

# OFFICE SUITE FEATURES+FINISHES

## EXECUTIVE OFFICE SUITE FEATURES

- DEMISING WALLS SEPARATING THE OFFICE SUITE FROM THE REMAINING OFFICE SUITES SHALL BE CONSTRUCTED OF EITHER TAPED OR SANDED DRYWALL ON METAL STUDS (COMPLETE WITH ACOUSTIC INSULATION AS REQUIRED) AND/OR EXPOSED REINFORCED CONCRETE COLUMNS/WALLS AND/OR BLOCK WALL.
- PERIMETER WALL ADJACENT TO THE COMMON CORRIDOR(S) WILL BE CONSTRUCTED OF TAPED AND SANDED DRYWALL ON METAL STUDS.
- EXPOSED CONCRETE CEILING, FLOOR, AND COLUMNS.
- EAST TOWER UNFINISHED CEILING HEIGHTS TO BE APPROXIMATELY 12'4" ON LEVELS 5-7 AND 12'11" ON LEVELS 8-10. WHERE STRUCTURAL DROPS/BEAMS AND/OR MECHANICAL/PLUMBING SYSTEMS EXIST, THE CEILING HEIGHT WILL BE LESS THAN INDICATED.
- WEST TOWER UNFINISHED CEILING HEIGHTS TO BE APPROXIMATELY 12'4" ON LEVELS 5-7, 9, AND 11, 12'11" ON LEVELS 8, 10, AND 12, AND 12'1" ON LEVEL 13. WHERE STRUCTURAL DROPS/BEAMS AND/OR MECHANICAL/PLUMBING SYSTEMS EXIST, THE CEILING HEIGHT WILL BE LESS THAN INDICATED.
- FOURTH FLOOR UNFINISHED CEILING HEIGHT TO BE APPROXIMATELY 15'6". WHERE STRUCTURAL DROPS/BEAMS AND/OR MECHANICAL/PLUMBING SYSTEMS EXIST, THE CEILING HEIGHT WILL BE LESS THAN INDICATED.
- CONTEMPORARY OFFICE SUITE ENTRY DOOR SURROUND DESIGNED BY HOK, COMPLETE WITH OPPORTUNITY TO INCORPORATE OWNER/TENANT IDENTIFICATION.

## EFFICIENT MECHANICAL & ELECTRICAL FEATURES

- ELECTRICAL: 120/208 VOLT, 3 PHASE, 4 WIRE SERVICE COMPLETE WITH 100 AMP MAIN PANEL BOARD. THE PANEL BOARD WILL BE INSTALLED IN ACCORDANCE WITH THE VENDOR'S ARCHITECTURAL AND ELECTRICAL PLANS.
- HEATING, VENTILATION, AND AIR CONDITIONING (HVAC): THE OFFICE SUITE SHALL BE INDIVIDUALLY HEATED AND COOLED BY MINIMUM ONE INDEPENDENT HEAT PUMP MOUNTED ON THE UNDERSIDE OF THE CEILING OF THE OFFICE SUITE. A CAPPED CONNECTION TO CONDENSER WATER WILL BE PROVIDED FOR ADDITIONAL HEAT PUMPS TO BE INSTALLED BY THE PURCHASER AT ITS SOLE COST AND EXPENSE DURING THE FIT-UP PROCESS. CAPPED FRESH AIR DUCT AND AIR TRANSFER DUCT WILL BE PROVIDED AT A LOCATION NEAR THE REAR CORRIDOR WALL OF THE OFFICE SUITE TO DRAW FROM CENTRALIZED SYSTEM, COMPLETE WITH REQUIRED ACOUSTIC TREATMENT AND FIRE DAMPERS.
- PLUMBING: A CAPPED 19MM (3/4") DOMESTIC COLD WATER CONNECTION SHALL BE PROVIDED FOR EACH OFFICE SUITE, TO A LOCATION NEAR THE REAR CORRIDOR WALL OF THE OFFICE SUITE, COMPLETE WITH INDIVIDUAL CHECK METER; ANY DOMESTIC HOT WATER REQUIRED SHALL BE PROVIDED BY WAY OF AN ELECTRIC DOMESTIC HOT WATER HEATER ACQUIRED OR RENTED BY THE PURCHASER AT ITS SOLE COST AND EXPENSE; SANITARY DRAINAGE ACCOMMODATED BY A 50MM (2") CAPPED CONNECTION AND A VENT CONNECTION IN THE CEILING. LOCATION DETERMINED BY VENDOR.
- THE OFFICE SUITE WILL BE INDIVIDUALLY CHECKED OR SUB-METERED FOR ELECTRICAL AND COLD-WATER CONSUMPTION, WITH EACH OFFICE SUITE BILLED SEPARATELY FOR THESE SERVICES.

## LIFE SAFETY SYSTEMS

- THE OFFICE SUITE WILL INCLUDE A SPRINKLER SYSTEM WITH THE APPLICABLE PROVISIONS OF THE ONTARIO BUILDING CODE.
- EACH OFFICE SUITE WILL BE EQUIPPED WITH A FIRE ALARM AND VOICE COMMUNICATION SPEAKER.

PLEASE NOTE: PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW CONFIGURATION MAY VARY WITH FINAL CONSTRUCTION DRAWINGS. ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. FLOOR AREA MEASURED IN ACCORDANCE WITH THE PRINCIPLES OUTLINED IN THE OFFICE CONDO DOCUMENTS. ACTUAL OFFICE SUITE AREA WILL VARY FROM FLOOR AREA STATED. THE VENDOR SHALL HAVE THE RIGHT TO MAKE REASONABLE CHANGES IN THE OPINION OF THE VENDOR IN THE PLANS AND SPECIFICATIONS IF REQUIRED AND TO SUBSTITUTE OTHER MATERIAL FOR THAT PROVIDED FOR HEREIN WITH MATERIAL THAT IS OF EQUAL OR BETTER QUALITY THAN THAT PROVIDED FOR HEREIN. THE DETERMINATION OF WHETHER OR NOT A SUBSTITUTE MATERIAL IS OF EQUAL OR BETTER QUALITY SHALL BE MADE BY THE VENDOR'S ARCHITECT WHOSE DETERMINATION SHALL BE FINAL AND BINDING. COLOUR, TEXTURE, APPEARANCE, ETC. OF FEATURES AND FINISHES INSTALLED IN THE OFFICE SUITE MAY VARY FROM VENDOR'S SAMPLES AS A RESULT OF NORMAL MANUFACTURING AND INSTALLATION PROCESSES. DECORATIVE AND UPGRADED ITEMS DISPLAYED IN THE FURNISHED MODEL SUITES AND SALES OFFICE ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE PRICE.  
E. & O.E. SEPTEMBER 2015.

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OFFICE CONDOMINIUMS