



Standard Building Specifications for Copperside Model Diamond

Structure

- As per engineered drawings and BC Building Code Requirements

Exterior Finishes

- Aluminum clad, double glazed windows as per window schedule
- Exterior wood front door
- Acrylic Stucco on ¾" Styrofoam with stained wood high lights as per plan
- Rundle rock facing for exterior feature detail if indicated on plan
- Wood hand rail
- Decorative stone and epoxy overlay for patios, walk ways and balconies colour as per architectural controls
- metal roof colour as per architectural controls
- aluminum soffits, eaves trough and downspouts

Heating/Air Conditioning

- Sustainable Energy Efficient Ground Source "Green" Heating and Air Conditioning System with individual unit Fan Coil controls

Plumbing

- 1 Acrylic soaker tub, white master bedroom ensuite only
- 1 Acrylic shower base white with slate tile walls Master bedroom ensuite only
- 1 Acrylic tub white with slate tile walls, main bathroom
- 2 Mansfield Magnum one piece toilets, white
- 3 Mansfield Myrtle Vitreous China under mount basins, white
- 1 Blanco Supreme U 1 ½ under mount stainless steel Kitchen sink
- 1 Michael Graves Collection Single Handle with Spray 186-SSWRF Brilliance Stainless Steel Kitchen sink faucet
- 3 pairs Delta Victorian Stainless Steel Wide spread 3555SS-216SS basin taps
- 1 Delta Victorian pressure balanced 1455SS716SS Pull up diverter Spout tub and shower PB valves
- 1 Delta Victorian pressure balanced 1455SS716SS Shower PB Valve
- 1 Delta Victorian 4 piece full size roman Tub 4756-SSLHP-616SS
- 1 exterior BBQ roughed in outlet



Electrical

- 100 Amp Service
- 3 telephone, 3 cable
- central vacuum
- Designer light fixture package
- Standard Plugs and Decora switches (White) as per B.C. Building Code

Insulation and Drywall

- As per BC Building Code Standards

Painting and Interior Finishing

- All walls one coat primer and two coats finish eggshell one field colour and one accent colour
- All woodwork stained and lacquered
- Fir Casing 3 1/4"
- Fir Base 4"
- 4 panel knotty hemlock interior doors, stained and lacquered
- Exterior Front Door Hardware Weiser Augustus Door set
- Exterior doors are metal-clad insulated doors
- Interior door hardware Weiser Kim Lever
- Wire closet shelving system Colour Platinum
- KitchenCraft Cabinetry for kitchen and bathrooms. Door style Marquis; Wood Knotty Alder. Choice of 4 stains, natural, Nutmeg, Ginger and Tuscan. Interior casework is maple Melamine. Full extension drawers
- Granite Counter and vanity tops 3/4" thick. Edge profile single waterfall. Colours: Tropical Brown, Seaweed Green, Black Galaxy and Giallo Napoleone
- Cabinetry Hardware Century Glacier Series #21123 pull, 327129 knob Finish is Dull Satin Nickel (DSN)
- Gas burning fireplace with Natural rock facing to underside of natural wood mantle. Hearth Raised 12"
- 3 fir Framed Mirrors, length of bathroom vanities
- 1 30" Taymor: Florence 7300 Series Finish Satin Chrome Towel Bar
- 1 Taymor: Florence 7300 Series towel ring
- 2 24" Taymor: Florence 7300 Series Finish Satin Chrome Towel Bars
- 2 Taymor: Florence 7300 Series Finish Satin Chrome robe hooks
- Appliance package includes, GE Profile PSS26PSSSS Stainless Steel side by side Refrigerator, GE Profile JCB905SJSS Free Standing Electric Self Cleaning Range Stainless Steel, GE Profile PDW7712KSS Stainless Steel Dishwasher, Broan QT Series Stainless Steel Hood fan
- Front elevation only Hunter Douglas 2" Everwood Blinds



Flooring and Ceramics

- Engineered 3/4" hardwood floors in living, kitchen and dining rooms
- Carpeting in bedrooms, halls and stairs
- Front Entry 12x12 semi gauged Slate colours: Autumn Gold, Beach Sand, Galaxy Black, Sahara, Gold Galaxy Straight installation
- Bathrooms and laundry room 12 x 12 semi gauged slate colours: Autumn Gold, Beach Sand, Galaxy Black, Sahara, Gold Galaxy Straight installation
- Full height to under cabinets kitchen back splash Slate 12"x12" 45 degree angle
- 1 row 4"x4" 45 degree angle semi gauged slate vanity back splash : Autumn Gold, Beach Sand, Galaxy Black, Sahara, Gold Galaxy

Landscaping

- As per architectural drawings
- Low maintenance landscaping throughout

Other

- Enrollment in National Home Warranty Programme and Home Protection Office
- Access to underground heated parkade
- 2 underground car parking stalls plus one golf cart parking stall
- One secure storage area in underground parkade
- Elevator access from underground parkade level to walkway levels

Note: The Builder reserves the right, without prior notice, to change or substitute specifications with product of equal or greater value.