CONTRÔLE POUR VENTILATEURS RÉCUPÉRATEURS D'ÉNERGIE

Contrôle mural de type Décora pour les échangeurs d'air récupérateur d'énergie (ERV) résidentiel d'Épurair.

#### PARTICULARITÉS

1. Conçue pour les réceptacles standards de 2"x3"
2. 1 bouton facile à utiliser
3. Minuterie intégrée 20/40/60 minutes haute vitesse
4. Inclus une plaque de type Décora qui peut être remplacé par n'importe quelle plaque standard compatible afin de s'agencer au décor.

#### MODES DE FONCTIONNEMENT

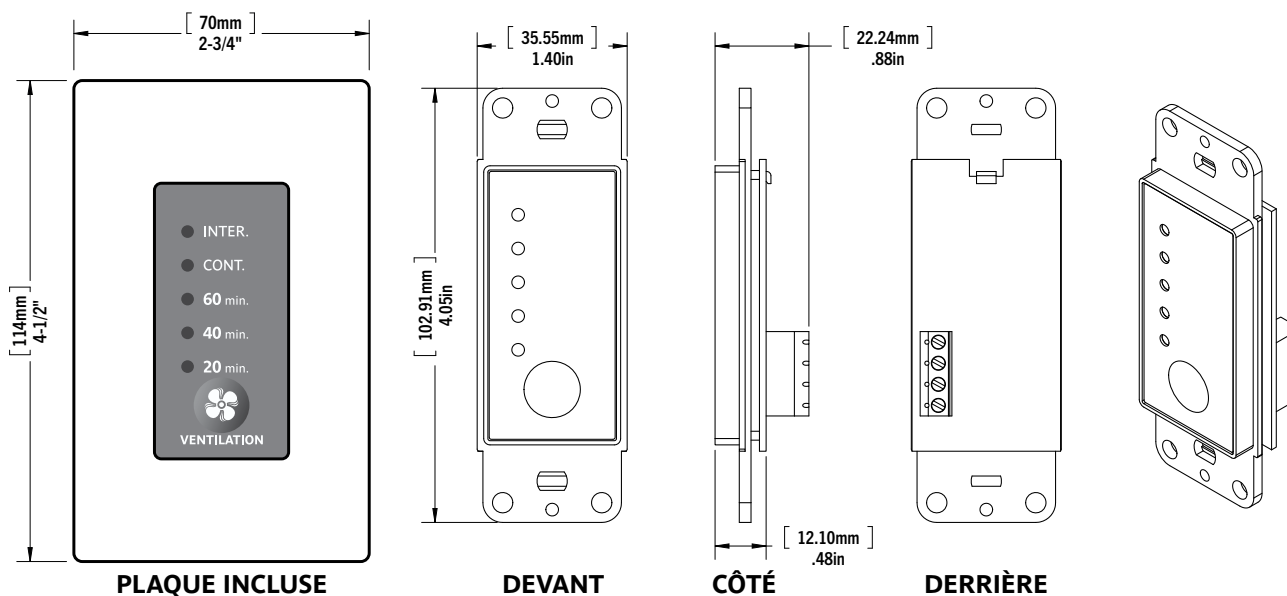
1. Intermittent 20 min. en basse vitesse / 40 min. attente
2. Continue — Basse vitesse
3. Minuterie 20/40/60 minutes en haute vitesse
4. Absence prolongée

#### COMPATIBILITÉ

Compatible avec les échangeurs d'air Épurair fabriqués à partir de 2020.



#### DIMENSIONS





## TECHNICAL DETAILS

### LT15

#### VENTILATION CONTROL

Decora-style user interface  
to control Épurair residential ERVs.

#### GENERAL FEATURES

1. Fits standard 2x3" (nominal) wall box or may be mounted using typical drywall anchors where a wall box is not available.
2. One easy-to-use push button
3. On-board 20/40/60 minutes high-speed timer
4. Included wall plate which can be user-substituted with any Decora style plate to suit any decor.

#### MODES OF OPERATION

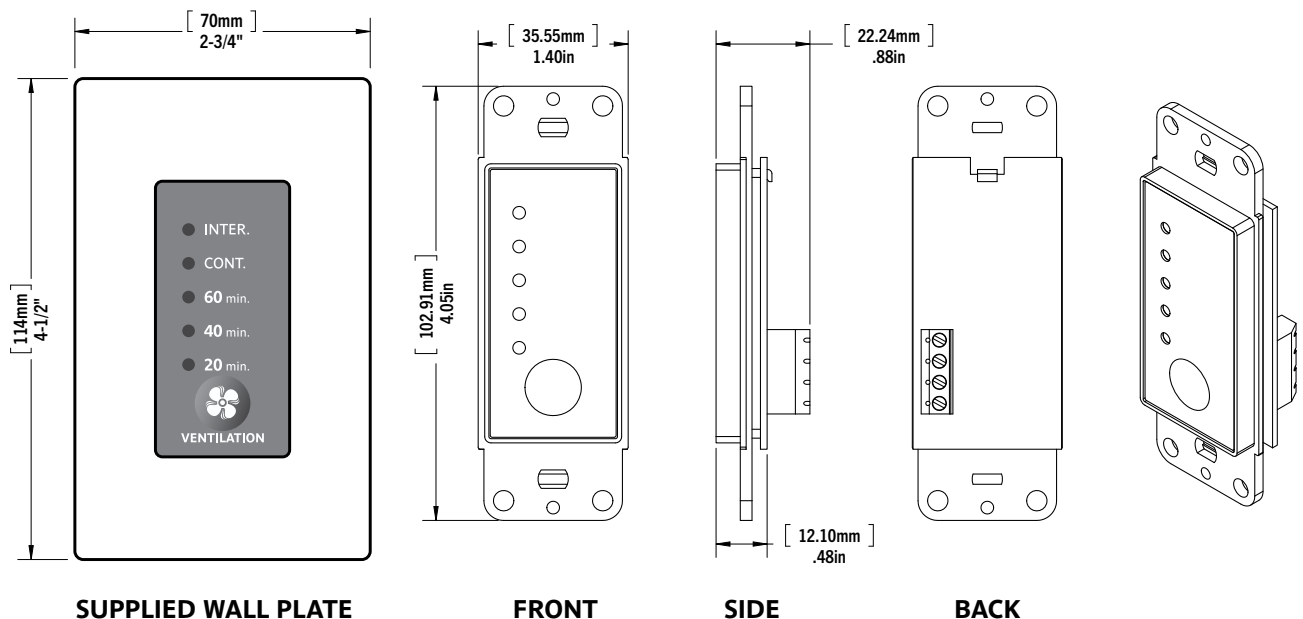
1. Intermittent 20 minutes Lo / 40 minutes standby
2. Full-time low speed
3. Timer 20/40/60 minutes at high speed
4. Standby

#### COMPATIBILITY

Compatible with Epurair ERVs and HRVs manufactured in 2020 and later.



#### DIMENSIONS



# FUZION FLOORING

“Beyond Expectations”

## WOOD FLOOR CARE

### **IMPORTANT HUMIDITY CONTROL**

Wood flooring is a product of Mother Nature and will absorb excessive moisture under humid conditions and release moisture under excessive dry conditions. Although, **FUZION FLOORING** is constructed to withstand the changes in humidity fluctuations it is a natural product and proper observance to **relative humidity conditions (RH levels)** should be observed. Relative humidity in the home should be kept year around at a minimum of; **35% to a maximum of 60% with an average of about 45%. The 45% Relative Humidity level should be maintained as consistently as possible within this range throughout the year.** This Relative humidity will create both a comfortable and healthy environment for you and your floor.

***“ALL WOOD FLOORING EXPANDS IN THE HUMID WEATHER AND SHRINKS IN THE UNDER DRY CONDITIONS”.***

For your protection we strongly recommend the use of both a dehumidifier and a humidifier system at the appropriate times of the year. Manufacturers of hardwood flooring cannot be responsible for installations where either excessive humid or excessively dry conditions exist.

#### **When the furnace or other heating systems are off!**

During this period in later spring, summer and early fall; we strongly recommend the use of a dehumidifier. Not protecting your floor from excessive humidity could result in expansion and thereby cause damage to your floor.

#### **When the furnace or other heating systems are on!**

During the period in late fall, winter and early spring, we strongly recommend the use of a humidifier system. It will not only protect your health, a humidifier system will also provide moisture in the air to help the possible problem of shrinking (cracks between the boards or other damage to your floor).

#### **Discoloration!**

Although, our products are all UV cured and resistant to fading, light colors will show more discolorations than dark stained colours.

Specific Species such as; American Cherry, Brazilian Cherry and other Exotics will be affected more readily than other species. Any covered areas should be moved periodically in order to assist in slowing down the aging and blocking the sun light from shining directly on the floor will also help slow down aging. Never expose your floor to direct sunlight as this may adversely damage and /or bleach your floor. Always use proper window light filtering window coverings.

#### **Routine Care!**

Clean with a vacuum cleaner, dry dust mop or well rung moist mop. Wipe up spills immediately with well rung out damp cloth and dry wipe area at once. Use only recognized floor cleaning products purchased from specialty floor covering stores such as; the **Bona Kemi cleaning system or other similar quality maintenance products purchased from a floor covering specialty store.**

Hardwood floors although very durable, are **“NOT” SCRATCH PROOF.** Dirt and grit will abrade the surface and wear off the finish. Remove daily by sweeping or vacuuming. **DO NOT** drag or pull furniture and other heavy items across your floor. Use floor protector pads (such as felt pads) on furniture legs.

Follow these few simple rules and your **FUZION Hardwood Floors** will provide both beauty and satisfaction for many years.

# BOUSADA

MONTREAL | QUEBEC | TORONTO | OTTAWA |  
Couvre-plancher | bousadainc.com

VÉRIFIÉ  
GAUVREAU DESIGN  
C.LOWE  
2019-08-23

Le 06-08-2019

## Feuille présentation documents pour approbation

<b>Projet : Atelier Castelnau ph2</b>	<b>Entrepreneur : Corsim</b>
<b>Type de documents :</b>	<input checked="" type="checkbox"/> Fiches techniques
	<input type="checkbox"/> Échantillons
<b>Fournisseur : Fuzion flooring</b>	<b>Fabricant : Fuzion flooring</b>
<b>Discipline : Revêtement de plancher en bois</b>	
Dessins d'atelier # : FT011	
Nombre de pages : 2	
Description : Upgrade de bois pour les unités Collection: Outer banks Couleur: F29(A) Point grey F30(B) Sea oats F31(C) Ocean mist F32(D) Castaway Format: 9/16" X 5 5/8"	
Référence au plan seulement : Tableau de finis	
Section de devis : 09 64 29	
Article de devis : 2.2.2	
Remarques :	
Vérification / Approbation :	
<b>Produit soumis :</b>	<input checked="" type="checkbox"/> Tel quel
	<input type="checkbox"/> Équivalence





# Outer Banks | Engineered Hardwood



## Dreamscaping

A light coloured palette of soft greys, taupes, creams, and naturals strongly influence this collection. The wire brushed finish is on all colours and makes for an easy living, "casual chic" look and appeal for any room in the home. Available in both a 3/4" T&G and a 9/16" clic version, any installation method is covered with Outer Banks.



WALNUT | DOCKSIDE



OAK | CASTAWAY



OAK | OCEAN MIST



OAK | PINCTADA



OAK | SAND DUNE



OAK | WILD NATURAL



OAK | HATTERAS



OAK | LAVA



OAK | POINT GREY



OAK | SEA OATS



OAK | STORM CLOUD

### Specifications

#### OUTER BANKS CLIC

- Structure: 3-layers SOLID-CORE™
- Wear Layer: 3mm dry sawn wear layer
- Dimensions: 9/16" x 5-7/8" x R/L (Up to 73")
- Edge Detail: Beveled Edge
- Finish: Wire Brushed
- Gloss Level: 10 degree luster level
- Installation: UniClic - Floating, Glue Down
- Suitable Location: On, Above or Below grade
- Radiant Heat: Compatible
- Warranty: Limited 35-Year Residential Finish, Lifetime Structural
- Certification: E1 CARB II

#### OUTER BANKS ELITE

- Structure: FlexCore™ Platform
- Wear Layer: 4mm dry sawn wear layer
- Dimensions: 3/4" x 5-7/8" x R/L (Up to 73")
- Edge Detail: Beveled Edge
- Finish: Wire Brushed
- Gloss Level: 10 degree luster level
- Installation: T&G - Floating, Glue Down & Staple
- Suitable Location: On, Above or Below grade
- Radiant Heat: Compatible
- Warranty: Limited 35-Year Residential Finish, Lifetime Structural
- Certification: E1 CARB II



# BOUSADA

MONTREAL | QUEBEC | TORONTO | OTTAWA |  
Couvre-plancher | bousadainc.com

VÉRIFIÉ  
GAUVREAU DESIGN  
C.LOWE  
2019-08-23

Le 06-08-2019

## Feuille présentation documents pour approbation

<b>Projet : Atelier Castelnau ph2</b>	<b>Entrepreneur : Corsim</b>
---------------------------------------	------------------------------


<b>Type de documents :</b>	<input checked="" type="checkbox"/> Fiches techniques
	<input type="checkbox"/> Échantillons

<b>Fournisseur : BMB</b>	<b>Fabricant :BMB</b>
--------------------------	-----------------------

<b>Discipline : Revêtement de plancher en bois</b>
Dessins d'atelier # : FT023
Nombre de pages : 3
Description : Bois standards pour les unités Collection: Newtown chêne uniclic Couleur:F21 Milan F22 Lyon F23 Santiago F24 Paris Format: 1/2" x 4 7/8"
Référence au plan seulement : Tableau de fini
Section de devis : 09 64 29
Article de devis : 2.2
Remarques :

Vérification / Approbation :
------------------------------

<b>Produit soumis :</b>	<input checked="" type="checkbox"/> Tel quel
	<input type="checkbox"/> Équivalence

	<p style="text-align: center;">NEWTOWN ENGINEERED COLLECTION COLLECTION NEWTOWN</p>
<p style="text-align: center;">Description</p>	<p style="text-align: center;">plancher d'ingénierie multi -couches préverniss - Joint micro-v aux 4 cotés - Fini lisse Prefinished multi-layered Engineered Laminated Flooring - Micro bevels on 4 sides - Smooth finish</p>
<p style="text-align: center;">Size Dimension</p>	<p style="text-align: center;">Épaisseur -15/32po (12mm) masse de bois, coeur de HDF et couche de contrebalancement en eucalyptus surface déroulé - 1/32 po (1mm) Largeur - 4 7/8 po (125mm) Longueurs fixes variés – 16 po (406mm) 28 po(711mm) 36po (914mm), 48 po (1219mm) 60 po (1524mm) Total thickness - 15/32 in (12mm) top layer ,HDF core and Eucalyptus balancer Width - 4 7/8 in ( 125mm) rotary peel surface - 1/32 in (1mm) Random fixed lengths 16 in (406mm) 28 in (711mm) 36 in (914mm) 48 in (1219mm) 60 in ( 1524mm)</p>
<p style="text-align: center;">Packaging Emballage</p>	<p style="text-align: center;">3.15 m2 – 33.91 sq. ft. per box / 3.15 m2 – 33.91 pi2 par boite 48 boîtes per skid / 48 boîtes par palette 768 boîtes par conteneur 40 pi/ 768 boîtes per 40 ft container</p>
<p style="text-align: center;">Essences / Species</p>	<p style="text-align: center;">Chêne Blanc-White Oak Érable- Maple</p>
<p style="text-align: center;">Grade</p>	<p style="text-align: center;">Grade ABC coloration naturel prononcé, nœuds sain et nœuds bouchés, aucune gerces de surfaces, légères traces de minéraux  ABC grade consists of color variation, healthy sound knots and filled knots, no surface checks allowed, traces of mineral allowed</p>





**ADG**  
PORTES & FENÊTRES

3233430 canada inc.  
Licence R.B.Q. 8257-0003-03

3340 rue Jacob-Jordan  
Terrebonne, Qc J6X 4J6

Tel: 450-477-3636  
adg@pfadg.ca

## FICHE D'EXPLOITATION ET D'ENTRETIEN

### FENÊTRES FIXES ET OUVRANTES, MURS-RIDEAUX ET PORTES COMMERCIALES

Les fenêtres coulissantes et à battant de LES PORTES ET FENÊTRES A.D.G./3233430 CANADA INC. s'ouvrent avec l'action d'une poignée à deux points d'attache, qui verrouille ou déverrouille le volet, entre le volet et le cadre de la fenêtre. Le système ne demande aucun graissage.

Les coupe-froid ne demandent aucun entretien particulier.

Les charnières robustes sont conçues de telle sorte qu'elles ne demandent aucun graissage ou huilage.

Les fenêtres, les murs-rideaux ainsi que les portes commerciales, de "LES PORTES ET FENÊTRES A.D.G./3233430 CANADA INC." ne demandent qu'un nettoyage périodique afin d'enlever les dépôts de poussière.

Les trous de drainage de l'eau au seuil de chaque volet ouvrant et en dessous des couvercles de murs-rideaux, demandent un entretien périodique afin que ceux-ci soient libérés de toute saleté (poussière, sable, gravier, etc.) pouvant les obstruer, empêchant ainsi l'eau qui pourrait s'infiltrer, d'être évacuée à l'extérieur.

Il est important d'entreprendre les travaux de nettoyage périodique de l'aluminium le plus tôt possible une fois l'installation terminée pour enlever les dépôts de poussière et de saleté et les ternissures, dus à la pollution atmosphérique et aux autres agents extérieurs et intérieurs.

Pour les dépôts légers de poussière, le procédé le plus simple est d'arroser la surface à grande eau en utilisant une pression ordinaire et de laisser sécher. Une fois la surface sèche, si les dépôts de poussière sont encore présents, on peut, tout en arrosant à l'eau claire, frotter avec une brosse douce ou une éponge. Si les saletés adhèrent encore à la surface, utiliser un détergent doux et frotter à l'aide d'une brosse douce ou d'une éponge.

## WINDOW CONDENSATION

Your condo's use and maintenance guide states that the humidity rate should be kept between 40% and 60% throughout the year in order to minimize your wood floor's expansion and contraction. There are some cases, however, where we recommend that you adjust the humidity rate as needed, depending on the outside temperature.

Condensation forms on windows when the temperature of the glass surface or the frame is lower than that of the humid air that surrounds it. The air's water vapour reverts to its liquid form when it comes into contact with these cold surfaces. Condensation may lead to stains or mould and may cause the paint on surfaces near the windows to chip. Condensed humidity may also appear in the form of ice or frost in cold areas or on cold surfaces.

The following table will help you set the humidity rate according to the outside temperature.

Outdoor Temperature	Recommended Interior Relative Humidity for Avoiding Condensation
-30°C	15%
-29°C à -25°C	20%
-24°C à -18°C	25%
-17°C à -12°C	30%
-11°C à -6°C	35%
-5°C à 0°C	40%

Due to the many personal factors which affect the humidity rate in your unit (number of people living there, habits relating to hygiene or concerning the preparation of food, etc.) as well as the condo's characteristics (size, direction, floor level, etc.), it is not possible to provide a universal method for controlling humidity. We may, however, offer some practical advice:

- Get yourself a good quality hygrometer.
- Be sure to use the kitchen and bathroom ventilators which blow the indoor air outside whenever, as the case may be, you are doing some cooking or taking a shower or a bath.
- Buy and use one or more portable humidifier and dehumidifier. Change the air by mechanical (FRESH AIR switch) or natural (open doors and windows) means.
- Interior window accessories such as curtains, blinds and valances should not impede air circulation around a window surface. Any impediment to air circulation will increase condensation on a window.

**Système de garde-corps manufacturés par Ramp-Art**  
**Railing systems manufactured by Ramp-Art**  
**Fiche d'entretien**  
**Maintenance Instructions**

Les garde-corps en aluminium manufacturés par Ramp-Art doivent être nettoyés avec une eau savonneuse et un chiffon doux. L'emploi de produits abrasifs peut produire une altération des rampes et de ce fait n'est pas recommandé. De manière à ne pas altérer le fini ou la solidité du produit, il n'est pas conseillé d'y suspendre des objets.

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Aluminium Railing systems manufactured by Ramp-Art must be cleaned with soapy water and a soft cloth. The use of abrasive products may damage the railings and is therefore not recommended. In order to prevent deterioration to the colour finish and its solidity, we do not recommend hanging anything to the railing.





## **ARMOIRES EVI**

*(Ébénisterie Visitation Inc.)*

**Fabricant d'armoires de cuisine**

**Tél.: 450 759-9454 Fax: 450 759-8183**

**1066 Visitation Saint-Charles-Borromée, Qc J6E 7Y8**

### **FICHE D'ENTRETIEN DE L'ÉBÉNISTERIE**

Afin de préserver longtemps vos armoires et la garantie qui s'y rattache, nous avons conçu un guide d'entretien pour tous les produits.

La garantie des produits sera respectée, à condition que l'entretien ait été fait conformément aux spécifications suivantes :

- Laver l'intérieur des armoires avec un savon doux, rincer et essuyer immédiatement, avec un linge sec, toutes les faces et les contours de caissons.
- Après l'installation, nettoyer les portes d'armoires avec un linge humide (pas de savon) et essuyer immédiatement, avec un linge sec toutes les faces des portes.
- Ne pas utiliser un produit nettoyant concentré, un produit décapant ou un solvant pour nettoyer les armoires.
- Ne pas nettoyer, frotter ou récurer avec un tampon abrasif et/ou une laine d'acier.
- Ne pas nettoyer à l'aide d'une machine à vapeur.
- Essuyer immédiatement tout liquide renversé accidentellement.
- Éviter l'accumulation de poussière et de graisse afin de ne pas occasionner de taches permanentes.
- Éviter les changements brusques de température et les variations du taux d'humidité.
- Éviter de laisser un linge humide sur les portes (ex : linge à vaisselle ou serviette à main).
- Éviter une exposition directe des caissons aux rayons ardents du soleil afin de les protéger contre la décoloration.
- Si vous avez à utiliser un produit nettoyant près de vos armoires, évitez de vaporiser des produits directement sur les matériaux (vaporisez d'abord le produit nettoyant sur un chiffon puis nettoyez).
- Évitez d'utiliser des huiles ou de la cire pour nettoyer.
- EN GÉNÉRAL, GARDER EN MÉMOIRE QUE L'EAU ET LE BOIS NE FONT PAS BON MÉNAGE !

Merci de votre attention !

La direction  
Armoires EVI  
*(division Ébénisterie Visitation Inc.)*

**ATTENTION : CES AVERTISSEMENTS DOIVENT ÊTRE LUS PAR LE CONSOMMATEUR DIRECT.**

## GARANTIE

**Projet :** Les Ateliers Castelnau Ph 2  
75, rue de Castelnau ouest, Montréal, QC  
**Période garantie :** Un (1) an à compter du 20 septembre 2020  
**Couverture :**  Matériel  Installation

Par la présente, il nous fait plaisir de vous fournir les garanties suivantes sur notre système de garde-corps et écrans d'intimité.

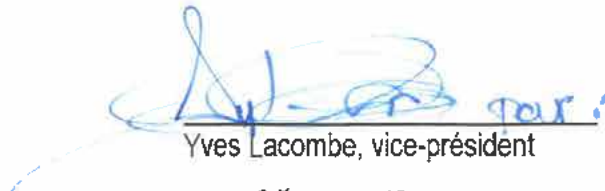
Ramp-Art (la Compagnie) garantie à ses acheteurs que le système de rampes Ramp-Art est exempt de tout défaut de matériel, que toutes les fournitures sont conformes aux devis, dessins, échantillons ou toute autre description conclue dans l'entente.

Sur l'avis de l'acheteur, Ramp-Art s'engage à remplacer dans un délai raisonnable, sans aucuns frais pour celui-ci, les fournitures qui ne seraient pas conformes aux exigences précédentes.

La garantie ne saurait être invoquée pour les bris ou endommagement du produit résultant:

- d'une utilisation impropre
- d'une rupture ou bris du verre
- d'un défaut de construction du bâtiment
- de réparations tentées ou faites par d'autres
- De modifications faites au produit

Cette garantie est la seule offerte par la Compagnie et est limitée à la réparation et au remplacement du produit, et n'inclue aucune responsabilité quant à tout autre conséquence ou dommage d'autre nature.

  
Yves Lacombe, vice-président

**25 AOÛT 2020**

Date



## **ARMOIRES EVI**

*(Ébénisterie Visitation Inc.)*

**Fabricant d'armoires de cuisine**

**Tél.: 450 759-9454 Fax: 450 759-8183**

**1066 Visitation Saint-Charles-Borromée, Qc J6E 7Y8**

Saint-Charles-Borromée, le 20 septembre 2020

### **GARANTIE EVI**

**Projet : Ateliers Castelnau Phase 2**

**Adresse : Corsim Construction Inc.**

**85, rue Castelnau ouest**

**Montréal, Qc H2R 2W3**

Ébénisterie Visitation Inc garantit ses produits contre tout défaut de matériel et de main d'œuvre pour une période d'un an, à compter de la date de prise de possession d'occupation par les copropriétaires des unités d'habitation du projet ci-haut mentionné.

La garantie s'applique à un usage normal et ne couvre pas les produits ayant été l'objet d'altération, d'abus, de négligence ou ayant été utilisés à une fin autre que celle pour laquelle le produit est destiné.

---

Luc Boisclair, PDG  
Armoires EVI  
*(Division Ébénisterie Visitation Inc.)*





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Licence R.B.Q. 8257-0003-03

3340 rue Jacob-Jordan  
Terrebonne, Qc J6X 4J6

Tel: 450-477-3636  
adg@pfadg.ca

## LETTRE DE GARANTIE

Le 28 août 2020

Ateliers Castelnau inc.  
1002, rue Sherbrooke Ouest, bureau 2500  
Montréal, Québec H3A 3L6

PROJET: Ateliers Castelnau phase2  
65 à 95, rue de Castelnau Ouest, Montréal, arrondissement de Villeray-  
Saint-Michel-Parc-Extension, Qc

Nous, LES PORTES ET FENÊTRES A.D.G./3233430 CANADA INC. garantissons les produits d'aluminium contre tout écaillage du fini, défaut de fabrication et ce, pour un usage normal, à compter de la date du certificat d'acceptation définitive des travaux. La garantie ne couvre pas les coûts de main-d'œuvre et de divers matériaux requis pour démonter et/ou remplacer le produit défectueux.

<b>Section 08 11 16</b>	<b>5 ans</b>
<b>Section 08 14 16</b>	<b>5 ans</b>
<b>Section 08 44 13</b>	<b>5 ans</b>
<b>Section 08 51 00</b>	<b>5 ans</b>

Le manufacturier garantit ses unités de verre double scellé, contre toute perte d'étanchéité, défaut de fabrication pouvant produire de la condensation entre les deux verres dû à un mauvais scellement et ce, pour un usage normal, à compter de la date d'acceptation définitive des travaux. Cette garantie ne couvre pas les bris de verre et la main d'œuvre et est sujette à certaines conditions du manufacturier.

<b>Section 08 80 50</b>	<b>10 ans</b>
-------------------------	---------------

Espérant le tout conforme et à votre entière satisfaction, nous demeurons, bien vôtre.

LES PORTES ET FENÊTRES A.D.G./3233430 CANADA INC.

M. Christian Proulx  
Estimateur

## Garantie à vie résidentielle

Caesarstone garantira à compter de la date initiale d'installation, tout matériel s'avérant défectueux en raison d'un défaut de manufacture, lorsque fabriqué et installé par un fabricant autorisé Caesarstone. Cette garantie s'appliquera à la réparation ou au remplacement du matériel défectueux ayant été installé en permanence à l'intérieur de votre résidence. L'option de réparer ou de remplacer le matériel demeure à la discrétion de Caesarstone.

Cette garantie à vie résidentielle est disponible exclusivement au propriétaire original d'une résidence unifamiliale dans laquelle les matériaux de surface de quartz Caesarstone ont été installés.

Cette garantie s'appliquera uniquement aux matériaux qui auront été entretenus selon le guide d'entretien Caesarstone ci-joint. La garantie ne s'applique pas aux matériaux qui ont été soumis à des abus, mauvais usages ou défaillances dues à une mauvaise installation. Cette garantie ne sera pas valide lors des utilisations commerciales (voir Garantie commerciale) ni aux finis mats réalisés par les fabricants.

Pour obtenir un service sous cette garantie, vous devez contacter le détaillant où le produit de surface de quartz Caesarstone a été acheté dans les trente (30) jours suivants la défaillance des dits matériaux.

**Veillez consulter notre site web au [www.caesarstone.ca](http://www.caesarstone.ca) afin de vous familiariser avec les détails complets de cette garantie.**

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Ce formulaire contient une version abrégée de la Garantie ainsi que des Instructions d'Entretien, j'accuse réception d'une copie de ces documents et je prends connaissance du fait que la description complète de la Garantie ainsi que le formulaire d'Enregistrement de la Garantie sont disponibles sur le site web [www.caesarstone.ca](http://www.caesarstone.ca).

J'ai inspecté l'installation de Caesarstone et j'accepte cette installation comme étant conforme et exempte de tout défaut et/ou dommage.

Nom Ateliers Castelman AH-II Marchant/fabricant EUROSTONE

Adresse Rue de Castelman Téléphone (514) 389-2999

Signature  Date 20-09-2020



un nettoyant non abrasif tel que « Method Daily Granite » ou un dégraissant doux peut être utilisé. Les substances collées, telles que la nourriture, la gomme ou le vernis à ongles peuvent être enlevés à l'aide d'un couteau à mastic en plastique: toutes marques laissées par la lame peuvent être enlevées avec « Method Daily Granite ». Rincer la surface avec de l'eau pour enlever les résidus.

Type de tache	Cause/Source de la tache	Traitement / Remarques
Huile - naturelle	<ul style="list-style-type: none"> <li>• Huile d'olive</li> <li>• Huile canola, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> <li>• Eau javelissante à 10%</li> <li>• Hydrogène peroxyde, max. 30%</li> <li>• Vim Oxy-Gel</li> </ul>
Huile - synthétique	<ul style="list-style-type: none"> <li>• Huiles de machine</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> <li>• Vim Oxy-Gel</li> </ul>
Cosmétiques	<ul style="list-style-type: none"> <li>• Shampoing</li> <li>• Crèmes médicales</li> <li>• Maquillage</li> </ul>	<ul style="list-style-type: none"> <li>• Alcool</li> <li>• Method Daily Granite</li> <li>• Hydrogène peroxyde, max. 30%</li> </ul>
Métal	<ul style="list-style-type: none"> <li>• Outils métalliques de cuisine (tels que les couteaux)</li> <li>• Récipients métalliques</li> <li>• Boucles métalliques de ceinture</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> </ul> <p>Les tâches métalliques peuvent ressembler à des rayures mais sont en fait des résidus métalliques facilement enlevables.</p>
	<ul style="list-style-type: none"> <li>• Rouille</li> </ul>	<ul style="list-style-type: none"> <li>• Acide oxalique (Bar Keepers Friend)</li> </ul> <p>Usage répété pour taches tenaces.</p>
Aliments et boissons	<ul style="list-style-type: none"> <li>• Colorant alimentaire</li> <li>• Herbes et épices</li> <li>• Vin rouge</li> <li>• Fruits</li> <li>• Café, thé</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> <li>• Eau javelissante à 50% ou 100% utilisation répétée pour les taches tenaces.</li> <li>• Hydrogène peroxyde, max. 30%</li> <li>• dégraissant basé d'alcool doux</li> </ul>
Couleurs	<ul style="list-style-type: none"> <li>• Encre</li> <li>• Marqueurs à eau</li> <li>• Marqueurs à huile (permanent)</li> <li>• Peinture</li> <li>• Impression de sac de supermarché</li> </ul>	<ul style="list-style-type: none"> <li>• Alcool</li> <li>• Method Daily Granite</li> <li>• Eau javelissante à 50% ou 100%</li> </ul>
Autres	<ul style="list-style-type: none"> <li>• Sang</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> <li>• Hydrogène peroxyde, max. 30%</li> </ul>
	<ul style="list-style-type: none"> <li>• Cire de bougie</li> </ul>	<ul style="list-style-type: none"> <li>• Alcool</li> <li>• Method Daily Granite</li> <li>• Vim Oxy-Gel</li> </ul>
	<ul style="list-style-type: none"> <li>• Colle de bande adhésive</li> </ul>	<ul style="list-style-type: none"> <li>• Alcool</li> </ul>
	<ul style="list-style-type: none"> <li>• Dépôts de tartre</li> </ul>	<ul style="list-style-type: none"> <li>• Retrait de tartre</li> <li>• Vinaigre</li> </ul>
	<ul style="list-style-type: none"> <li>• Taches de savon</li> </ul>	<ul style="list-style-type: none"> <li>• Method Daily Granite</li> <li>• dégraissant basé d'alcool doux</li> </ul>
	<ul style="list-style-type: none"> <li>• Silicone</li> </ul>	<ul style="list-style-type: none"> <li>• Alcool</li> <li>• DAP Silicone-Be-Gone</li> </ul>

## GARANTIE

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### Ateliers Castelnau phase 2

75, rue de Castelnau ouest  
Montréal (Province) H2R 2W3


Madame,  
Monsieur,

La présente a pour but de vous garantir les travaux effectués par notre compagnie pour le projet mentionné en titre. Les matériaux neufs et la main-d'œuvre sont garantis pour une période d'un an à partir de la date d'acceptation provisoire des travaux soit du 30 septembre 2020 au 29 septembre 2021, contre toutes déficiences dues à un usage normal des matériaux installés.

À l'expiration de ladite période, nous devons avoir un droit de regard sur tous les travaux effectués dans notre spécialité, à défaut de quoi, la garantie aux termes du code civil du Québec sera nulle et non avenue.

Il est important de noter que cette garantie ne s'applique pas aux tubes fluorescents et aux ampoules installées.

Espérant le tout à votre entière satisfaction, nous vous prions d'agréer, Madame, Monsieur, nos salutations distinguées.



Luc Guérard  
Président  
LG/mva





**PLOMBERIE**  
**MARIO THIVIERGE INC.**  
Résidentiel - Commercial

Tél.: 450 477-2119  
1008 rue des fabricants  
Terrebone



RBQ: 5656-6722-01

Lundi 31 Aout 2020

Atelier Castelnau Inc  
**Corsim Construction**  
**Att: Alexandre Verlan**

PROJET : Atelier Castelnau Inc  
OBJET : Garantie des travaux  
Partie plomberie

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Monsieur,

Nous désirons, par la présente, vous confirmer que les équipements et systèmes que nous avons fournis et installés dans le cadre du projet ci-haut mentionné sont maintenant en opération et servent effectivement aux occupants du bâtiment.

En conséquence, la garantie qui est prévue aux documents contractuels sera en vigueur à partir de 20 Septembre 2020 pour se terminer le 20 Septembre 2021 .

Nous désirons également vous rappeler que, ne sont pas couverts par notre garantie, des bris auxdits équipements ou systèmes qui surviendraient à cause :

1. d'un mauvais entretien desdits équipements ou systèmes;
2. d'une accumulation excessive de poussière;
3. du gel du liquide dans les serpentins et échangeurs;
4. d'une défectuosité sur l'alimentation électrique;
5. de conditions d'opération anormales;
6. de saletés ou tout autre corps étranger qui pourraient se déposer sur les scellés mécaniques des pompes et du même coup, les endommager.

Nous soumettons le tout à votre attention et sommes à votre disposition pour discuter de tout problème qui pourrait survenir.

Mario Thivierge  
Président

MT/

N.B.: Il y aura des frais de services pour des appels non justifiés.

# *Fuzion Hardwood Flooring*

“BEYOND EXPECTATIONS”

## **Engineered Hardwood Flooring Warranty#**

### **LIMITED LIFETIME STRUCTURAL WARRANTY:-**

**FUZION** Flooring warrants to the **original buyer** that your floor will be free of manufacturing defects when your floor is used under normal residential conditions. Your floor will not buckle, cup, warp or delaminate at the plies due to adhesive bonding failure for as long as you own your home when properly installed following our installation instructions.

### **LIMITED LIFETIME JOINT INTEGRITY:-**

**FUZION** Flooring warrants to the **original buyer** that the “**UNICLIC**” joint will remain secure and the planks will not come apart. For **Tongue and Groove** profiles we recommend installation guidelines from adhesive manufacturer for application. Use adhesive such as; **DRITAC # 8100 T & G** Adhesive or similar product only. **NEVER USE: Carpenter’s glue; is not a recommended adhesive.** Please Note: **FUZION** Floors are specifically engineered to minimize gapping which can occur in natural floors with seasonal fluctuations. Minor gapping without unlocking of the pieces may occur and is not considered a defect.

### **35 or 25 YEAR LIMITED FINISH WARRANTY depending on the product purchased:-**

**FUZION** Flooring offers to the “**original buyer**” either a 35 or 25 year limited finish warranty on its factory applied finished with Aluminium Oxide. This simply means that under normal residential use the finish will not wear through or peel during this 35 or 25 year warranty period. Diminished gloss level is not considered wear through of the finish. Loss of gloss due to improper use of maintenance materials such as; soap, ammonia, pine soap, oil soap, any abrasive cleaners or any other non approved cleaners will void the warranty.

This warranty is conditional upon the purchaser providing **FUZION** Flooring with a copy of the original invoice as provided by the Authorized Vendor. The invoice must show the date of the invoice, the purchaser’s name, address, city, postal code and telephone number, product species, colour, description including square footage, areas of original installation and price paid by the purchaser for product per square foot excluding installation and or special charges.

**“PURCHASER MUST PROVIDE FUZION FLOORING WITH PROOF OF PURCHASE WITH ANY WARRANTY CLAIM”.**

### **EXCLUSIONS:**

Excluded from this limited warranty are naturally occurring variations and the character of wood, loss of gloss retention, damages such as scratches, gouges, abrasions, indentations, ordinary wear & tear, sun fade and alterations. Also excluded under this warranty are damage caused by improper installation, unreasonable or unintended use and abuse or neglect. Finally, **FUZION** Flooring does not warrant products sold as is; “bargains, cabin, rustic, tavern or seconds grades” or non standard products.

### **VOIDING OF RESIDENTIAL WARRANTY:**

The following occurrences will void this Residential Limited Warranty:

1. Use for Commercial or Industrial purposes.
2. Failure to install **FUZION** Flooring according to installation specifications as recognized by the NWFA or NOFMA guidelines.
3. Failure to carry out reasonable or necessary maintenance.
4. Transfer or assignment of this warranty.
5. Failure to install a proper vapour barrier overlapped at least 6 inches and properly sealed when installed below grade level.
6. Failure to use a proper underlay of sufficient density if the **FUZION** Floor is floated.
7. Failure to use proper adhesive if installed by direct glued down application.

# *Fuzion Hardwood Flooring*

**“BEYOND EXPECTATIONS”**

## **Engineered Hardwood Flooring Warranty**

### **DISCLAIMER:**

The Warranties in this document are the only Warranties on **FUZION** Flooring. **FUZION** Flooring makes no other warranty of any kind, Express or Implied. All Implied warranties of merchantability and fitness for a particular purpose which exceed the obligations or time limits stated in this warranty are hereby disclaimed by **FUZION** Flooring and excluded from this warranty.

The **original purchaser** and **FUZION** Flooring expressly agree that the remedy of; repair, refinishing or replacement of the damaged piece(s) of **FUZION** Flooring are the exclusive and sole remedies of the Purchaser. **FUZION** Flooring makes no other representation or warranty of any kind and no representative, employee, distributor or dealer of **FUZION** Flooring has the authority to make or imply any representation, promise or agreement which in any way varies the terms of this limited warranty.

### **NO CONSEQUENTIAL DAMAGES:**

**FUZION** Flooring assumes no liability for incidental or consequential damages including but not limited to loss related to property other than the **FUZION** Flooring, loss of use, loss of revenue, loss of time, inconvenience or any other economic loss.

### **LEGAL RIGHTS:**

This warranty gives you specific legal rights and may also have other rights which vary from province to province.

### **GOVERNING LAW:**

The laws of the province of Ontario will govern this **Limited Warranty**.

**WEAR THROUGH** is defined as the delaminating of the wear layer finish causing exposure of the wood in an area of at least one square foot. This warranty against wear through means the finish will prevent contact with the wood for 25 or 35 years properly maintained by the **CONSUMER**.

**FUZION** Flooring is susceptible to normal colour change over time due to ultra violet rays. Installation of drapes or ultraviolet resistant coatings on windows may be advisable in some cases.

Flooring pieces that are obviously damaged or otherwise unsuitable should not be installed. A 5% allowance for cutting is industry standard.

### **HUMIDITY CONTROL:**

Always maintain proper humidity control 35% to 55% and ambient temperatures of 20 – 22 C (68 – 72F) should be maintained at all times.

### **HOW TO FILE A CLAIM:**

To present a claim under this warranty you must arrange for the inspection of the damaged piece(s) by a **FUZION** Flooring dealer to determine the validity or the cause of the claim. If the claim is covered under this limited warranty please register your claim through your authorized **FUZION Flooring** dealer. Once a claim is registered by your authorized **FUZION** Flooring dealer, your dealer will arrange to have your claim inspected by an authorized **FUZION** flooring representative and a claim for will be submitted to **FUZION** flooring headquarters for processing, analysis and assessment.







## IN MY CONDO

### **What should I do if something breaks in my condo (water leak, hot water tank, clogged plumbing, etc.)?**

Verify the warranty period specified in the ACQ guarantee plan which you signed during the inspection of your condo. If you are still covered, send a detailed email + pictures if possible to DevMcGill Customer Service at [sevice@devmcgill.com](mailto:sevice@devmcgill.com), to inform them of the problem.

If you're no longer covered by the warranty, you must refer to a certified specialist.

### **I have no idea how to use my thermostat. What do I do?**

Refer to the Thermostat user manual in section the "Technical, Maintenance and Warranties" section of this Owners' Guide.

### **One of my doors doesn't close properly. What do I do?**

If you're still covered under the warranty, send an email to DevMcGill Customer Service ([service@devmcgill.com](mailto:service@devmcgill.com)). If you're no longer covered by the warranty, you must refer to a certified specialist.

### **Can I change the locks of my condo?**

Yes, but you absolutely must give the manager of the Ateliers Castelnau Phase #02 Co-owners Association a duplicate of the new key. However, you may not change the design or model of the lock.

### **Can I make copies of my keys?**

Yes, but because the keys are secure keys, you must communicate with the manager of the Co-owners' Association in order to get copies, at your expenses.

### **Am I allowed to have a pet in my condominium?**

Dogs and cats are allowed in the current co-ownership charter. To find out which pets are allowed and which are not, please refer to the rules in force of the Ateliers Castelnau Phase #02 Co-owners Association.

### **What do I do if I lose my remote for the garage or my access chip?**

You must contact the manager of the Ateliers Castelnau Phase #02 Co-owners Association to deactivate it and order a new one, at your own expense.

### **How to use the intercom?**

Once you have a landline phone number or main cell phone number assigned to your condominium, it will need to be programmed into the intercom located at the entrance of the building. To proceed with programming, please contact the Manager of the Ateliers Castelnau Phase #02 Condo Association directly. When visitors dial the code assigned to your condo on the intercom, your assigned phone will ring and then you must dial "9" on your phone to automatically unlock the main entrance door. If your programmed phone number is a cell phone number, the system also allows you to unlock the main entrance door remotely.

## COMMON AREAS AND OTHER SPACES

### Can I leave my shoes in the hallway, outside my condo door?

No. Leaving shoes in the hallway is not permitted under the current Co-owners Association charter.

### Are BBQs permitted?

Yes, BBQs are permitted under the current Co-owners Syndicate charter.

### Can I put a satellite dish on my balcony?

No. For access to cable, there is a telecommunications room located on each floor of the building. Contact Bell or Videotron for connection. Satellite dishes are not permitted. Be sure to consult the Aletiers Castelnau Phase #02 Co-owners Association regulations in force for details.

### Can I store items in my parking area?

No. No items other than a vehicle or a bike (locked on the bike rack) can be left unattended in the parking area.

## FINANCIAL MATTERS

### CONDOS FEES

#### When do I have to pay my condo fees?

Condo fees are payable on the first day of each month. It is recommended that you send post-dated checks to the Co-owners Association Manager if you plan to be away for a certain period of time. After the first general meeting of the co-owners, those who wish to, may make post-dated checks or set up pre-authorized payments. The condominium association will provide you with a form for this purpose.

### PROPERTY TRANSFER TAX (WELCOME TAX)

#### How is the Welcome tax calculated?

The “taxe de bienvenue” or the “welcome tax”, named after the Minister Jean Bienvenue, allows municipalities to tax property transactions within their territories. Also known as the “property transfer tax”, the calculation of this tax is as follows, based on whichever is highest between the municipal assessment and the purchase price.

- 0.5% of the first \$50,000
- 1% of the next \$50,001 to \$250,000
- 1.5% of the next \$250,001 to \$500,000
- 2% of the next \$500,001 to \$1,000,000
- 2.5% of any portion exceeding \$1,000,001



## FINANCIAL MATTERS

Thus, for a \$380,000 condo, the total amount of property transfer tax is \$4,200 or:

$$\$50,000 \times 0.5\% = \$250$$

$$\$200,000 \text{ (from } \$250,000 - \$50,000) \times 1\% = \$2,000$$

$$\$130,000 \text{ (from } \$380,000 - \$200,000 - \$50,000) \times 1.5\% = \$1,950$$

The City of Montreal will send you the invoice for the Welcome tax within six months of the purchase of your unit. For more information about the property transfer tax, please visit the City of Montreal website at [www.ville.montreal.qc.ca](http://www.ville.montreal.qc.ca).

### MUNICIPAL AND SCHOOL TAXES

#### How much will my property and school taxes cost?

Municipal and school taxes are determined based on the city's assessed value of your unit and not on the purchase price. You must therefore wait for the assessment which you will receive in the months following the construction of your dwelling. It is usually lower than the total price of your unit.

For 2020, the municipal tax rate of the borough of Villeray-Saint-Michel-Parc-Extension amounts to \$0,8510<sup>1</sup> per \$100 of the municipal assessment.

Added to this is 0,10540% per \$100 for the 2019-2020 school taxes. This comes to an aggregate tax rate of 0,9564% from the assessed value for 2020.

For more information on municipal and school taxes, please contact the City of Montreal by dialing 3-1-1 and contact the School Tax Management Committee at 514 384.5034.

<sup>1</sup>Combined total of the general taxes, special taxes related to water and waste disposal, as well as the borough taxes.

### TAX CREDITS FOR THE PURCHASE OF A FIRST HOME (HBTC)

Since 2009 the government of Canada offers a tax credit for the purchase of a first home: a non-refundable \$5,000 income tax credit for a qualifying home purchased after January 27th, 2009. Moreover, since 2009, eligible beneficiaries receive a federal tax relief of up to \$750.

#### How to become eligible for the Home Buyers' tax credit for First-Time Home Buyers?

To qualify for the First Home tax credit, your home must meet the following requirements:

- The home has to be located in Canada.
- The property has to be an existing home or building
- Qualifying homes: Single-family, detached, row houses or mobile homes, condominium units and apartments in duplexes, triplexes, quadruplexes or apartment buildings
- Also qualifying: A share in a cooperative housing corporation that gives you, as owner, the right to own a housing unit in Canada
- You must intend to occupy the home within the year of purchase
- You did not live in another home owned by you or your spouse or common-law partner in the year of acquisition or in any of the four preceding years.

## FINANCIAL MATTERS

### **Can my spouse or common-law partner also claim the HBTC?**

One or the other can claim the credit. You and your spouse or common-law partner can share the amount to purchase a home, but the total claimed cannot exceed \$5,000. Any unused portion can be transferred to the other spouse or common-law partner. However, the total amount requested for the year must not exceed \$750. So, either one of you can claim the credit or you can share it.

### **How do I claim the HBTC?**

The HBTC will be included in your individual tax return as of the 2009 income tax return. Enter \$5,000 on line 369 of Schedule 1, in your Federal tax return.

### **What exactly is meant by “qualifying home”?**

A qualifying home is a housing unit located in Canada. It may be an existing dwelling or a dwelling under construction. Single family homes, row houses, mobile homes, condominium units and apartments in duplexes, triplexes, quadruplexes or apartment buildings all qualify.

For more information about the HBTC, you can consult Canada Revenue Agency’s website at [www.cra-arc.gc.ca](http://www.cra-arc.gc.ca).

## GENERAL QUESTIONS

### **Does Ateiiers Castelnau Phase #02 have a guarantee plan that protects consumers?**

Ateiiers Castelnau Phase #02 subscribes to the guarantee plan for new homes, the Plan de Garantie ACQ Inc. For more information call 514 354.7526.

### **What is the Plan de Garantie ACQ Inc.?**

The Plan de Garantie ACQ Inc. is an administrator that guarantees the work of contractors in order to protect consumers, i.e. they are responsible for the work performed by contractors and apply the guarantee if a contractor cannot meet his obligations. By choosing a licensed ACQ contractor, you are ensured that you are dealing with a competent and recognized contractor.





**DevMcGill**  
DIVISION DE COGIR IMMOBILIER

**TGTA**  
AFFAIRES IMMOBILIERES