

12 April 2019

UNIT IMPROVEMENT STANDARDS

The Board has established the following Unit Improvement Standards for changes or additions to Owners buildings. Board approval is required, where indicated, before starting any work. Variations from established Unit Improvement Standards will not be permitted without the written approval of the Board.

When an Owner chooses to make any changes or additions to his/her Unit in accordance with these Unit Improvement Standards, all responsibility for the implementation work resides with the Owner. The Corporation will not assume any responsibility for the quality of work performed by the Owner or the Owner's contractor.

The listing of 'Suppliers' only indicates known sources of the noted materials. In most cases, equivalent or identical materials may be available from other suppliers. The Corporation will not assume any responsibility for the quality of materials or for the suitability of the materials for the intended use. This responsibility rests with the Unit Owner.

Revisions will be made from time to time by the Board when availability, technology or other conditions change.

Awnings for Deck or Patio

Brand name: World Elegance European Selection
Size: No larger than the deck or patio
Colour: Acceptable London awning materials are:

- 2175 - Striped Beige
- 2226 - Solid Beige
- 2929 - Striped Light Beige and Green
- 8914 - Striped Multi Colour (Greens, Beige & Yellow)
- 8639 – Striped Beige – Two Wider Tones

Supplier: London Awning

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Cladding

Material: Aluminum or vinyl over wood windows, door frames, bay windows or inside atriums.
Colour: Match adjacent painted surfaces.

Decks

A dimensioned sketch or drawing must be submitted to the Property Manager and written approval obtained from the Board prior to installation. Decks must conform to the current Ontario Building Code. If a deck is to be built in exactly the same configuration as the existing deck, drawings are not required. However, the Board, via the Property Manager's office, must be notified in writing of the intent to rebuild the existing deck.

Flooring Material: 2 inch x 6 inch Red Cedar or 5/4 Cedar Deck Flooring supported on floor joists at 16 inch centres, or as permitted by O.B.C.

Brown pressure treated lumber or a synthetic product named Azek may be used to the same standards as indicated above or as permitted by O.B.C.

Supporting Structure: Red Cedar, brown pressure treated lumber, or Azek material may be used.

Railings: Red Cedar, brown pressure treated lumber, or Azek construction to meet O.B.C. requirements.

Closing Under Deck: Red Cedar 1 inch x 8 inch boards with ½ inch spacing or cedar lattice with maximum ½ inch opening, brown pressure treated lumber or Azek construction to the same specifications

Steps/Handrails: Red Cedar, brown pressure treated lumber or Azek construction to meet O.B.C. requirements,

Colour: Wood finish Natural. **No paint or stain permitted.** Only clear wood preservative permitted. Azek synthetic finishes in Cypress from the Vintage collection or Slate Grey from the Harvest Collection only.

Metal Gates, Railings & Handrails *A dimensioned sketch or drawing must be submitted to the Property Manager and written approval obtained from the Board prior to installation.*

Model: One gate – same style, size and dimensions as Units 16 and 47
or

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Split gate – same style size and dimensions as Unit 38.
Colour: Match other painted gates and railings in complex.
For handrails, match colour of window trim.
Supplier: Circelli Steel Works, London Wrought Iron Products

Mailboxes

Model: Similar in size and shape to existing units.
Location: On sidewall within easy reach of front door.
Colour: Verde Green
Supplier: Living Lighting

Mail Slots

Location: Garage door. Height to suit Canada Post requirements.
Colour: Brass.
Supplier: Living Lighting, Home Depot, RONA.

Screen/Storm Doors

Model: Anderson HD3000 ‘Fullview’ door or Anderson HD2000 Forever ‘Fullview’ or self-storing door.
Colour: Forest Green
Supplier: Home Depot

Trellis

Material: Cedar
Size: Up to 8 feet high. Must not extend above existing brick wall at the front of the unit.
Colour: Natural, no paint, stain or wood preservative permitted.
Installation: It is recommended that the trellis not be screwed in to brick or mortar. Brick clips and/or steel supporting rods inserted into the ground are suggested.
Location: Trellis must be located inside the unit courtyard or installed on any wall not exposed to the road and/or parallel to the curb line.

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Privacy Walls and Screens

Walls:	Brick – Refer to By-Law No. 3, Standard Unit By-Law.
Screens:	Red Cedar with cedar lattice. Natural finish. No paint or stain permitted. Only clear wood preservative permitted.
Size:	Same dimensions as per original design.

Windows (Replacement)

Window details, including styles, sizes and exterior colour samples are required to be submitted to the Property Manager and written approval obtained from the Board prior to installation.

1. All windows shall be vinyl or vinyl clad on the exterior.
2. The exterior colour shall be beige to match adjacent painted surfaces.
3. Window frames shall be 4 9/16” in depth.
4. Replacement windows shall be for a total brick to brick installation. Reuse of existing frames will not be permitted.
5. Windows shall be custom manufactured to match the exact sizes of the existing brick openings.
6. The window and frame details shall match the existing window frame details as closely as reasonably possible.
7. The choice of glass types shall be the Unit Owner’s choice.

8. All windows on the front face of the unit shall match the existing conditions and appearance. Other windows may, at the Unit Owner’s choice, be fitted with between glass or internally mounted simulated divided lite bars. Externally mounted bars will not be permitted.
9. Transoms will be permitted on all non-front facing windows.
10. We recommend the Unit Owner consider purchasing windows with the frame, brick mold and the sill manufactured as an integral unit with all permanently sealed joints. This will provide a better overall weather seal and reduces field applied caulking to only the perimeter joint between the brick and the brick mold.

Garage Doors

Model:	Northland Garage Doors.
Colour:	Sandstone (match window trim colour).
Size and Appearance:	Match existing.

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Material:	Galvanized steel with embossed woodgrain texture.
Finish:	Pre-finished maintenance 'free'.
Seals:	Perimeter weather strip on top and sides with bottom vinyl weather seal.
Insulation:	At Owner's discretion, consider purchasing an insulated door.
Supplier:	Stewart Overhead Door Co. Ltd.