

PENTHOUSE SUITES FEATURES AND FINISHES

Any selections to be made by the Purchaser shall be made from the Vendor's standard samples and/or from a selection of customized design packages as determined by the Vendor.

KITCHENS

- Choice of contemporary custom designed cabinetry with extended upper cabinets and full depth fridge upper cabinet, one bank of drawers, crown moulding and under cabinet valance (excludes electrical)
- Choice of granite counter top with straight polished edge with approximately 3" backsplash return
- Choice of ceramic tile backsplash
- Top mounted stainless steel sink with single lever faucet with pull out vegetable spray
- Brand name Energy Star rated 18 cubic foot frost-free refrigerator with stainless styling*
- Brand name full-size self-cleaning range with stainless styling
- Brand name Energy Star rated full size built-in dishwasher with stainless styling*
- Brand name built in combination microwave/hood fan with stainless styling, vented to exterior

BATHROOMS

- Choice of custom designed vanity
- Choice of 12" x 12" ceramic tile for bathroom floor and choice of 8" x 8" ceramic wall tile for bathtub or shower enclosure
- Choice of ceramic tile baseboard
- Choice of marble vanity counter top with approximately 3" backsplash return and a top mounted vanity basin
- Mirror over vanity basin in all bathrooms
- Single lever faucet for vanity basins
- Exhaust in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Safety pressure balance valve for shower
- Framed glass door for shower enclosure
- Waterproof ceiling light provided in shower enclosure
- White bathroom fixtures
- Water efficient low flow toilet*
- High pressure, water efficient low flow shower head*
- Reduced flow aerators in bathroom and kitchen faucets*

LAUNDRY

- In suite laundry closet with stacked white brand name front loading dryer and Energy Star rated washer, vented to exterior*
- 8" x 8" white ceramic floor and baseboard tile

COMFORT AND SECURITY

- Professional 24-hour concierge service
- Individual comfort-controlled heating and air conditioning (vertical fan coil complete with electric duct heater)
- Energy Efficient Low E Thermal Glazed Windows with Thermally Broken Aluminium Frames*
- Premium water filtration system delivers high quality filtered water to every tap in building*
- Energy recovery exhaust ventilation system provides a high level of indoor air quality, comfort and user control of fresh air flow*
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system
- Fire-rated suite entry door with privacy viewer

- Security coded access device to building entrances and underground parking garage
- Video monitored cameras at front entrance, parking garage and grounds, linked to concierge
- High efficiency boilers with a minimum of 85% efficiency*
- Underground parking garage equipped with carbon monoxide detection system to control exhaust fan usage*
- The building will have a tri-sorter system for recyclables, organic and non-organic waste*

INTERIOR SUITE FINISHES

- Approximately 10'-0" ceiling height for penthouse floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings
- Stained 2 9/16" engineered hardwood flooring in all areas except the laundry and bathroom(s)
- 6" cornice moulding in living/dining area
- 7'-0" interior doors with 3" casing including back band trim and 7-1/4" baseboard (where construction permits)
- Decorative brushed nickel lever door handles
- Walk-in bedroom closets to have swing door, all other closets will have white panel sliding doors
- Trim and doors to be painted with low V.O.C. birch white semi-gloss paint, for better indoor air quality*
- Walls and dropped ceilings to be painted with low V.O.C. birch white latex paint, for better indoor air quality*
- Ceilings in all areas will have a white stipple finish
- Sliding glass door with screen, to exterior balcony or terrace
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit
- Local materials used where possible, as per LEED requirements*

ELECTRICAL FEATURES

- Energy efficient ceiling light fixture package including bedrooms*
- Switch to plug outlet in living area
- Capped ceiling outlet in living/dining area
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living area, bedrooms and dinette
- Pre-wired telephone outlet in living area, bedrooms and dinette
- Individually metered hydro and water consumption*
- Decora switches and plugs
- Energy-efficient light fixtures in the building's common areas and underground parking garage*
- Motion sensors to control lighting usage in some of the common areas*

BALCONIES AND/OR TERRACES

- Terraces with 2' x 2' decorative pavers
- Exterior receptacle on balcony and/or terrace

*Eco-Friendly Feature

Please note: Features, finishes, specifications and choice of Vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor's samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. E. & O.E. April 2012.

TOWER & PODIUM SUITES FEATURES AND FINISHES

Any selections to be made by the Purchaser shall be made from the Vendor's standard samples and/or from a selection of customized design packages as determined by the Vendor.

KITCHENS

- Choice of custom designed cabinetry with full depth fridge upper cabinet
- Choice of granite counter top with straight polished edge
- Top mounted stainless steel sink with single lever faucet with pull out vegetable spray
- Brand name Energy Star rated 18 cubic foot frost-free refrigerator with stainless styling*
- Brand name full-sized self-cleaning range with stainless styling
- Brand name Energy Star rated full size built-in dishwasher with stainless styling*
- Brand name built in combination microwave hood fan with stainless styling, vented to exterior

BATHROOMS

- Choice of custom designed vanity
- Choice of 12" x 12" ceramic tile for bathroom floor and 8" x 8" ceramic wall tile for bathtub or shower enclosure
- Choice of ceramic tile baseboard
- Choice of marble vanity counter top with approximately 3" backsplash return and top mounted vanity basin
- Mirror over vanity basin
- Single lever faucet for all vanity basins
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Safety pressure balance valve for shower
- Framed glass door for shower enclosure
- Waterproof ceiling light provided in shower enclosure
- White bathroom fixtures
- Water efficient low flow toilet*
- High pressure, water efficient low flow shower head*
- Reduced flow aerators in bathroom and kitchen faucets*

LAUNDRY

- In suite laundry closet with stacked white brand name front loading dryer and Energy Star rated washer, vented to exterior*
- 8" x 8" white ceramic floor and baseboard tile

COMFORT AND SECURITY

- Professional 24-hour concierge service
- Individual comfort-controlled heating and air conditioning (vertical fan coil complete with electric duct heater)
- Energy Efficient Low E Thermal Glazed Windows with Thermally Broken Aluminium Frames*
- Premium water filtration system delivers high quality filtered water to every tap in building*
- Energy recovery exhaust and ventilation system provides a high level of indoor air quality, comfort and user control of fresh air flow.*
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system
- Fire-rated suite entry door with privacy viewer

- Security coded access device to building entrances and underground parking garage
- Video monitored cameras at front entrance, parking garage and grounds, linked to concierge
- High efficiency boilers with a minimum of 85% efficiency*
- Underground parking garage equipped with carbon monoxide detection system to control exhaust fan usage*
- The building will have a tri-sorter system for recyclables, organic and non-organic waste*

INTERIOR SUITE FINISHES

- Approximately 9'-0" ceiling height for podium and tower floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings
- Coloured laminate flooring with acoustic underlay in all areas except bathroom(s) and laundry
- 6'-8" interior doors with 2-3/4" casings and 4-1/4" baseboard (where construction permits)
- Decorative brushed nickel lever door handles
- Walk-in bedroom closets to have swing door, all other closets will have white panel sliding doors
- Trim and doors to be painted with low V.O.C. birch white semi-gloss paint, for better indoor air quality*
- Walls and dropped ceilings to be painted with low V.O.C. birch white latex paint, for better indoor air quality*
- Ceilings in all areas will have a white stipple finish
- Sliding glass door with screen, to exterior balcony and/or terrace.
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit.
- Local materials used where possible, as per LEED requirements*

ELECTRICAL FEATURES

- Energy efficient ceiling light fixture package including bedroom(s)*
- Energy-efficient light fixtures in the building's common areas and underground parking garage*
- Switch to plug outlet in living area
- Capped ceiling outlet in living/dining area
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living area, bedroom(s) and dinette
- Pre-wired telephone outlet in living area, bedroom(s) and dinette
- Individually metered hydro and water consumption*
- Decora switches and plugs
- Motion sensors to control lighting usage in some of the common areas*

BALCONIES AND/OR TERRACES

- Terraces with 2' x 2' decorative pavers
- Exterior receptacle on balcony and/or terrace

*Eco-Friendly Feature

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