Residential Suite Access Doors – Action Required

As part of our residential hallway renovation project Westmount Place will be renovating the suite access doors. These doors are part of the common property of the condominium corporation.

All doors will have their exterior surface and trim painted black and new mortise locks will be installed along with a new viewer and doorbell. All existing hardware will be removed. The new locks will include an interior and exterior black trim plate. The exterior plate will have the suite number engraved in white.

Owners and residents will not be allowed to install their own hardware that is in any way visible from the exterior of the door. You may optionally install a security chain on the inside.

Any damage or holes in the doors will be filled as part of the renovation. There is no way to have the fill match the grain so the only way to cover the fill is with paint. Where the fill is visible on the inside we will default to painting the interior of the door with the same black paint used on the outside. Alternatively owners may supply their own paint for the inside. If there is no fill visible on the inside of the door it will be left with the original stained finish.

The new locks will be Yale NexTouch sectional mortise locks in black. This lock allows for owner choices in the way the lock is managed through optional modules referred to by Yale as “radio modules”. The default we have chosen for Westmount Place is what is called the Accentra module. This module uses the existing building access fobs which would be programmed to also have the specific code used for your door. Management of the fob programming for suite doors would be contracted to an outside party and there would be an expense relating to changes or additions requested by the owner. Up to three building fobs will be programmed initially at no extra charge. Additional fobs can be programmed for a charge to be determined. There will be a requirement to update the fobs from time to time which can be done by the person using the fob. The building will not have fobs capable of accessing any suite and the system will not include a master access fob.

Optionally, instead of the Accentra module, an owner may choose to have a numeric touchscreen keypad. The building fob would not be used. The owner would be able to program numeric access codes into the lock or remove codes. At least 25 different access codes of 4-8 digits could be programmed into each lock. This option would not have an extra cost.

Optionally, instead of the Accentra module, an owner may choose the August module. This module allows integration with the Internet and some home automation products. It offers a lot of owner flexibility in managing access to their unit including the touchscreen. It includes a communications module that must be located close to the door on the inside to communicate with the door and to communicate with your in-suite wireless Internet. The module requires an electrical outlet. All responsibility for networking rests with the owner. The August module and associated components will be charged to the owner at $150 installed when requested before the return date for the selection form.

Optionally, instead of the Accentra module, an owner may choose either the ZigBee or Z-Wave modules. These are designed to work with home automation products that support these standards as well as the touchscreen. If you don’t know what that means you don’t want them. All responsibility for networking rests with the owner. These modules will not have an extra cost when requested before

the return date for the selection form.

All of the NexTouch locks will include a cylinder override. Keys will managed by Westmount Place security and will not be available to owners. Keying will be random and there will not be a master key.

The door viewer will be black and installed at the same location as the original door viewer. Optionally owners can request a separate viewer mounted low in the door to meet ADA guidelines. This is intended for those with disabilities or who otherwise cannot use the viewer at standard height. There is no additional charge for those who need the second viewer.

We are still evaluating doorbells. An update will be provided when we have more information.

The NexTouch lock, and probably the doorbell, use readily available batteries which must be replaced when low. Battery replacement is the responsibility of the owner.

Additional product data and information may be found on the Westmount Place web site at:
https://www.westmountplacecalgary.org/

Attached is a form for indicating your preferences for the lock and viewer. This form must be returned by June 2, 2022 if you wish anything other than the default Accentra module or the numeric touchscreen. After that date the other modules can be chosen but there will be a time and cost impact.

Please return the form to our project manager Katharine Jones at
cambriancondoconsulting@yahoo.com
or
leave with the concierge at the security desk.

Lock Information

NexTouch Sectional Mortise Lock



Shown is exterior view of NexTouch lock with lever, keypad and cylinder.

Keypad is shown illuminated. When not in use it is not illuminated and is black.

We will be getting a black metal plate (not shown) which will include the suite number engraved in white.



Exterior of suite door lock rendering with painted door and back plate for lock.

Suite number between handle and cylinder

Actual lever to be Virginia model

(text from Yale)

Yale August Module Access Upgrade Kit:

The Yale August access upgrade kit comes with a Yale Smart Module, Connect Wi-Fi Bridge and DoorSense. Lock and unlock, share access with others and see who comes and goes all using your Yale Access app from anywhere! Your lock will automatically unlock as you approach the door with your smartphone, via Bluetooth, and it will lock automatically so you never have to worry about your home being unsecured. Your Lock will respond to Siri, Amazon Alexa or Google Assistant voice commands giving you even more convenience!
Requires:
Yale Access App
802.11 b/g/n (2.4GHz) Wi-Fi Network
Bridge needs to be near the door and have standard North American 120v outlet

Yale Z-Wave Plus Smart Module

Add the Yale Z-Wave Module so that you can integrate your lock with smart home systems including Samsung SmartThings, Wink, Ring Alarm, Qolsys. Alarm.com, Honeywell and more!
Features typically include*:
- Lock and unlock from anywhere using your smart home app
- Share virtual keys and/or manage unique entry codes for people you trust
- Receive notifications when your home is locked or unlocked
- Control your door with Amazon Alexa or Google Assistant

* Features may vary based on smart home partner. A smart home hub and app are required for Z-Wave Plus features to be enabled.

Yale ZigBee Smart Module

Are you an Xfinity Home customer? Or, do you have an Echo Plus op Echo Show at home? Then by upgrading your Yale lock with the Yale ZigBee smart module, you'll be able to control and monitor it right from your smart app or through Alexa!

Owner Door Options Form

Form must be returned to the security desk or Katharine Jones (cambriancondoconsulting@yahoo.com) by June 2, 2022 for pricing to be held. After June 2 pricing is at cost and delivery may be affected.

Suite Number: _____

Owner Name: _____

Door Lock Options (please pick one only):

_____ Default choice of Accentra module (fob based access)
(no charge including programming up to three fobs)

_____ Optional choice of numeric touchscreen pad access (no charge)

_____ Optional choice of August module ($150.00 charge to be paid once door is installed)
(suite networking is the owner's responsibility)

_____ Optional choice of Z-Wave module (no charge)
(suite networking is the owner's responsibility)

_____ Optional choice of ZigBee module (no charge)
(suite networking is the owner's responsibility)

Door Viewer Options:

_____ Optional extra low ADA compliant viewer (no charge)

Door Interior Paint Options:

_____ Default no paint choice where no visible repairs made to door interior side (no charge)

_____ Default black paint choice where visible repairs needed on door interior side (no charge)

_____ Optional owner supplied paint choice where visible repairs needed on interior door side
(no charge)

_____ Optional other choice. To be quoted separately.

_____ _____ _____

Signature Print Name (owner or authorized rep) Date