

SPECIFICATION SHEET

WARRANTY

- New Home Warranty, regulations and guidelines
- Provider: Pacific Home Warranty

GARAGE LEVEL

- Unfinished
- 8" reinforced cast in place concrete walls
- Damp proofing applied to exterior to prevent water infiltration
- 4" cast concrete floor (slab on grade) on minimum 6" compacted gravel
- Concrete walls are strapped with 2x4 wood studs at 24" on center
- Insulation in between the studs
- Covered with 6mil vapor barrier
- Garage drywalled – walls primed, no base and case
- Flex room (A and C units) unfinished to vapor barrier

FLOOR SYSTEM

- Engineered Floor Joist System
- Plywood sub floor
- 1/4" underlay under all tile areas

EXTERIOR WALLS

- 2x6 wood studs
- R20 Batt Insulation
- 3/8" exterior wall sheathing

INTERIOR WALLS

- 9' high ceilings in Main and Upper Floor
- 8' high ceilings in Garage level
- 2x4 wood studs at 16" on center
- 2x6 wood studs at 16" on center
- Drywall finish – screwed and taped (square)
- 3 coats of high quality paint

TYPICAL PARTY WALLS (BETWEEN UNITS)

- 2x4 wood studs
- R12 Batt Insulation
- 1" Air Space
- R12 Batt Insulation
- 2x4 wood studs
- 60min Fire Resistance
- Sound Estimated 57 STC

CEILINGS

- 5/8" drywall screwed and taped
- Spray texture

ROOF

- Engineered roof system
- Average R40
- Flat roof, double layer membrane (torch on)

SOFFITS/DOWNSPOUTS

- Wooden soffit
- Aluminum downspouts

SPECIFICATION SHEET (CONT.)

EXTERIOR FINISH

- Hardi Plank

INTERIOR FINISH

See color pallet options for further details

FLOORING

- Main floor – hardwood throughout
- Stairs and Bedrooms – carpet
- Bathrooms and Laundry – tile
- Garage entry – tile
- See color pallet options for further details

WINDOWS AND DOORS

- Low E vinyl windows
- Fibreglass Exterior Doors

INSULATION

- All insulation done to BC Building Code

CABINETRY

- Soft-close fixtures on Kitchen and ensuite cabinetry
- See color pallet options for further details

PLUMBING AND HEATING

- 92% Efficiency Forced air natural gas furnace
- 50 US gallon electric hot water tank
- 1 frost free exterior tap standard – location: front porch
- 1 Natural Gas outlet (BBQ) – location: back deck

PLUMBING/HEATING (CONT.)

- 1 laundry box (hook up unit) included in every laundry room
- Low Flow fixtures
- A/C rough in

ELECTRICAL

- 100 amp service to each unit
- Smoke detectors hardwired
- GFI bathroom outlets per building code
- Rough in based on residential code regulations

APPLIANCES PROVISIONS

- Waterline to Fridge

GARAGE AND DRIVEWAY

- Driveway 4" reinforced concrete, broom finished
- 10mil rebar in every driveway, spaced maximum 24" on center
- R20 insulation between adjacent garages
- Garage Door - steel, insulated
- Automatic Garage Door Opener complete with Keypad and remote

FRONT AND BACK DECK

- Black Aluminum Picket railing
- Vinyl Decking
- 4" reinforced concrete, broom finished
- Black Aluminum railing with clear glass panels



FEATURES & AMENITIES

CONTEMPORARY DESIGN INSPIRED BY NATURE.

The architectural design of Green Square is focused toward a contemporary motif, with strong timber accents. The rooflines are stately and strongly protrude to create better solar shading, with lower pitches to lessen the impact on views. There are both private front yards as well as common yards for shared open space. Each townhome has three bedrooms with larger floor plans incorporating a ground floor flex room. Floor plans range from 1,352 to 1,761 square feet.

FEATURES OF THE GREEN SQUARE DEVELOPMENT INCLUDE:

- **Inspired Green!** Walkable, pedestrian oriented with walkways leading to front doors, green corridors; green walkways; landscaping featuring drought tolerant plants species; seamless transition between the development and adjacent parks
- **Amenity Rich.** Conveniently located close to outstanding amenities including H2O Fitness Centre, beaches, Mission Greenway, Casorso Elementary, parks, restaurants, South Padosy shopping district and much more.
- **Family Oriented.** Practical home layouts appropriate for a variety of ages or stages.

EACH MODERN GREEN SQUARE HOME FEATURES:

- Contemporary styling and award-winning design
- Environmentally friendly construction and design
- Designer selected interior color palettes
- Spacious outdoor living spaces
- 9' ceilings and oversized windows
- Engineered hardwood
- Maple cabinets with soft closures
- Quality quartz counter tops
- Stainless steel kitchen appliances
- Window coverings
- Large master bedroom with ensuite & walk-in closet
- Tiled showers with frameless glass doors
- Extra bedrooms and office/den
- Gas line for BBQ
- Waterline to fridge
- Hose bib at front patio & garage
- Two car garage with openers and keyless entry
- Main door to garage
- 92% efficiency natural gas furnace
- 50 US gallon electric hot water tank



COLOUR PALETTE CALM

LAYERS OF LINEN AND NEUTRAL TONES WORK TOGETHER TO CREATE THE LIGHT, AIRY FEEL IN THIS 'CALM' COLOR PALETTE. GENTLE DETAILS, SUCH AS THE WIDE SHAKER CABINETRY FINISHED WITH A BEAUTIFUL CROWN MOULDING HAVE ALL BEEN DESIGNED TO EVOKE A SENSE OF RELAXATION AND SERENITY.

As with all of the Green Square palettes, no design detail is spared – you will see extras like two coordinating paint hues, sleek stainless appliances (such as the counter depth french 3-door refrigerator with ice maker and slide in profile stove), solid hardwood kitchen cabinets in a creamy wide rail shaker style, complimented with soft close technology drawers, and paired with smooth elongated handles in brushed nickel. The rich smoky grey quartz counter-tops boast undermount sinks, in both kitchen and bathrooms, complimented with upscale single lever Moen faucets. Large floor and shower porcelain tiles again reflect the calm palette as they mimic shades of cream, stone and sand found in natural slate. Honey toned wide planked hardwood floors complete the look along with the low maintenance, soft twist creamy carpet balancing the living areas. Interior doors feature clean lines and smooth levered handles. The contemporary light fixtures, in a brushed nickel finish throughout complete this subtle, serene palette.

Karen Testenson
INTERIORS
KAREN@KTINTERIORS.CA
250-681-1948

greensquare.ca

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COLOUR PALETTE VIBRANT

CRISP, CLEAN AND CONTEMPORARY MARK THE FEATURES OF THE 'VIBRANT' PALETTE. SMOOTH WHITE BACKSPASHES WITH A TOUCH OF STAINLESS AND GLASS SPARKLE THROWN IN TO CATCH THE EYE. RICH EXPRESSO CABINETRY DRAMATIZED BY TEN INCH LONG HORIZONTAL STAINLESS STEEL HANDLES ARE BOLDLY ACCENTUATED BY THE BRILLIANCE OF THE CHOCOLATE, GLACIAL WHITE AND MICA INFUSED QUARTZ COUNTER-TOPS.

As with all of the Green Square palettes, no design detail is spared – you will see extras like two coordinating paint hues, sleek stainless appliances (such as the counter depth french 3-door refrigerator with ice maker and slide in profile stove), solid hardwood kitchen cabinets in a flat paneled rich espresso finish, complimented with soft close technology drawers, and paired with ten inch stainless steel handles. The dark brown, brilliant white, charcoal and mica flecked quartz counter-tops boast undermount sinks, in both kitchen and bathrooms, complimented with upscale single lever Moen faucets. Smoky brown/grey floor tiles and sleek elongated white shower tiles – accented with a band of glass and stainless mosaic tiles in both the kitchen and ensuite bathroom play with the light and add unexpected sparkle and drama to this already vibrant palette. Wide planked hardwood floors in a dark graphite tone complete the look along with the low maintenance, soft twist smoky taupe carpet balancing the living areas. Interior doors feature clean lines and smooth levered handles. The contemporary light fixtures, in a brushed nickel finish throughout, add just the right finishing touch to this bold modern scheme.

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COLOUR PALETTE RICH

MODERN LINES AND CLASSIC SHADES SET THE STAGE FOR THIS 'RICH' PALETTE. SOPHISTICATED MARBLED CREAM TILES, VERTICALLY PLACED, LINE THE SHOWER WALLS TO MAKE A GLEAMING IMPACT. LARGE DARK LINEN TILES COMPLIMENTING THE CARPET BRING INTEREST AND CONTINUITY TO THE FLOORS. CREAMS, WALNUT, DARK BROWNS AND SOFT BLACKS CAPTIVATE THE SENSES AND WORK HAND IN HAND TO CREATE THIS REFINED INTERIOR.

As with all of the Green Square palettes, no design detail spared – you will see extras like two coordinating paint hues, sleek stainless appliances (such as the counter depth french 3-door refrigerator with ice maker and slide in profile stove), solid hardwood kitchen cabinets in a flat paneled rich Canadian walnut finish, complimented with soft close technology drawers, and paired with sleek elongated brushed nickel handles. The sparkle and gleam of the many hues of the quartz countertop - from black to chocolate and cream with indications of lively coppery mica lying just below the surface - is further accented by the undermount sinks in both kitchen and bathrooms. Upscale single lever Moen faucets compliment the look. Wide planked hardwood floors in 'birch rich suede' and low maintenance, soft twist deep linen carpet add weight and balance to the living areas. Interior doors feature clean lines and smooth levered handles. The contemporary light fixtures, in a gleaming brushed nickel and alabaster glass finish, offer continuity and exude a timeless feel.

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