

ANNEX A-03
UNION PARK – PHASE 1

1. Building structure

- Common wall : Double wall composed of two layers of gypsum board; metal divisions with soundproofing insulation and air space
- Floor to ceiling height of 9', concrete to concrete
- Poured concrete structure

2. Exterior

- Exterior railings: aluminum structure with glass or baluster inserts
- Large windows: aluminum, casement or fixed. Glass with superior soundproofing on the south façade.
- Exterior cladding in brick and metal
- Interior courtyard harmoniously landscaped
- Outdoor rooftop terrace with pool and BBQ's on the 21st floor
- Outdoor rooftop communal garden on the 3rd floor

3. Interior finishes

- Exposed rough concrete ceiling with coat of sealant and dropped gypsum ceilings for ventilation ducts or plumbing pipes when necessary; ceiling of 20th floor in gypsum throughout for soundproofing purposes
- Two coats of white paint on interior walls
- Apartment entrance door: solid core masonite; Interior doors in masonite
- Samsung keyless entry system with digital keyboard or magnetic card
- Painted MDF baseboards and trims
- Masonite closet doors, as per unit's plan: hinged or sliding (painted)
- Wire mesh closet shelving
- Pre-varnished engineered wood floors throughout (except in bathroom(s)) as per builder's samples
- Wood backing in wall for television support in living room or bedroom (choice of the client)

4. Electricity / heating / air conditioning

- Electric baseboard heating with digital thermostats
- 100-amp electrical panel
- Decora style electric outlets and switches
- Two USB outlets: bedroom and kitchen
- Central air conditioning with distribution by ducts or mini-split system; compressor located on the balcony
- Pre-wiring for telephone and cable TV in living room and bedroom(s) (Fiber optical cable and coaxial to apartment and Cat 5 wiring within apt.)
- "Intercom" communication system at building's main entrance
- Electrical fixtures included in the bathroom, kitchen, under the kitchen cabinets and in all closets

5. Kitchen

- Soft closing kitchen drawers and cabinets in low-pressure laminate. Pantry when possible.
- Quartz countertop (3/4" thick) with quartz side panel for certain units
- Single bowl stainless steel kitchen sink with single lever faucet
- Full height ceramic backsplash
- Electrical appliances as per model: Recessed or microwave hood; refrigerator: Blomberg 24" covered with cabinet doors (some units have 2 refrigerators); Fulgor built-in oven and cooktop 24" or 30"; dishwasher: 24" or 18" covered with cabinet door

6. Bathroom

- Ceramic tile floor & 2 walls
- Plumbing fixtures in white
- Acrylic bath with ceramic apron ; or ceramic shower with glass door (depending on the type of unit)
- Suspended vanity with drawers, quartz countertop and porcelain sink with single lever faucet
- Single lever faucet for bath with hand shower on rail
- Dual flush toilet
- Low-pressure laminate medicine cabinet covered by mirrors
- Under cabinet LED lighting and two recessed ceiling LED lights

7. Other characteristics

- Two elevators
- Automatic sprinkler system covering all common and private areas
- Central hot water heater
- Urban chalet on the 20th floor of phase 2, with an area that can be reserved
- Creative workshop on the 3rd floor of phase 1 which can be reserved
- Furnished lobbies in phases 1 and 2 with a conference room which can be reserved
- Sports centre with gym equipment, indoor pool, and spa located in phase 1
- Access to main doors and common areas with magnetic card
- Closed circuit surveillance cameras
- Storage space in the underground parking area for each apartment of approximately 3'x4' (size and height may vary)
- Registration with the warranty program "Garantie des Maîtres Bâisseurs"
- Preparation for washer/dryer

8. Options

- Interior parking space;
- Bicycle parking space
- Stacked front loading washer and dryer