1. General

a. Site
   i. Direct elevator access from parkade to residential floors
   ii. Separate commercial elevator access from parkade to 10th Street NW
   iii. Loading bay off lane
   iv. Separate indoor commercial and residential waste and recycling areas
   v. Controlled access to residential lobby entrance off 10th Street NW
   vi. Commercial retail units fronting 10th Street NW

b. Parking
   i. Controlled access heated underground parking c/w automatic garage door
   ii. Separate shared visitor pay parking area for both commercial and residential use
   iii. Separate residential parking area with controlled access
   iv. Painted walls, columns and ceilings
   v. Select parkade lights on motion detectors to save energy
   vi. Bicycle parking as per plans in locked rooms
   vii. Assigned storage lockers

2. Structure

a. Concrete
   Reinforced cast in place concrete walls, columns, and foundations

3. Walls

a. a. Exterior
   i. Masonry, EIFS, storefront glazing, and window wall system with prefinished aluminum cladding as per plans

b. Roof
   i. 2 ply SBS membrane over insulation with an average R-value of 40
   ii. Roof installed to roofer’s association standard and inspected during installation
c. In Suite Walls
   i. ½” Gypsum wall board
   ii. Metal stud framing
   iii. ½” Gypsum wall board

d. Party Walls Between Suites
   i. Either:
      ii. Gypsum wall board
      iii. 6 inch concrete as per structural
      iv. Gypsum wall board;
         OR
      v. Two layers gypsum wall board
      vi. Airspace, metal studs with insulation
      vii. Two layers gypsum wall board

e. Corridor
   i. Two layers gypsum wall board
   ii. Metal studs with insulation
   iii. Two layers gypsum wall board

4. Exterior Finish (In floors 2 and Above)
   a. Window wall system for residential units floors 2 through 6
      i. Colours as per architectural plans
   b. Decks and Patios
      i. Concrete pavers on 1st and 2nd floor terraces or concrete decks with traffic coating on
         floors 3 through 6
   c. Railings
      i. Powder coated aluminum with opaque or transparent glazing or solid panels as per
         plans
      ii. Opaque glass and aluminum privacy screen between decks

5. Windows/Doors
   a. Windows
      i. Window wall system
      ii. Thermally broken metal frame
      iii. Low emissivity internal finish
   b. Window Coverings
      i. Roller shades in white or chalk fabric
   c. Entry Doors
      i. Solid core painted wood
      ii. Dead bolt and passage set
d. Interior Doors
   i. Hollow core painted wood doors; or
   ii. Flat panel painted masonite doors
   iii. Passage or roller ball or recessed handle set
   iv. Privacy set on bathrooms

6. Mechanical

a. Heating and Cooling
   i. Heated and chilled water provided by roof top chiller and boilers distributed to each
      home’s fan coil unit. Heat or cooling is distributed through home by overhead ducted
      system when called for by home’s own Nest self programming thermostat.

b. Venting
   i. Exterior vented kitchen, dryer, and bathroom exhaust fans
   ii. Energy efficient HRV (Heat Recovery Ventilator) provides for the exchange of heat or
       cooling between incoming fresh air and existing air being exhausted. Energy is saved by
       reducing need to heat up or cool down incoming fresh air.

c. Sprinklers
   i. All areas sprinklered as per Alberta Building Codes

d. Natural Gas Lines
   i. Gas provided to kitchen stove and balcony

7. Security

a. a. Enterphone
   i. Panels at entrance to parkade, building lobby entrance and from visitor’s parking area

b. Access control
   i. Electric card reader or equivalent at main building entrance

c. Smoke alarms
   i. Smoke alarms with strobes in all suites

8. Plumbing

a. Fixtures
   i. White vitreous china under-mount sink, vitreous china dual flush toilet and water
      conservative shower head with built in speaker

b. Bathtubs
   i. Gelcoat or acrylic tubs

c. Showers
   i. Gelcoat or acrylic bases with tiled wall and fixed or semi-frameless glass panel
d. Vanity Taps  
   i. Metal single handle faucet

e. Kitchen Sink  
   i. Double basin stainless steel under-mount sink with lever faucet and pull-out spray

f. Shutoff  
   i. Individual in-suite water shut-offs

g. Hot Water  
   i. Domestic hot water provided by common gas fired hot water boilers in roof top mechanical room

9. Electrical

a. a. Service  
   i. Minimum 60 amp circuit breaker panel to each home and as per electrical plans

b. Switching  
   i. White dekora rocker switches and plugs  
   ii. 3-way switches as noted on electrical drawings  
   iii. Plugs with USB charging ports as per plans

c. Exterior  
   i. One electrical outlet per balcony  
   ii. One exterior light per deck

d. Telephone/Cable  
   i. Outlets as per plan  
   ii. Fiber optic cabling for telephone wiring to all homes  
   iii. RG6 coax cabling for CATV wiring to all homes  
   iv. TELUS multi-media panel in storage areas

e. Dryer  
   i. 208 volt dryer receptacle

f. Lighting  
   i. Standard fixture package using LED where appropriate  
   ii. Under cabinet puck or rope lights for kitchen and vanity

g. Wall oven  
   i. 208 volt outlet in all kitchens

10. Interior Finish

a. Casings  
   i. Painted  
   ii. MDF or wood

b. Baseboards  
   i. Painted  
   ii. MDF or wood
c. Closet Doors
   i. As per plans
   ii. Painted flat panel bifold; or
   iii. Painted flat panel swing door; or
   iv. Mirrored bypass

d. Den Doors
   i. Sliding frosted glass

e. Sills
   i. Painted
   ii. Wood or MDF

f. Wall Paint
   i. Minimum two coats eggshell or semigloss latex

11. Cabinets

a. Doors Flat panel MDF doors with engineered wood or plastic laminate finish; or
b. High gloss lacquered melamine or acrylic or high gloss plastic laminate

c. Bank of drawers in all kitchens with full slides

d. At least one pot drawer per kitchen

e. Soft-close slides

f. Kitchen and vanity counter tops of composite stone

12. Shelving

a. Standard closets
   i. 12” or greater
   ii. White or silver wire with integral rod as per plan

b. Linen
   i. White or silver wire shelves where space permits or as per architectural plans

c. Pantry
   i. White or silver wire shelves where space permits or as per architectural plans

13. Mirrors

a. Vanities
   i. Rectangular mirror above each sink

14. Floor Coverings

a. Carpet
   i. Contemporary carpet with 8lb underlay
   ii. Installed in bedrooms and walk through closets
b. Tile
   i. Porcelain Tile
   ii. In floors of bathrooms, laundry, storage rooms, kitchen backsplash and bath walls where appropriate and as per plans

   c. Laminate flooring
      i. Contemporary wide plank click-lock laminate in kitchens, entranceways, and dining/living rooms with underlay

15. Appliances

   a. Dishwasher: 24” Under-counter dishwasher with stainless steel finish and stainless steel tub.
   b. Cooktop: 30” Natural gas 4 burner
   c. Wall Oven: 30” Self-cleaning electric element with convection cycle
   d. Garburator: ½ Horse Power
   e. Microwave/Hoodfan: Stainless steel microwave/hoodfan
   f. Washer/Dryer: 24” Front loading washer/dryer