

#### DANIELS DISTINCTION FEATURES

- Ceramic tile in tub and shower enclosure walls installed on tile backer board.
- Pressure balance valve in all tub and shower enclosures.
- Heavy-duty 2"x 6" exterior wall construction with R27 insulation.
- All wood subfloors glued and screwed down.
- Comprehensive air-seal package to all windows and exterior doors.
- R40 insulation in roof for suites on the top floor only (as per applicable plan).
- Vinyl windows, full-height glass door inserts, sidelights and patio sliding doors shall have a completely sealed unit with double layer of low-E coated glass filled with Argon gas (as per model selected).
- Draft resistant electrical boxes on exterior walls throughout the building, and roof on top floor suites (as per applicable plan).
- Media Center enclosure for concealing data/communication and cable wiring complete with an electrical duplex receptacle inside (location determined by Vendor).
- Fully landscaped community with hard and soft surfaces.

#### BUILDING FEATURES

- Boutique-style midrise building built in accordance with Toronto Green Standards.
- Enter-phone system in main entrance vestibules and parking garage.
- Video surveillance system with cameras located in the main building lobby and at strategic locations in underground garage. Allows in-suite viewing of main lobby and garage entrance, through cable television connection direct to suite.
- Tastefully decorated elevator lobbies and corridors.
- Energy efficient elevator from the parking garage to each floor.
- Mailroom located at ground floor lobby.
- Sprinkler system in building to all suites and common areas with concealed sprinkler heads, and fire hose cabinets located in corridors.
- Automatic snow melting system on all unprotected exit stairs and garage ramp.
- Dedicated boilers to heat common areas.
- Garbage chute on each floor for disposing refuse and recyclables. Garbage chute rooms will have lights controlled by occupancy sensor.
- Fully carpeted corridors. Porcelain/ceramic flooring in exit corridor, vestibules, mail room, garbage disposal room, and elevator lobby.
- Conditioned air in entry vestibule, main elevator lobby, corridors, and amenities (where applicable).
- Critical common area equipment is connected to Building Automation System (BAS).
- Common area walls covered with vinyl wallpaper.

#### EXTERIOR FINISHES

- Architecturally selected and colour coordinated exteriors with brick and fiber-cement board trim/siding (as per model and elevation selected).
- Flat roof system with high albedo materials to reduce urban heat island effect and meet Toronto Green Standards.
- Low maintenance vinyl casement windows throughout. All operable windows have heavy duty screens with white frames and hardware. Bird friendly frit pattern on windows (where applicable) to meet Toronto Green Standards.
- One exterior GFI outlet for all ground floor patios/terraces or upper balconies (as per model selected).
- Metal fenced, or open patios, with aluminum privacy screens with obscure glass inserts (as per model selected).
- Balconies on upper floors with aluminum balcony railings with clear tempered (safety) glass inserts/ pickets, aluminum privacy screens with obscure glass (as per model selected). Bird friendly frit pattern on balcony railings (where applicable) to meet Toronto Green Standards (as per model and elevation selected).
- Exclusive use terraces for ground floor units facing landscaped areas.

#### IMPRESSIVE SUITE FEATURES

- Approximately 9' high ceilings on living floors. Where bulkheads are present or drop ceilings are required, the height of the ceiling will be less than 9'. Ground floor units in Building R have ceiling heights of approximately 10'6".
- Solid core suite entry door, complete with satin nickel tarnish resistant deadbolt and hardware from corridor to suite.
- Sliding glass patio doors with screens or swing doors to all upper floor balconies and ground floor units facing amenity space (as per model selected).
- White window coverings (as per model selected).
- All closet sliders are clear mirror with white metal frame. Closets have pre-finished wire shelving.
- Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout. Doors and all interior wood trim to be semi-gloss paint. Colour selected by Vendor.
- Smooth paint finish to ceilings in kitchen / breakfast and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
- Decora Style white plugs and switches.
- White, compact two-piece stackable washer and dryer for 1-Bedroom + Den and smaller suites. Full size one-piece stacked washer and dryer for 2-Bedroom and larger suites.
- Interior trim package includes flat panel interior doors complete with satin nickel lever hardware and flat stock profile baseboards and casings.
- Flooring items are selected by the Vendor and installed as per following:
  - Imported ceramic tile flooring installed to:
    - i. All bathrooms
    - ii. Laundry and mechanical rooms
  - Laminate flooring installed to:
    - i. Kitchen
    - ii. Living
    - iii. Dining
    - iv. Bedrooms
    - v. Dens

