
The Residences at The Ritz-Carlton offers its owners a selection of three custom design finishes palettes: Downtown (contemporary), Midtown (transitional), or Uptown (traditional). The availability of the individual choices below depends on the palette selected by the owner. Please refer to your suite layout plan and specific drawings for the palette selected.

GENERAL

Ceiling Height

All residences feature 10-foot-high ceilings. Penthouses provide 12-foot-high ceilings. Custom-designed slim coffered ceilings are included in the foyer, living and dining rooms. Dropped ceilings and bulkheads may occur in various locations such as the kitchen, bathrooms, closets, foyer, laundry room and mechanical room.

Ceiling Finish

Smooth painted suspended drywall ceilings are provided to enhance the sophisticated, elegant image. The mechanical room does not have a drywall ceiling.

Cornice

Custom-designed cornice moldings are provided in the living and dining rooms, powder room, bedrooms, bathrooms and foyer, except at glass walls.

Windows

Full-height, wall-to-wall double-glazed, low "e" windows in a continuous, insulated, custom-designed aluminum glazing system.

Doors

8' or 9' high solid core inset or raised panel doors. Double doors as shown on the residence plans.

Hardware

Brushed satin nickel or brass finish door hardware, as per standard décor package.

Trim

Custom-designed paint grade wood door trim.

Baseboards

Custom-designed paint grade wood baseboards.

Paint

Walls, cornice moldings, doors, trim and base-boards will be painted to a prime finish. Ceilings will be finished and painted a smooth flat white.

Lighting

Switched wall plugs for living room, dining room, library and bedrooms. Capped and switched ceiling outlets at the dining room, foyer, kitchen and walk-in closets. White baffle halogen pot lights will be provided in the bathrooms, halls, kitchen, and in other locations as designated by the builder.

Electrical

Horizontally mounted outlets at foyer, library, dining and living rooms, kitchen and bedrooms. Individual breaker panels for each residence.

Elevators

Private or semi-private, secure passenger elevators with a separate, high capacity service elevator serving all floors.

Heating and Air Conditioning

Each residence has one or two individually controlled heat pumps providing filtered forced air heating and air conditioning for each residence. The air handling equipment is located in an enclosed mechanical room. Custom cabinet hydronic heaters are provided at the base of all exterior glass walls.

Independent Fresh Air

Each residence has individually controlled, two-speed, independent fresh air and exhaust systems.

Standby Power

The building is supplied with standby power generation for elevators and air conditioning in the event of power interruption.

Parking

One underground parking space is included per residence.

Storage

One garage level storage locker is included per residence.

Telephone

Access to the hotel services is provided through a central PBX with one full featured handset per bedroom. Each room is provided with telephone jacks for connections to telecom providers.

Life Safety and Security

- Central monitored smoke and CO detectors.
- Fire suppression sprinkler system.
- Standby power for life safety systems.
- Central monitored entry alarm with panic button.

FOYER

Flooring

Marble, granite or limestone.

Vanity Cabinet

Custom cabinetry in a contemporary, transitional or traditional design, with accompanying hardware.

Vanity Top

Marble or granite vanity top with Kohler under-counter lavatory.

Water Closet

Kohler San Raphael.

Fixtures

Kallista/Kohler faucets.

Accessories

Hand towel and paper holder.

Lighting

Capped wall outlets for wall sconces and halogen white baffle pot lights.

LIVING ROOM

Flooring

Engineered hardwood, in a custom pattern with contrasting inset border. A 60oz wool cut pile carpet with 1/2" premium rubber under pad is available as an alternate.

Fireplace

Direct vent gas fireplace with custom mantelpiece and surround.

Ceiling

Slim line coffered ceiling with cornice moldings.

DINING ROOM

Flooring

Engineered hardwood floor. A 60oz wool cut pile carpet with 1/2" premium rubber under pad is available as an alternative.

Fixtures

Capped ceiling outlet.

Doors

8' or 9' double doors to kitchen (not in all units).

Ceiling

Slim line coffered ceiling with cornice moldings.

KITCHEN

Cabinets

Custom cabinetry by Bellini in a contemporary, transitional or traditional design with accompanying hardware. Cabinetry includes wood dovetail drawers with full extension runner system, wood cutlery drawer, pot, utensil and spice drawer, tray dividers, pull out cleaning supply storage rack and towel bar. Adjustable shelving in upper cabinets with finished wood interior and valance lighting. Island is provided in most kitchen plans. Garbage/recycling pullouts in some plans.

Appliances

All appliances built-in, in stainless steel or with facing panels to match cabinets on fridge/freezer and dishwasher, as per standard package selection:

- Sub-Zero BI-42S/O Fridge/Freezer with ice maker.
- Wolf five-burner gas cooktop
- Wolf 30" single wall oven and Wolf convection microwave wall oven in an over and under configuration.
- Miele Incognito Dishwasher
- Sub-Zero 424 undercounter wine storage

Exhaust Hood

Stainless steel or cabinet encased kitchen extract hood venting 400 cfm to the exterior, as per standard package selection.

Counters

Counters are granite or caesarstone.

Backsplash

Tile or tempered glass.

Sink

Undermount Elkay 18 gauge type 304 stainless steel 7 and 7/8" deep sink.

Faucet

Dornbracht Tara Classic with hand rinsing head.

Flooring

Marble/granite, or limestone.

Water Filtration

Filtered water outlet at sink.

LIBRARY

Flooring

Engineered hardwood in a satin polyurethane finish. A 60oz wool cut pile carpet with 1/2" premium rubber under pad is available as an alternate.

MASTER BEDROOM

Flooring

Engineered hardwood. A 60oz wool cut pile carpet with 1/2" premium rubber under pad is available as an alternate.

Closets

Walk-in closet(s) with custom wood storage units and hanging rods.

MASTER BATHROOM

Flooring

Marble, granite, or limestone with under floor heat.

Bathtub

Kohler Cast Iron Tea-for-Two drop-in bathtub with deck-mounted Kallista/Kohler faucets and hand shower.

Vanity Cabinet

Custom cabinetry in a contemporary, transitional or traditional design with accompanying hardware.

Vanity Top

Marble or granite vanity top with double Kohler under-counter lavatories.

Fixtures

Kallista/Kohler faucets.

Water closet

Kohler San Raphael.

Water closet Enclosure

Custom glass toilet enclosure.

Bidet

San Tropez bidet with Kallista/Kohler fittings (in some plans).

Shower

Tempered glass enclosure and door with marble or limestone tiles. Floor to be granite, marble or limestone.

Shower System

Kallista/Kohler.

Accessories

Paper holder and robe hook. Heated towel rail.

Lighting

Capped wall outlets for wall sconces and halogen white baffle pot lights.

BEDROOM TWO AND THREE**Flooring**

Engineered hardwood. A 60oz wool cut pile carpet with 1/2" premium rubber under pad is available as an alternate.

Closet

Closet with shelves and/or hanging rods.

Flooring

Limestone.

Bathtub

Kohler Dynametric bathtub with Kallista/Kohler faucet and shower. Tile walls around tub.

Vanity Cabinet

Custom cabinetry in a contemporary, transitional or traditional design with accompanying hardware.

Vanity Top

Marble or granite vanity top with single Kohler under-counter lavatory.

Fixtures

Kallista/Kohler.

Water closet

Kohler San Raphael.

Accessories

Paper holder, towel rail and robe hook.

Lighting

Capped wall outlets for wall sconces and halogen white baffle pot lights.

LAUNDRY ROOM**Appliances**

Full-size or stacked (as per plan) washer and dryer.

Sink

Laundry tub, as per plan (not in all units).

Flooring

Porcelain tile.

Cabinets

Paint-grade melamine slab upper cabinets with valance lighting, as per plan (not in all units).

NOTES:

1. All selections are to be from Vendor's samples. Purchaser acknowledges and understands that natural materials are subject to variations in colour, grain and texture so that the final product may not match the Vendor's samples. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
 2. All features are as per plan.
 3. All dimensions and ceiling heights are approximate and are subject to variation to meet design requirements, standard metric dimensions and field conditions.
 4. All features, finishes, specifications and materials are subject to change without notice.
 5. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
 6. References to model types or model numbers refer to current manufacturers models. If these types or models shall change, the Vendor shall provide an equivalent model.
 7. The Vendor shall have the right to substitute other products and materials for those listed in the Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
 8. The Vendor has arranged the above selections, e.g., materials, casing, trim, faucets, accessories, doors, cabinets and hardware, into three coordinated design palettes: contemporary, transitional and traditional. Mixing and matching between palettes will be considered an upgrade and priced based on individual selections.
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