

SCHEDULE 1
DEFINITION OF STANDARD UNIT
 (To be delivered under section 43 (5) (h) of the Act)

RECITALS:

- 1) Where the materials or specifications set out in this document are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard" a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- 2) Except as otherwise indicated in this document, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description of the condominium, including the architectural plans filed with the condominium description. In the case of any inconsistency between the declaration or description and this document, the declaration and description shall prevail.
- 3) All materials and construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and bylaws, and all applicable bulletins in force. Where conflicting requirements exist, the most stringent shall apply. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit. In general, all features of each standard unit shall be deemed to be up-graded to the current standard in the construction industry from time to time.
- 4) Where the schedules to this document refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- 5) The standard unit for each type or model is defined and described further in plans and specifications contained in Part 3 of the Description. Some models may be reverse models.

STANDARD UNIT SPECIFICATIONS**INTERIOR FINISHES**

- Cabinetry in bathroom and kitchen as per plans
- Laminate countertops in kitchen and bathroom(s) from builder's standard.
- 6 appliances – black or white refrigerator, stove, dishwasher and microwave combo hood fan plus white stackable washer and dryer from builder's standard.
- Carpet in living areas and bedrooms as per builder's standards
- Ceramic flooring in all bathrooms
- Laminated wood flooring in Kitchen
- Flat ceilings
- Solid core wood veneer suite entry door with Privacy Door Viewer
- Interior doors shaker style to be painted in one colour throughout the suite
- Brushed chrome Interior door levers
- Pre-finished shelving and closet rods in all closets
- 9ft ceiling heights on all floors, 10' high ceilings on the Ground Floor for Grammercy Park Building only (ceilings are dropped in the foyer, bathrooms, mechanical room / laundry, kitchen and perimeter bulkheads to accommodate the mechanical systems)

PLUMBING

- Stainless steel kitchen sink with chrome single lever faucet, as per plan
- White toilets in all bathrooms.
- White sink vanity in main bathroom(s)
- Pedestal sink in all powder rooms where applicable
- One Mirror for each bathroom
- Brushed chrome single basin faucets
- Brushed chrome pressure-balanced shower faucets
- Bathtub enclosure surrounded with water resistant drywall
- Acrylic tub with ceramic surround - as per selected designer packages
- Acrylic shower floors with ceramic walls as per plan (in one bathroom of the 2 bedroom units).
- Brushed chrome toilet paper and towel holders

EXTERIOR

- Vinyl thermal patio doors or Vinyl Patio Sliders with screen as per plan
- Deadbolt on Front Door

HEATING AND MECHANICAL

- Exterior Exhaust for bathrooms and electric dryer
- Kitchen hood fan vented to outside
- Dishwasher rough-in
- Laundry plumbing consists of water supply and drain connections for washing machine

ELECTRICAL

- Circuit breaker panel
- Kitchen outlets on special circuits
- Roughed in outlet for dishwasher.
- Heavy duty outlets for stove and clothes dryer
- Electrical fixtures as per builder's standard
- Decora white switch plates and panel switches and plugs locations provided by code
- Smoke detectors and CO carbon monoxide detectors as specified by code

PAINTING

- All painted surfaces receive one primer coat and two finish coats, colors as per builder's standard
- Off white colour palette for walls and trim from Builder's standards
- Baseboards, doors and trim semi-gloss latex
- Ceilings flat latex
- Bathroom and powder rooms semi-gloss latex
- All other surfaces eggshell flat latex

MISCELLANEOUS

- 3 telephone outlets for all 2 Bedroom & 1 Bedroom plus den units
- 3 Cablevision outlets for all 2 Bedroom & 1 Bedroom plus den units
- 2 telephone outlets for all 1 Bedroom units
- 2 Cablevision outlets for all 1 Bedroom units