

DESIGN SPECIFICATIONS



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Community Features:

- Strata managed—fully maintained and beautifully landscaped
- 73 entry-level homes
- Private park with historic trees—beautiful Catalpa Tree included
- Private 5km walking path
- Electronic gadget charging stations throughout park
- Greenspace in desirable Brocklehurst area
- Ample parking
- Close to mountain bike trails, hiking trails, running trails, public dog park, airport and golf club
- Close to amenities and schools

Foundation:

- 3' x 8" concrete walls
- Rebar as required by B.C. building code
- Broom finish on concrete
- Level entry main slab on grade

Framing:

- Engineered floor system and roof trusses
- 2 x 6 exterior walls
- 2 x 4 interior walls
- 3/8" OSB wall sheathing
- 7/16" OSB roof sheathing
- Main floor 9' ceilings, upper floor 8' ceilings

Insulation:

- R22 garage
- R22 exterior walls
- R55 attic insulation
- Party wall insulation

Drywall:

- Square corner bead
- Textured ceilings
- 2 x 6 Party wall framed separately with 5/8" drywall rated for fire protection

Paint:

- Walls and garage completed with primer plus two coats
- Eggshell walls and semi-gloss trim

Windows and Exterior Doors:

- Vinyl windows complete with screens
- Vinyl patio doors complete with sliding screen
- Fiberglass entrance door
- Garage door with remote and wireless keypad
- Weiser lock sets

Electrical:

- 120amp service
- Security and telecommunications R/I
- Central vacuum R/I

Plumbing:

- Single handle faucets
- Main bathroom has tub/shower
- Full ensuite
- Ensuite double sink vanity
- Two exterior hose bibs

Heating/Cooling:

- High efficiency gas furnace
- Air conditioning
- Electric hot water tank
- Electric 240v lineal fireplace
- Heater in garage

Exteriors:

- Stucco and hardiplank
- Aluminum soffits and gutters
- 40 year roof shingles
- Landscaped with irrigation system
- Concrete patio in backyard

Interior Finishes:

- 2 colour schemes
- Full size vanity mirrors
- Wire closet shelving organizers
- Carpeted stairs and bedrooms
- Mixture of laminate, vinyl-plank and tile

In the interest of maintaining the standard of this project, the Developer reserves the right to make modifications and changes without notice.