

Vogue Interior Finishes Overview (read in conjunction with complete drawings and specifications)

<p>AMENITY FLOOR FLOOR 36</p>
<p>PENTHOUSE HOUSE 3502 FLOOR 35 STANDARD PENTHOUSES FLOORS 34-35</p>
<p>STANDARD UNITS FLOORS 26-33</p>
<p>EXECUTIVE UNITS FLOORS 22-25</p>
<p>STANDARD UNITS FLOORS 10-21</p>
<p>OFFICE FLOORS FLOORS 6-9</p>
<p>PARKING FLOORS 3-5</p>
<p>MAIN LOBBY</p>

1. Standard Units (except Executive Units) & Standard Penthouses (except Penthouse 3502)

page 1 of 4

Floors

All units - throughout except bedrooms, bedroom closets and bathrooms, engineered hardwood floor with acoustic underlay.
Standard units - bathroom floors ceramic tile, octagon and dot mosaic.
Standard penthouses - bathrooms 12" x 24" porcelain tile.
All units- bedrooms & bedroom closets, nylon cut pile/loop carpet with 10 lb. underlay.
NOTE: Solid wood threshold transition at entry door.

Walls

All units - painted Gypsum Board
Standard units - kitchen backsplash, ceramic tile full height & width of cabinets with 2 rows of marble mosaic.
Standard units - tub / shower surround, 10" x 18" ceramic tile.
Standard penthouses - kitchen backsplash, marble mosaic full height and width of cabinets.
Standard penthouses - tub/shower surround, 12" x 24" porcelain tile.
All units – bathroom vanity backsplash, 4" high marble mosaic width & depth of vanity.
NOTE: Schluter to all exposed edges

Base, Case

All units – 4" MDF with bevel profile, painted finish.

Interior Doors

All units – Masonite slab doors, reveals with paint finish.

Entry Doors

All units – fire rated door, birch veneer finish and reveal to match interior doors, with stain and clear coat finish.

Door Hardware

All units – Taymor Orion, satin nickel levers.

Ceilings

All units – knockdown on concrete slab, painted gypsum board in dropped areas and bulkheads.

Cabinets

All units – kitchen and bath by Westridge Cabinets. Doors and drawer fronts, thermafoil finish. Upper kitchen cabinets high gloss finish; lower cabinets, drawers and vanities, texture "wood look" finish. Interiors melamine finish. European style hinges and hardware. Stainless steel handles.

Countertops

Standard units - ¾" quartz with eased edge.
Standard penthouses - 1 ¼" quartz with eased edge.

Appliances

Standard units & standard penthouses (except for fridge and ranges of those units noted below), 30" Fisher Paykel fridge freezer, KitchenAid
Dishwasher, Garburator, Panasonic microwave with trim kit, direct exhaust built-in hood fan, Blomberg washer & dryer.
Standard units – KitchenAid, slide in range, electric
Standard penthouse units 3401,3402,3403,3501,3503 - 36" KitchenAid fridge freezer with French doors, KitchenAid gas cooktop with electric oven slide in range

Fixtures – Plumbing

All units – toilet, Kohler white porcelain. Tub - acrylic Maxx Rubix. Shower base - acrylic shower base. Vanity sink - white porcelain undermount. Bathroom faucets, shower head, shower control and tub filler, Delta in polished chrome finish.
Kitchen - Blanco 2 basin stainless under mount sink with Delta faucet (pull out spray).

Fixtures - Light Fixtures

All units - entry, dining, living, den, bedrooms, and walk-in closets have semi flush surface mount fixture.
All units - kitchen, track light or pot lights, with recessed under kitchen cabinet puck lights.
All units - bathroom, 3 light vanity fixture at each sink and pot light (one per tub or shower).

Washroom Accessories

All units - toilet paper holder, 24" towel bar (one per tub or shower), towel ring and robe hook (one per sink), Taymor polished chrome.

Vanity Mirrors

All units - plate mirror, width of vanity to underside of ceiling, polished exposed edges.

Showers and Tubs

All units- (one per shower or tub), built-in porcelain corner shower shelf.
All units – showers, have frameless 8mm glass enclosure with polished chrome 8" D pulls. Tubs (except in Executive Units), enclosure supplied by Owner.

Window Coverings

All units - exterior windows, 2" aluminum horizontal blinds with head rail to match.

Fireplace

Standard penthouse units 3401,3402,3403,3501,3503 gas fireplace insert with porcelain tile surround

2. Executive Units (Floors 22-25)

page 2 of 4

Floors

Throughout, Shaw 5" vinyl plank "wood look" floor with integrated acoustic layer.
Bathroom floors, 12" x 24" porcelain tile.
NOTE: solid wood transition at entry door.

Walls

Painted Gypsum Board
Kitchen Backsplash, 1 bedroom units; 12" x 24" porcelain tile, full height and width of cabinets (and behind hood fan); 2 bedroom units, marble tile mosaic
Bathroom wainscoting, 12" x 24" porcelain tile to top vanity countertop.
Bathroom vanity backsplash, 4" high marble mosaic, width & depth of vanity, and on top of all wainscoting.
Tub/shower surround, 12" x 24" porcelain tile with), built-in porcelain corner shower shelf.
NOTE: Schluter to all exposed edges

Base, Case

6" MDF with bevel profile with painted finish.

Interior Doors

Masonite slab doors, reveals with paint finish.

Entry Doors

Fire rated door, birch veneer finish and reveal to match interior doors, with stain and clear coat finish.

Door Hardware

Taymor Astra, Satin nickel levers.

Ceilings

Exposed concrete slab areas, smooth trowel finish, dropped areas and bulkheads, painted gypsum board.

Built-in Millwork

One per living room, TV wall panel with shelves in real walnut finish.
Bedrooms - 1 bedroom units, 2 full height panels with built-in night tables in textured laminate in "wood look" finish with laminate edges.
Bedrooms - 2 bedroom units, 2 full height panels, painted PDF, stile and rail.
All closets by Simple Solutions, textured laminate, "wood look" finish with laminate edges.
and chrome rods, 2 drawers per closet.

Cabinets

Kitchen, island and bath by Westridge Cabinets. Doors and drawer fronts, textured laminate, "wood look" finish with laminate edges. Interiors melamine finish. European style hinges and hardware. Stainless steel handles.

Countertops

¾" quartz with eased edge.

Appliances

All units - KitchenAid dishwasher, KitchenAid electric slide in range, garburator, Panasonic microwave with stainless trim kit, Chimney style stainless hood fan, Samsung full size washer & dryer.
Fridge freezer - 1 bedroom units (24" Blomberg), 2 bedroom units (30" Samsung)

Fixtures - Plumbing

Toilet, Kohler white porcelain. Tub - acrylic Maxx Rubix. Shower base - acrylic shower base. Vanity sink - white porcelain undermount. Bathroom faucets, shower head, shower control and tub filler, Delta in polished chrome finish.
Kitchen - Blanco 2 basin stainless under mount sink with Delta faucet (pull out spray).

Fixtures - Light Fixtures

Entry, dining, living, den, bedrooms, and walk-in closets have semi flush surface mount fixture and one chandelier per unit
Kitchen - (1 bedroom units) 6 head track light, (2 bedroom units) pot lights, with recessed under kitchen cabinet puck lights.
Bathroom, 3 light vanity fixture at each sink and pot light (one per tub or shower).
Wall sconce at either side of bed (independently switched).
Closets - (entry closet) 4' fluorescent fixture, (all other closets) full length T5 fluorescent.
All lighting circuits separately switched and tied into a Lutron relay pack with 3-4 motions per unit. Complete with Lutron Diva dimmers on all loads except bathrooms. Bathrooms have Lutron Maestro occupancy dimmers.
3 USB combination receptacles per unit.

Washroom Accessories

Toilet paper holder, 24" towel bar (one per tub or shower), towel ring and robe hook (one per sink), Taymor polished chrome.

Vanity Mirrors

Plate mirror, width of vanity to underside of ceiling, polished exposed edges, 1" bevel.

Shower Glass Enclosure

All showers and tubs have frameless 8mm glass enclosure with polished chrome 8" D pulls, and built-in porcelain corner shower shelf.

Window Coverings

Exterior windows 2" aluminum horizontal blinds with 4" painted MDF valence at the top of all windows to conceal blinds.

3. Penthouse (Unit 3502)

page 3 of 4

Floors

Throughout - Kahrs Engineered Walnut Floors with Accoustitech 9000 underlay.
Bathrooms - natural stone in master, porcelain in guest bathroom.
NOTE: Laundry room AND areas below dishwasher, fridge, and wine fridge, porcelain tile.
NOTE: Entire unit the floors levelled prior to installation of interior walls.
NOTE: Solid walnut transitions the width of the walls at all doors.
NOTE: Shower bases custom drypac with mosaic tile finish.

Walls

Painted Gypsum Board.
Kitchen Backsplash, ¾" slab quartz to match countertop, full height and width of cabinets.
Master bedroom ensuite - 24" x 24" porcelain tile in shower and 24" x 24" porcelain tile wainscoting to the height of the vanity countertop, with 6" natural stone backsplash extending around room, with tile niche in shower.
Guest bedroom ensuite - 12" x 24" porcelain tile in shower and 12" x 24" porcelain tile wainscoting to the height of the vanity countertop, with 6" natural stone backsplash extending around room, with tile niche in shower.
NOTE: Rondec Schluter to all exposed edges in Master and Guest ensuite.
NOTE: All interior walls fully insulated with Roxul (Rockwool) and constructed from slab to slab.
NOTE: Rough in for vacuflor.

Base, Case

10" MDF with custom profile paint finish, return air grilles integral to base. All duplexes located in base.

Interior Doors

Solid core doors with walnut finish and concealed door sweeps. Door from powder room to laundry room constructed as a concealed door, and detailed to match paneling on the interior of powder room.

Entry Doors

Fire rated door with birch veneer finish and reveals to match interior. Interior of door walnut finish to match interior doors with additional walnut panel above. Stained and clearcoat finish.

Door Hardware

Hamilton Sinclair levers, brass with polished nickel finish. Recessed door closers at entry door and powder room to laundry room door detailed above. All hinges polished nickel.

Ceilings

Painted gypsum board throughout.
8" drapery pockets, recessed gypsum board with solid wood backing, at all perimeter windows for drapery and blinds.
Raised areas; dining room has wallpaper finish, living room has 3 acoustic panels, master and guest bedroom painted gypsum. All raised areas complete with 2" MDF trim to conceal rope lighting.
NOTE: All ceiling speakers, pot light trims and linear diffusers painted to match ceiling

Custom Millwork

Front entry armoire, living room fireplace and TV surround, den desk and cabinets – real wood finish in walnut with profile to match kitchen cabinets (den cabinets with glass doors and leather inlay on desk).
Guest bedroom bath storage cabinet, real wood walnut finish with profile to match kitchen cabinets.
Powder room all walls MDF paneled and spray paint finish.
Master bedroom MDF paneled headboard wall, spray paint finish with fabric panels and 3" silver leaf picture mold trim.
Master walk-in and guest bedroom closet, real wood finish in walnut, complete with full set drawers, shelves and chrome rods.

Cabinets

Kitchen & vanity by Westridge Cabinets. Doors and drawers, real wood walnut finish, with melamine interiors. European style hinges and hardware. Doors and drawers stained wood, solid wood stile and rail, all drawers behind doors (no shelves). Custom knife holder drawer in kitchen. Master vanity drawers behind doors on lower cabinet c/w full height upper cabinet with drawers on vanity countertop, in walnut. Uppers in kitchen faux finish wood cabinets with glass doors and finished interior to match exterior.
Cabinet hardware Hamilton Sinclair brass with polished nickel finish.

Countertops

4 cm thick quartz with full bullnose edge profile complete with 30" square built in butcher block in kitchen.

Appliances

Miele dishwasher with custom panel to match kitchen cabinets. 48" Subzero fridge freezer with panels to match kitchen cabinets.
KitchenAid 48" wide halogen cooktop and 36" wide electric wall oven below. Commercial 600cfm stainless hood fan. Sub Zero wine fridge. Garburator. Panasonic microwave with stainless trim kit. Full size Samsung washer & dryer.

Fixtures

Plumbing: Kohler white porcelain toilet, Delta Brizo pull out spray kitchen faucet and wall mounted pot filler in chrome, Blanco 36" stainless undermount 2 basin kitchen sink with soap dispenser in chrome. Vanity sinks, undermount white porcelain with Delta Brizo vanity taps in chrome. 6' air jetted MAXX tub with pillows and Delta Brizo tub filler and handheld shower in chrome. Both showers, Delta Brizo 8" rain head and handheld shower in chrome. Steam unit in master. Kinecto water filter at kitchen tap and for fridge water and ice.

Light Fixtures: Ceiling mounted semi flush fixtures in entry, raised area in master and guest room. Chandelier in dining room, 3 pendants at kitchen island/bar. Vanity lighting; 6-light in master, 4-light in guest bath, 2-light in powder room and single light sconce above toilet in master. LED rope light around all raised ceilings (dining, living, master and guest bedrooms). Recessed puck lights in all glass cabinets in kitchen and den and under kitchen cabinets. Pot lights throughout as general lighting. 14 MR16 art lights throughout. Track light with 8 heads in master closet. T5 fluorescent lights at all closets, full length. Fluorescent light in laundry.

3. Penthouse Unit 3502 (continued)

page 4 of 4

NOTE: Electric in-floor heating in master and guest bathrooms.

NOTE: Hydronic heated towel bar in master.

NOTE: Refer to electrical drawings for all AV design and spec.

NOTE: Lutron Maestro dimmers throughout.

Washroom Accessories

Hamilton Sinclair brass with polished nickel finish, toilet paper holder, 24" towel bar (one per tub or shower), towel ring (one per vanity sink), robe hook (one per sink)

Mirrors

Vanity mirrors, full height and width with 1" bevel and polished exposed edges.

Custom full height mirror in master closet walnut wood frame.

Armoire door fronts, antique mirror inlay with 1" bevel

Shower Glass Enclosure

All showers have frameless 10mm glass enclosure with polished chrome 8" D pulls, full height doors and satellite panels.

Window Coverings

Master bedroom, dual track motorized black out shade and separate sheer.

Dining room motorized shades

Living room motorized blackout blackout drapes

Guest bedroom blackout drapes. (rough in power to drape)

Den manual shades on east and west windows.

Fireplace

Gas insert with slab quartz surround, walnut paneling and built in speakers