

# Building Features

Specifications are subject to change and should be used as a guide.

## STANDARDS

2/5/10 year New Home Warranty by Travelers Warranty Canada.

We construct our homes following the BC Building Code minimum Step 1 method, modelling after the Hot 2000 program and exceeding the BC Building Code for energy efficiency.

## CONSTRUCTION

R20 wall insulation and R40 attic insulation, per BCBC and the Performance Path method.

Sound insulation in floors and walls.

Exterior wall construction: 2x6' @ 16" center. Party walls are insulated concrete forms (ICF).

Exterior finishes: fibre cement, engineered wood siding, first and second floor vinyl decking, rooftop porcelain tile patio raised over torched-on roofing material, aluminum railings, designer wall lighting and LED pot lights.

Driveways and porch in natural concrete broom finish.

Windows: metal clad vinyl by Plygem Windows

Fiberglass exterior doors, and metal clad vinyl patio doors by Plygem Windows; 16'x8' garage door with Jack Shaft opener and 3 windows.

2nd floor folding glass wall opens to deck: aluminum exterior with painted wood interior trim.

## MECHANICAL

Heat pump. High efficiency and high velocity forced air heating/cooling system, air handler with gas combination boiler.

High efficiency condensing combination tankless water heater/heating system.

Heated tile floors in ensuites.

Heat recovery ventilator controlled via each bathroom.

200 amp electrical panel.

Security alarm with home automation (eg. dead bolt, garage door opener, water sensor in laundry, thermostat, doorbell cameras). 1 yr. pre-paid monitoring.

Smoke detectors and carbon monoxide detectors.

Hybrid elevator option on some plans.

Central Vac system complete with accessories.

One hide- a-hose per floor except rooftop.

## STANDARD FINISHES

Two designer finishing schemes available—Mist or Drift

Engineered hardwood flooring in living, dining, kitchen, powder room, stairs up to 2nd floor, and 3rd floor hallway.

Tiled foyer, fireplace, bathrooms and laundry rooms.

Tiled backsplash in kitchen and bathrooms, skirted tub walls, and shower floors/walls. Quartz backspalsh in powder rooms and main floor bathroom vanities

Kohler, ProChef and Delta plumbing fixtures; designer towel bars and bathroom accessories; frameless glass showers.

Mirrors in powder rooms.

Undermount kitchen sink and garburator. Undermount basins for bathrooms.

Quartz counter tops in all bathrooms and kitchens. Octolam counter tops in laundry rooms.

Floor-to-ceiling kitchen cabinets with LED under-cabinet lighting. Bar cabinets with sink & fridge, uppers with interior lighting and glass fronts.

LED light-fixture package featuring designer-selected island pendants, pot lights, and under vanity lighting.

Stainless Bosch appliance package, including exhaust hood fan for 36" gas cook top, combination wall oven/microwave, washer/dryer, 36" fridge and wine cooler.

Electric fireplace in living room.

Premium Weiser Iron Black Halifax door levers.

Master bedroom with walk-in closet and private deck.

Wire closet shelving throughout, except large ground-floor storage room (plans without elevator).

Mohawk carpeting in bedrooms, ground floor bedroom/den, and stairs from 2nd-4th floors.

Flat-drywalled ceilings are 9' (8'6" & 8' at upper roof level).

Flat stock casing at all windows/doors and base boards; designer-selected window coverings.

Mechanical rooms are unfinished.

Fully finished double garage with 16x8' auto overhead door and flake epoxy floor.

Rooftop features hot tub electrical rough-in; both rooftop and 2nd floor patio are gas bbq-ready.

*Riverside grounds are professionally landscaped and irrigated for low-maintenance beauty year-round.*

