



## CHARACTERISTICS

### GENERAL

#### Ceiling Height

The general living areas of all residences feature ceilings that are a minimum of 10 feet high. On the eleventh floor and up, ceilings are at least 12 feet high. The foyer, gallery, living room and dining room feature custom-designed ceilings that accentuate the architecture and allow for recessed accent lighting. Various locations may be equipped with dropped ceilings and bulkheads. In all living areas that presently form part of the heritage building, 9- to 10-foot clear ceiling heights will be provided.

#### Ceiling Finish

Throughout the residences, ceilings are made of smooth, white painted suspended drywall.

#### Cornice

The living room, dining room, powder room, bedrooms, gallery and foyer feature elegant, signature-designed 6-inch cornice mouldings.

#### Windows

The building's concept is a delicate marriage that blends the rich details and proportions of a patrimonial building and the sophisticated contemporary lines of the new structure. As a result, three window systems will be installed to showcase the building's special architectural features. Regardless of the location and type, all will be performance "Low-E" windows, custom-designed, insulated, and double glazed.

As an integral part of the basic building concept, the residences' fully-glazed exterior walls are equipped with a sophisticated lacquered wood shutter system. This unique signature feature has been designed to optimize occupant intimacy while preserving the overall visual quality of the building's exterior. All rooms that are located on an exterior wall have an operable window.

#### Doors

The main entrance of all residences will come complete with an elegant 8-foot-high stained solid core double door system. Oversized frames and refined door handles will further enhance the doors. All interior doors will boast a solid core paint finish and will also stand 8 feet high.

#### Hardware

Hardware will feature a luxurious satin nickel or brass finish.

#### Baseboards

Custom-designed, paint grade 8-inch baseboards.

#### Paint

Walls, cornice mouldings, doors, trim and baseboards will be painted to a high-quality prime finish.

#### Soundproofing

All residences have been engineered to provide high STC ratings between units. All floors have been designed with a special acoustic reduction layer to ensure superior sound reduction between floors regardless of the flooring type selected.

#### Lighting

Switched wall plugs are provided for the living room, dining room, library and bedrooms. Capped and switched ceiling and wall outlets are located in the dining room and foyer. White baffle halogen spot lights will be provided in the bathrooms, gallery, and kitchen and in other locations as designated by the builder.

#### Life Safety and Security Systems

The residences are equipped with central-monitored smoke and CO detectors, a fire suppression sprinkler system served by two different supply connections, stroboscopic fire alarm lights in all strategic locations of the common areas, and 24-hour monitored security surveillance cameras.

All life safety and security systems are connected to the standby power generator.

#### Electrical

Switched outlets are provided in the living room, library, foyer, dining, gallery and bedrooms. Individual breaker panels for each residence are located in the mechanical room or laundry room. All residences are pre-wired to accommodate a basic intelligent home system.

#### Elevators

There are two secure, luxuriously-appointed passenger elevators and a separate secure high-capacity service elevator. The penthouse unit comes with exclusive elevator access.

#### Heating and Air Conditioning

Each residence has one, two or three (depending on size) individually-controlled, Ultra-Quiet® heat pumps located in an enclosed mechanical room that provide filtered forced air heating and air conditioning for each residence.

#### Independent Fresh Air

Each residence has an independent fresh air intake and is connected to a centrally-controlled humidifier system.

#### Standby Power

A unique feature of the residence complex is a standby electrical generator that provides complete power in the event of power failure and ensures a seamless supply of electricity to each residence.

#### Parking

Each residence comes with one secure indoor parking space. Additional parking is available.

#### Storage

One storage locker is included per residence. Owners' lockers are ventilated and equipped with sprinklers.

#### Telephone

Each room is provided with telephone jacks for connections to telecom providers. A linkup to the hotel's central PBX system provides convenient access to all hotel services.

#### TV

Each residence will come with two separate connections for cable and satellite receivers.

### LOGGIAS & TERRACES

Most units feature loggias and/or terraces. The doors leading to the loggias and terraces are made of mahogany and glass. Luxurious exterior finishes for the loggias include high-grade anodized aluminium ceilings, and limestone flooring with an integrated snow melting system. The terraces are finished in wood flooring with landscaped areas and a partial snow melting system.

Certain units feature an enclosed winter garden.

The penthouse will have a specially-designed private landscaped roof garden with a spa and a fully-equipped outdoor kitchen.

### FOYER

#### Flooring

A choice of quality stone tiles including marble, granite, limestone, or hardwood flooring is offered.

#### Ceiling

Specially-designed raised ceiling with cornice mouldings.

#### Fixtures

Capped ceiling fixture outlet allows owners to customize the area with decorative pendant lighting.

### POWDER ROOM

#### Flooring

A choice of quality stone tiles including marble, granite, limestone, or hardwood flooring is offered.

#### Vanity Cabinet/Top

Custom-designed cabinetry, available in "Contemporary" or "Traditional" style with one-piece granite or marble vanity top.

#### Plumbing Fixtures + Fittings

Elegant Kohler® (or equivalent) fixtures and fittings available in "Contemporary" and "Traditional" styles.

### LIVING ROOM/DINING ROOM

#### Flooring

A choice of hardwood floorings with an elegant inset custom pattern is offered.

#### Ceiling

Custom-coffered ceiling with cornice mouldings available in "Traditional" or "Contemporary" styles.

#### Fireplace

A stylish "green-friendly" ethanol fireplace is available as an option.

The 12th floor residences and the penthouse are provided with a choice of ethanol or gas fireplaces.

### KITCHEN

#### Cabinets

Choice of high-end custom-designed cabinetry in either a Poggenpohl® contemporary style with glass counter tops and backsplash and refreshing mood lighting or a more traditional Woodmode® styled kitchen with crafted wood doors and stone counter tops.

#### Appliances

Miele® convection oven, gas cook top, Speed Oven® microwave, built-in coffee and espresso machine, ultra-quiet dishwasher, Subzero® fridge, freezer and wine cooler. A 40-inch built-in TV is available as an option.

#### Plumbing Fixtures + Fittings

A choice of high-end Dornbracht® fixtures and fittings with a Blanco® sink in the Poggenpohl® "Contemporary" kitchen or Kohler® (or equivalent) fixtures and fittings in the Woodmode® "Traditional" kitchen is provided.

#### Flooring

A choice of quality stone tiles including marble, granite, limestone with integrated heated floor or hardwood flooring is offered.

### PERSONAL INTEREST ROOM (LIBRARY/MEDIA ROOM)

#### Flooring

There is a choice of hardwood flooring or "green-friendly" plush wool carpeting with permanent static control and premium rubber underpad.

#### Media

The room can be prewired as an option to accommodate multimedia systems.

### MASTER BEDROOM

#### Flooring

There is a choice of hardwood flooring or "green-friendly" plush wool carpeting with permanent static control and premium rubber underpad.

#### Doors

The master bedroom is elegantly adorned with an 8-foot double door entrance with solid-core paint grade that comes with luxury quality hardware in satin nickel or brass finish.

#### Closets

High-quality, custom-designed walk-in closet(s).

### MASTER BATHROOM

#### Shower

Separate enclosure with an elegant frameless tempered glass door fitted with a Kohler® ("Contemporary" and "Traditional") deluxe rain shower complete with separate hand shower, and a Kohler® ultra-deluxe steam-shower system. The shower has a built-in shelved accessory niche.

The 12th floor residences and the penthouse are fitted with Dornbracht® ("Contemporary") and Perrin & Rowe® ("Traditional") fixtures.

#### Water Closet

Separate enclosure with elegant frameless tempered glass door fitted with, depending on the residence selected, a Duravit Starck® ("Contemporary"), or Waterworks® or Kohler® ("Traditional") toilet and bidet and a custom-designed accessory cabinet.

#### Bath Unit

Customized mosaic tile mural surrounding an elegant Kohler® (or equivalent) bathtub with Kohler® fixtures.

The 12th floor residences and the penthouse are fitted with Dornbracht® ("Contemporary") and Perrin & Rowe® ("Traditional") fixtures.

#### Vanity Cabinet

High-end, custom-designed cabinetry in a traditional or contemporary design framing, complete with stone counter tops (choice of marble or granite) and ample storage space. Elegant Kohler® under-mount double wash basin.

#### Mirror

The bathroom is fitted with an oversized fog-free mirror. As an option, an integrated back-lit mirror combined with an invisible television is available.

#### Floors

A choice of either superior-quality honed or polished marble or granite tiles, with a radiant heating system is offered.

#### Walls

Walls are floor-to-ceiling and made of superbly polished high-quality marble or limestone.

### BEDROOMS (2ND + 3RD)

#### Flooring

A choice of hardwood flooring or "green-friendly" plush wool carpeting with permanent static control and premium rubber underpad is offered.

### ENSUITE BATHROOM (2ND + 3RD)

#### Vanity Cabinet

High-end, custom-designed cabinetry in a traditional or contemporary design framing, complete with stone counter tops (choice of stone).

#### Plumbing Fixtures + Fittings

Kohler® or equivalent.

#### Floors

A choice of either superior-quality honed or polished marble or granite tiles, with a radiant heating system is offered.

### LAUNDRY ROOM

#### Appliances

Each residence is equipped with state-of-the-art full size Miele® washer and dryer.

#### Floor

A choice of elegant porcelain tiles is offered.

#### Cabinets

Residences come with high-grade upper cabinets, complete with utility sink and faucets (where applicable).

#### Notes

1-All selections are from vendor's samples. 2-The purchaser acknowledges and understands that natural materials are subject to variations in color, grain and texture, and the final product may not match the vendor's samples. 3-Features vary per plan. 4-All dimensions are nominal and are subject to variation to meet design requirements and field conditions. 5-All features and finishes may be subject to change without notice. 6-Characteristics 02.