

features & finishes.

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

CEILINGS/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).