



## THEIRS

### **WOOD FRAME STRUCTURE**

- Insulated with batt insulation and protected from moisture with 6 mill poly
- Effective R values of insulated exterior walls - R 14
- Susceptible to moisture and will rot
- Promotes mold, fungus and algae growth
- Transmits sound easily
- Smells and smoke transfers between suites
- High air infiltration
- Poor structural resistance to earthquakes
- Poor insulation r values and thermal efficiency
- Thermal Bridging
- Squeaking and other annoying noises due to expansion and shrinkage
- Basic framing required
- All walls are constructed from wood studs
- Medium wind resistance
- Wood joists

### **ROOF**

- Plywood on strapping nailed to wood joists. Batt insulation applied between joists on the underside of sheathing. A slip sheet nailed onto plywood deck and roofing bonded to slip sheet venting on edges and high hat vents. Roof life is limited by performance of plywood sheathing, approximately 25 years or less roof life expectancy, or less if plywood fails. Substantially less if there are venting problems. If there is a leak, major structural problems may occur if leak is not rectified within a short amount of time.

## LIFE STYLE VENTURES PRODUCT COMPARISON

## OURS

### **BUILT WITH ICF FOAM BLOCKS WITH STEEL REINFORCED CONCRETE**

Insulated with commercial styrofoam which acts as a vapor barrier to protect from moisture. Effective values of poured concrete and steel exterior walls - R 50

Moisture strengthens concrete. The styrofoam acts as an impermeable surface

Will not rot and is mold resistant.

Amazing sound insulation

Impervious to air, smoke, and other smells between units

High structural resistance to earthquake

Class leading insulation values

Prone to non destructive plastic cracking

Specialized skilled workers are needed to build

All non concrete walls are non warping steel stud construction

High wind resistance

Steel joists

### **ROOF**

SBS material is bonded directly onto concrete roof with foam insulation bonded to the underside of concrete roof deck. No venting is required as there is no possibility of concrete rotting. Life expectancy of roof is 30-35 years. If leaks do occur, no structural damage will take place.

## **SLOPED ROOF**

- Expensive shingle replacement
- Fragile aluminum gutters subject to ladder damage
- Gutter cleaning headaches
- Expensive gutter maintenance
- Potential mold and rot issues if not vented properly

## **DECKS**

- 60 Mill vinyl fabric glued on plywood deck - Susceptible to:
  - Bubbles
  - Lifting
  - Deteriorating from accumulation of leaves and refuse build up
  - Stains
  - Cracking and chalking
  - Melting due to heat damage ie: cigarettes and BBQs
  - Wood stairs are noisy to neighbouring suites

## **RAILINGS**

- Light weight aluminum with powder coat finish
- Finish dulls and deteriorates over time
- Easily deforms with abuse
- Structurally limited
- Dated look
- Hard to keep clean and time consuming to clean

## **FLASHINGS**

- Single window flashing
- Straight cut ends
- Lap seams
- Right angle projections
- Architectural grade caulking?

## **FLAT CONCRETE ROOF**

Durable, ideal conditions for torch on roof  
Very limited use of gutters  
Little potential for gutter damage due to ladders  
Gutter cleaning around perimeter not required  
Limited amount of gutters to maintain

## **DECKS**

Concrete decks require no water proofing as water will not damage concrete. Top coat is provided for protection from salt and aesthetics.  
Sound attenuation far superior to wood decks  
No susceptibility to damage  
Little consequence to damage  
Concrete stairs are quiet

## **RAILINGS**

Made from 304 stainless steel  
10 Mill tempered glass  
Strong and durable  
Stainless steel finish  
Only susceptible to salt  
Contemporary, modern sleek look  
Easy to clean  
Must be cleaned 2x per year

## **FLASHINGS**

Double window flashings  
End dams  
Standing seams on many  
Sloped projections  
Materials compatible with caulking

## **ENTRANCE DOORS**

- MDF sawdust filled interior panel doors

## **INTERIOR HALLWAYS**

- Odours and smells traveling between suites into the hallway
- Need regular cleaning, high maintenance cost
- Spills and dirt can be problematic
- Carpets need constant cleaning and replacement every 10-15 years
- Walls easily damaged with painting upkeep
- Noisy
- Expensive to light and heat
- Nickel plated hinges visible on entry doors

## **EXTERIOR CLADDING**

- Concrete or vinyl siding
- Concrete siding must be carefully sealed at cut joint or de-lamination may occur
- Trims around windows and doors are usually made of softwood lumber that require touch-ups and painting every couple of years, negating the benefit of concrete siding
- Asphalt building paper is used to protect the wood against water ingress (Usually 30 or 60 minute paper). This offers protection on a very limited basis to the wood frame structure which is very susceptible to moisture.

## **ENTRANCE DOORS**

- Engineered oak doors with 3/4 light

## **EXTERIOR WALKWAYS**

- Fresh outdoor air
- Easy and inexpensive to clean
- Spills just hose off
- No carpets to clean or replace
- Walls hard to damage
- No noisy door slamming in an enclosed space
- No heat required
- Only 1/4 as much light required
- Stainless steel hinges on entry doors

## **EXTERIOR CLADDING**

- Our concrete siding will not de-laminate
- Window and door trims are done in concrete siding and plastic wood. They should have the same low maintenance as our siding.
- We use commercial grade Tyvek. This provides excellent protection . To protect a structure, this is pretty much impervious to moisture and water penetration.

## INTERIORS

- Ceramic tile in kitchen and bath
- Residential grade laminate that is easily damaged
- Builders grade carpet
- Extensive use of bi-fold doors
- Standard closet, wooden rod and shelf
- Dated paneled doors and colonial casings
- Sliding windows
- Textured ceilings
- Premium appliance package
- 15 mm - 30 mm granite counter tops with under mount sinks
- Standard double bowl sink
- Wooden railings with die cast brackets
- Sliders to balconies with flip lock
- Cabinets are MDF with standard white finish or Ikea brand
- Metal slides on drawers and standard door hardware
- Multiple drill paths for plumbing and electrical through out the structure with insulation and caulking for sound and fire protection
- 100% Wood frame demising (party) walls with 2 insulation planes and 3 drywall layers
- There are 0% concrete demising (party) walls
- 1 1/2 Non-reinforced concrete floor topping on wood frame for sound reduction between top and bottom suites
- Different wall and floor assemblies would have different fire ratings throughout the building
- Lumex commercial grade wiring

## INTERIORS

Ceramic tile in kitchen and bath  
Commercial grade laminate floors not easily damaged  
High quality carpet, feel the difference  
Limited use of bi-folds. Mirrored bypass as well as swing type closet doors are used instead.  
Premium aluminum rod and MDF shelves  
Modern doors with high modern baseboard and trim  
Casement windows  
Smooth ceilings throughout  
Special order crown molding in the living area  
Premium stainless steel appliance package with drawer style freezer and ice maker  
30 mm granite counter tops with commercial style sink  
20 mm glass eating bar with stainless stanchions  
Stainless steel hand rails and wall brackets  
Solid oak exterior doors with slide bolts  
Cabinets are MFD with cherry or walnut finish  
Metal slides on cabinets with dampers on the drawer and doors  
Very limited cored paths for plumbing and electrical with all floor penetrations concreted in place with no need for fire caulking.  
No wood framed demising (party) walls. Steel stud demising walls with 2 insulation planes, 5 drywall layers with "green glue" used as a sound damper between drywall layers.  
98% 6" Solid concrete demising walls with 2 1/2" foam on each side  
Floors are 4" solid concrete on steel joists between floors for superior sound rating and fire protection  
This style of building is considered to be non combustible  
Armored cable is our standard for wiring

## **FIRE SUPPRESSION**

- Sprinkler system with cast iron piping prone to corrosion and condensation on pipes
- Proud sprinkler heads prone to damage and leaks if touched

## **FIRE SUPPRESSION**

- Sprinkler system with non-corrodible Blaze Master piping no condensation on pipes
- Flush sprinkler heads with no risk of damage and better aesthetics

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**More than just concrete and steel verses wood, we have tried to upgrade as many items as possible to give you the best value for your investment.**

