

## features & finishes.

### 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.
- ♦ Approximately 8 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room for Suites 315 and 316. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 8 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.
- ♦ 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).
- ♦ Satin nickel lever hardware on entry door.
- ♦ Satin nickel lever hardware on interior swing doors.
- ♦ 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

- ♦ SA, SA(BF), SB, 1C, 1F, and 1X suites to receive:
  - ♦ 24" stainless steel refrigerator with bottom mount freezer.
  - ♦ 24" stainless steel oven with separate two-burner cooktop.
  - ♦ 24" over-the-range microwave.
  - ♦ 24" panelized dishwasher drawer.
  - ♦ 24" stacked, front-load washer and dryer.
- ♦ All other 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" stacked, front-load washer and dryer.

### BATHROOMS

- ♦ 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).
- ♦ Terrace Suites 202 to 207; 301, 302, 322, 323; 1016, 1017; 1315, 1316 and 1516 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.

### 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).

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

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- ♦ 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).