

features & finishes.

ADP model types: 1PC, 2PD, 3D

CEILING/FLOORS/PAINT

- ♦ Approximately 9 ft. ceiling heights in principal rooms, defined as Living/Dining Room. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- ♦ Smooth ceilings throughout.
- ♦ Porcelain tile floor and baseboard in Bathroom(s).
- ♦ Ceramic tile floor and baseboard in Laundry Closet.
- ♦ Laminate flooring in all other areas.
- ♦ Semi-gloss, off-white latex paint in Bathroom(s), Laundry Closet, and on all trim.
- ♦ Flat, off-white latex paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- ♦ Entry door to be solid core, with door viewer.
- ♦ Entry door leaf size to be a minimum of 965mm with low threshold.
- ♦ Minimum 1500mm turning radius at entry door.
- ♦ Interior swing doors to be hollow-core, flat panel.
- ♦ Closet sliding door(s) to be framed and mirrored (as per Schedule A, if applicable).
- ♦ Internal Bedroom to have clear glass partition and/or clear glass sliding door (as per Schedule A, if applicable).
- ♦ Balcony swing door leaf size to be a minimum of 965mm and low threshold (as per Schedule A, if applicable).
- ♦ Minimum door leaf size of 965mm on all Accessible Bedroom door(s) and Accessible Bathroom door(s).
- ♦ Satin nickel lever hardware on entry door.
- ♦ Satin nickel lever hardware on interior swing doors.
- ♦ Pocket doors to receive pull hardware.
- ♦ Privacy lock on all Bathroom doors.
- ♦ 4" baseboards in all areas where laminate flooring is located.
- ♦ 2" casings throughout.

KITCHEN

- ♦ Custom-designed cabinetry with soft-close hardware.
- ♦ Quartz countertop.
- ♦ Island/peninsula with dining accommodations (as per Schedule A, if applicable).
- ♦ Single bowl, stainless steel, undermount sink.
- ♦ Single lever, low flow, chrome faucet.
- ♦ Ceramic tile backsplash.

APPLIANCES

- ♦ All suites to receive:
 - ♦ 24" stainless steel refrigerator with bottom mount freezer.
 - ♦ 24" stainless steel oven with separate cooktop.
 - ♦ 24" over-the-range microwave.
 - ♦ 24" panelized dishwasher.
 - ♦ 24" side-by-side washer and dryer.

ACCESSIBLE BATHROOM

- ♦ Accessible height vanity with roll-under clearance.
- ♦ Custom-designed, recessed storage niche with open shelving and frameless mirror.
- ♦ Quartz countertop with single edge profile at accessible height (860mm).
- ♦ Single bowl, white porcelain, undermount sink with roll-under clearance.
- ♦ Single lever, low flow, chrome faucet.

- ♦ Low consumption toilet with grab bar beside and behind toilet, and transfer space at toilet.
- ♦ Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- ♦ 1500mm turning radius within the Accessible Bathroom, with transfer space at shower.
- ♦ Secondary drain in Accessible Bathroom area.
- ♦ Shower to receive:
 - ♦ Roll-in, full-height, tiled shower.
 - ♦ Ceiling-mounted, low flow, chrome shower head and adjustable hand-held on slide bar.
 - ♦ Shower seat, grab bars, and shower rod.
 - ♦ Recessed storage niche within shower.

NON-ACCESSIBLE BATHROOM

- ♦ Custom-designed vanity cabinetry with soft-close hardware.
- ♦ Medicine cabinet included in first/ensuite Bathroom.
- ♦ Surface-mounted, frameless mirror above vanity.
- ♦ Quartz countertop with single edge profile.
- ♦ Single bowl, white porcelain, undermount sink.
- ♦ Single lever, low flow, chrome faucet.
- ♦ Low consumption toilet.
- ♦ Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- ♦ Shower to receive:
 - ♦ Full-height tile surround.
 - ♦ Fixed-mount, low flow, chrome shower head and single lever control handle.
 - ♦ Clear tempered framed glass shower stall, with pre-formed base.
- ♦ Acrylic deep soaker tub to receive:
 - ♦ Full-height tile surround.
 - ♦ Fixed-mount, low flow, chrome shower head, single lever control handle, and spout.
- ♦ Shower rod.

ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY

- ♦ Dedicated electrical panel individually metered.
- ♦ White decora-style switches and receptacles throughout.
- ♦ All balconies/terraces to receive a receptacle.
- ♦ In-suite light fixtures to be energy-efficient LED.
- ♦ Track light in Kitchen.
- ♦ Integrated lighting below Kitchen upper cabinets.
- ♦ Light fixture in the Foyer, Hallway(s), Bedroom(s), Living/Dining Room, Den, and Walk-In Closets (as per Schedule A, if applicable).
- ♦ Wall mounted sconce above sink(s) in Bathroom(s).
- ♦ Pot light in the tub/shower area in Bathroom(s).
- ♦ Larger terrace suites to receive exterior light fixture.
- ♦ Pre-wired outlet(s) for television, telephone, and/or internet, located by Vendor.
- ♦ Rough-in for security keypad and door contact at suite entry door.
- ♦ Rough-in for power door operator at suite entry door (as per Schedule A, if applicable).

MECHANICAL

- ♦ Water consumption individually metered.
- ♦ In-suite digital thermostat.
- ♦ HVAC System: In-suite dedicated heat pump(s) with integrated energy recovery ventilation (ERV) to supply year-round, on-demand heating and cooling with fresh air supplied via ERV.
- ♦ Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable).