

# DANIELS ON PARLIAMENT

## FEATURES & FINISHES



### CEILINGS/FLOORS/PAINT

- Approximately 9 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room. Approximately 9 ft. ceiling heights at upper level of two-storey walkouts, 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 10 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room for suites on Levels 2 and 3. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 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.
- Vinyl flooring for all Ori suite model types: S-A (ORI), S-D (ORI), S-F (ORI), S-K (ORI).
- 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).
- Dark bronze lever hardware on entry door and brushed chrome lever hardware interior swing doors.
- Privacy lock on all Bathroom doors.
- 4" baseboards in all areas where laminate or vinyl flooring is located.
- 2" casings throughout.
- Stairs in two-storey walkouts with stained treads to coordinate with laminate floors, with white painted risers. Black metal pickets with stained handrail to coordinate with laminate floors (as per Schedule A, if applicable).

### KITCHEN

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

### APPLIANCES

- Suites S-A (ORI), S-D (ORI), S-F (ORI), 2B-C, 2B-L to receive:
  - 24" stainless steel refrigerator.
  - 2-burner cooktop and 24" wall oven with over-the-range microwave.
  - 18" panelized dishwasher.
  - 24" stacked, front-load washer and ventless heat pump dryer.
- Studio, one-bedroom, one-bedroom + den, two-bedroom, and two-bedroom + den units to receive:
  - 24" stainless steel refrigerator.
  - 24" cooktop and wall oven with over-the-range microwave.
  - 24" panelized dishwasher.
  - 24" stacked, front-load washer and ventless heat pump dryer.
- Three-bedroom, three-bedroom + den units, and two-storey walkouts to receive:
  - 30" stainless steel refrigerator.
  - 30" cooktop and wall oven with over-the-range microwave.
  - 24" panelized dishwasher.
  - 27" stacked, front-load washer and ventless heat pump dryer.

### BATHROOMS

- Custom-designed vanity cabinetry with soft-close hardware.
- Surface-mounted, frameless mirror.
- Off-white quartz countertop with single edge profile.
- Single bowl, white porcelain, undermount sink.
- Single lever, chrome faucet.
- Low consumption toilet.
- Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to have:
  - Full-height tile surround.
  - Fixed-mount chrome shower head, single lever control handle, and spout.
  - Frameless glass shower enclosure with pre-formed base.
- Acrylic deep soaker tub to have:
  - Full-height tile surround.
  - Fixed-mount chrome shower head, single lever control handle, and spout.
  - Shower rod.

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### POCKET CLOSET (APPLIES TO ORI SUITES ONLY)

#### Model types:

**S-A (ORI POCKET CLOSET and OPTIONAL ORI POCKET CLOSET),**

**S-F (ORI POCKET CLOSET and OPTIONAL ORI POCKET CLOSET).**

- Adjustable hang bars and adjustable shelves.
- Media wall with built-in shelving, capable of accommodating up to a 50" TV.
- Motorized track system automatically opens to a full-sized walk-in closet with the touch of a button.
- Hinge-down multi-purpose table with 2 built-in outlets and 2 USB ports.
- LED ambient lighting and closet lights.
- Control compatibility with the Ori app, Amazon Alexa, and Google Home.
- Crafted from poplar imported from Spain, in woodgrain white with a light oak accent.

### ELECTRICAL/LIGHTING/ COMMUNICATIONS/SECURITY

- Dedicated electrical panel individually metered.
- White decora-style switches and receptacles throughout.
- Switched receptacle in Living/Dining Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Living/Dining Room in two-bedroom, two-bedroom + den, three-bedroom, three-bedroom + den units, and two-storey walkouts with a suite area greater than 800 square feet (as per Schedule A, if applicable).
- Capped ceiling junction box above kitchen island or peninsula (as per Schedule A, if applicable).
- Balconies, terraces, and patios to receive a receptacle.
- In-suite light fixtures to be energy-efficient LED.
- Track light in Kitchen.

- Valance lighting below Kitchen upper cabinets.
- Light fixture in Foyer, Hallway(s), Bedroom(s), Den, and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in Bathroom(s).
- Pot light in Bathroom(s), located in the tub/shower area and the main Bathroom area.
- Two-storey walkout terraces on level 1 (suite #101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114) to receive exterior light fixture. Terraces on level 2 (suite #201, 219, 220, 221, 222, 249, 250, 251, 252, 253, 254, 255), level 3 (suite #318, 319), level 6 (suite #601, 602), level 7 (suite #750, 751), and level 8 (suite #803, 804, 827, 828) to receive exterior light fixture (as per Schedule A).
- 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 and window contacts at ground floor of two-storey walkouts.

### MECHANICAL

- Water consumption individually metered.
- two-storey walkout terraces on level 1 (suite #101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114) to receive hose bibb and BBQ line connection. Terraces on level 2 (suite #201, 219, 220, 221, 222, 249, 250, 251, 252, 253, 254, 255), level 6 (suite #601, 602), and level 8 (suite #803, 804, 827, 828) to receive hose bibb and BBQ line connection. Terraces on level 3 (suite #318, 319) to receive hose bibb only and no BBQ line connection.
- In-suite digital thermostat.
- HVAC System: In-suite dedicated fan coil(s) on seasonal changeover system with integrated energy recovery ventilation (ERV) to supply fresh air.
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable).