

SQ at Alexandra Park
Included Features and Finishes
SCHEDULE 'B'

1. General

- 1.1 Smooth ceilings painted white to all areas of suite.
- 1.2 Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s) painted satin off white, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- 1.3 6'-8" interior slab doors with metal lever hardware to 8'-0", 8'-6" and 8'-8" ceilings.
- 1.4 7'-0" interior slab doors with metal lever hardware to 9'-0", 9'-4" and 9'-8" ceilings.
- 1.5 8'-0" interior slab doors with metal lever hardware to 10'-0" ceilings.
- 1.6 5", paint finish, contemporary styled baseboards to all ceilings except 7" baseboard to all 10'-0" ceilings. 3" matching door casing throughout.
- 1.7 Bathroom and laundry/storage areas to feature tile base.
- 1.8 Smooth white cultured marble window sills*.
- 1.9 Architecturally designed thermally isolated aluminum window frames with low-E coated, argon gas filled, double pane, sealed glazed units, with operable awning windows.
- 1.10 White bathroom fixtures throughout.
- 1.11 On floors G and 13 (with the exception of units 1305 and 1308 which shall receive 9'-0" finished ceilings) the ceiling height of the unit will be approximately 10'-0", measured from the upper surface of the concrete floor slab to the underside of finished ceiling, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.12 On floors 2, 6, 7, 8, 10, 12 and PH the ceiling height of the unit will be approximately 9'-0", measured from the upper surface of the concrete floor slab to the underside of the finished ceiling, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.13 On floors 3 and 4, the ceiling height of the unit will be approximately 8'-6", measured from the upper surface of the concrete floor slab to the underside of the finished ceiling, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.14 On floor 5 (with the exception of unit 503 which shall have 8'-6" finished ceilings, units 526 and 527 which shall have 8'-8" finished ceilings), 9 (with the exception of units 905 and 908 which shall have 9'-0" finished ceilings) and 11 (with the exception of units 1113, 1114, 1121, 1127 and 1128 which shall have 9'-0" finished ceilings) the ceiling height of the unit will be approximately 9'-4", measured from the upper surface of the concrete floor slab to the underside of the finished ceiling, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.15 Frosted glass sliding doors* to front entry closets, where applicable.
- 1.16 Frameless mirror sliding doors* to all bedroom closet(s), where applicable.
- 1.17 Internal bedrooms will feature frosted glass entrance doors*.
- 1.18 All balcony areas* to have one exterior electrical receptacle.
- 1.19 Terraces and patios to receive interlocking paving stone, natural gas BBQ connection, water hose bib, exterior electrical receptacle and light fixture.
- 1.20 Glazing on floors ground, 2, 3 and 4 will feature a frit pattern.

2. Floor Coverings

- 2.1 Premium plank laminate floating floor with acoustic underlay to all rooms excluding bathroom(s) and laundry.
- 2.2 Designer selected premium porcelain floor tiles in bathroom(s).
- 2.3 White ceramic floor tiles in laundry/storage areas.

3. Kitchen

- 3.1 Selection of three Kitchen Packages**, coordinated with backsplash and counter material. Kitchen includes full height flat panel doors. Finishes include designer hardware and wood grain laminate.
- 3.2 Granite or quartz kitchen countertop with polished single square edge and undermount square single basin stainless steel sink.
- 3.3 Granite or quartz backsplash with sidesplash* where required.
- 3.4 Polished chrome, single lever kitchen faucet, complete with pull down spray.
- 3.5 Space saving energy efficient 24" dishwasher drawer, panel ready in linear kitchens measuring approx. 10'-2"*
- 3.6 Space saving energy efficient 18" dishwasher, panel ready in linear kitchens measuring approx. 11'-2"*
- 3.7 Counter depth energy efficient fully integrated 24" refrigerator with bottom mount freezer panel ready.
- 3.8 Built-in, stainless steel microwave complete with trim kit.
- 3.9 24" built in oven in stainless steel finish.
- 3.10 24" built in ceran cook top.
- 3.11 24" built in integrated hood fan.
- 3.12 Energy saving fluorescent undercabinet lighting.

4. Bathrooms

- 4.1 Bathroom cabinetry in selection of three packages with cultured marble* top complete with integrated basin.
- 4.2 Framed vanity mirror, finish to match vanity complete with centre pot light above vanity.
- 4.3 5' soaker tub with polished chrome faucet*.
- 4.4 Choice of ceramic and/or porcelain tiles** in tub* and shower* enclosure.
- 4.5 Shower light in ceiling*.
- 4.6 Pressure balanced and temperature controlled single level shower faucet.
- 4.7 High pressure, low-flow shower head(s).
- 4.8 Polished chrome single lever vanity faucet.
- 4.9 Dual flush, low consumption toilet(s).
- 4.10 Acrylic shower base with frameless glass shower enclosure* with chrome hardware.

5. Laundry

- 5.1 Heavy-duty wiring and receptacle for dryer.
- 5.2 Dryer vented to exterior.
- 5.3 24" wide stacked front loading dryer and 24" wide Energy Star high efficiency front loading washer (complete with stainless steel braided hose connections). Stacked laundry appliances are white in colour.

6. Safety and Security

- 6.1 Concierge monitoring community access systems including two-way communication from selected zones in underground garage and entry areas. Concierge service may be monitored remotely at times.
- 6.2 Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- 6.3 Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed in the resident's suite.
- 6.4 Surveillance cameras in selected locations in the points of access to the building and garage may be monitored by the Concierge.
- 6.5 Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the Concierge of a distress call (2 pendants per unit). Available only to purchasers of a parking unit.
- 6.6 In-suite sprinkler system.
- 6.7 Hard wired smoke alarm(s) and fire alarm speaker.

7. Comfort System

- 7.1 Two pipe vertical fan coil heating and air conditioning system, complete with integrated heat recovery ventilator providing fresh air and heat recovery. Supplementary heating coil installed for year round seasonal comfort control.
- 7.2 Individual metering of electricity, domestic hot water, space heating and cooling consumption.
- 7.3 Individual check meters for natural gas BBQ connection to suites with terraces and patios*
- 7.4 Central building water filtration system.
- 7.5 Superior air filter media for use in fan coil.

8. Electrical Service and Fixtures

- 8.1 Individual service panel with circuit breakers.
- 8.2 Designer series receptacles and switches throughout.
- 8.3 Light fixtures in foyer, walk-in closet(s)*, bedroom(s), kitchen, den* and media*.
- 8.4 Capped ceiling light outlet in the main living area*.
- 8.5 Lighting fixtures designed to fit long lasting energy saving lamps.

9. Communications

- 9.1 Central high-speed wiring connection point.
- 9.2 Pre-wired cable outlet in living room and bedroom(s).
- 9.3 One multi-port outlet (telephone and cable connections located on the same faceplate) will replace a prewired cable outlet, installed in a location determined by Vendor.